PARK HILL
YONKERS

Historic District Application

Presented by

The Park Hill Residents' Association

April, 2002

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CITY PLANNING BUREAU

Application for the

Designation of

Historic District Status

of the Neighborhood of

Park Hill, Yonkers

Submitted by

The Park Hill Residents' Association

April, 2002

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Application for Landmarking and Historic Districting

This form is used for making an application for landmarking or historic districting to the Landmarks Preservation Board. Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property, enter "NA" for "not applicable." For additional space use continuation sheets. Type all entries. See instructions for additional information.

1.
NAME OF PROPERTY

Historic: **PARK HILL HISTORIC DISTRICT**

And/or common: **NA**

LOCATION OF PROPERTY

street & number: Various – see continuation pages 5-10

block number: Various – see continuation pages 5-10

lot number: Various – see continuation pages 5-10

3. CLASSIFICATION: **DISTRICT**

4. OWNERSHIP Various – see continuation pages 5-10

5. STATUS

Threats to Property

Potential Inappropriate Development
Deterioration
Demolition
Loss of architectural integrity
See continuation page 11

[illegible]

[illegible]

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

[illegible]

[illegible]

Preserving Park Hill: Current Threats

Park Hill is an oasis among a vast urban area. It is quite possible to forget that you are in the 4th largest city in New York State and only several miles from Manhattan. It is truly amazing this neighborhood has virtually survived intact for the past 100+ years.

This, however, does not diminish the fact that during this time, without the protection of a landmark status, many Park Hill treasures have been lost to architecturally insensitive developers. 2002 is a pivotal year for our neighborhood and landmark status will ensure Park Hill remains an oasis for the next 100 years.

While there are several styles of homes in our community (Victorian, Arts & Crafts, Colonial, etc.) each style contributes to the character of Park Hill, forming a cohesive neighborhood where the details of each home must be protected from removal and/or destruction. If this does not happen, poorly planned additions, careless aluminum siding projects and homes that fall into significant disrepair will incrementally erode the character of the neighborhood. Individually a missing piece of Gingerbread on a Victorian is not significant. But combine that with another home which does not replace rotting Doric columns and another home that replaces a stained glass window with a clear glass thermal pane and the erosion has begun. Landmark status will help homeowners preserve their homes and find the right alternatives should cost, resources or materials be an issue.

In addition to protecting the architectural integrity of Park Hill, becoming a historic district will ensure oversight of the architectural style of homes constructed on individual building lots. Equally important is the protection of large parcels of residential properties in Park Hill (e.g. Father Divine property, World Book House, the Park Hill Racquet Club, etc.). Developers who seek to build multiple family dwellings, single family residences and potentially commercial facilities (e.g. Park Hill Racquet Club) eye these properties. Historic preservation while not preventing zoning variances would make the decision to change a zoning ordinance more difficult. Preservation would ensure developers of building lots pay attention to the architectural styles of the homes surrounding the lots and build new homes accordingly. While many residents believe there are enough homes in Park Hill, as a community we recognize the rights of homebuilders. We seek, through historic districting, to maintain the architectural integrity and cohesive nature of all homes in Park Hill.

Descriptions

Introduction to Descriptions

The Park Hill Historic District is a cohesive residential district that extends over all or part of more than forty blocks in the southern part of the city of Yonkers, Westchester County, New York. The district is located between South Broadway, just to the west, and the New Mill River Parkway, just to the east. To the south are ball grounds and residential areas that differ from the character of the historic district. To the north are residential buildings that differ from the character of the historic district, as well as a modern school. The district encompasses an area that is entirely residential. Historically and currently, the district is composed entirely of single-family homes, with the exception of a school building that is being converted into housing, two former elevator buildings that have been converted into residences, and a non-contributing clubhouse. All of the houses are freestanding dwellings, with the exception of one pair that are attached. The district contains 303 contributing houses, 60 non-contributing houses, 126 garages, 17 discernable unimproved lots plus approximately 80 side lots and lawns, and 1 public park. Despite the intrusion of a number of post-World War II, non-conforming dwellings along some of the streets, and inappropriate alterations to some of the historic homes, Park Hill retains the scale and ambiance of the original developments.

The area encompassed by the Park Hill Historic District includes houses in several late nineteenth- and early-twentieth-century real estate subdivisions that, today, are known collectively as Park Hill. These subdivisions include the original Park Hill development, Park Hill South, and Lowerre Summit Park, as well as adjoining compatible buildings. Park Hill, Park Hill South, and Lowerre Summit Park were all developed in the late nineteenth century and early decades of the twentieth century. Each was a related speculative real estate development of similarly styled, freestanding homes that were marketed to middle- and upper-middle-class households. There are no barriers between these developments - no gates, gateposts or other markers - and they have been considered a single interrelated unit since their initial development. This is evident, historically, in the fact that residents of all three developments were welcome as members of the Park Hill Country Club. Thus, it is historically and architecturally appropriate that they be included in a single historic district.

The Park Hill Historic District is a significant example of an early suburban development in the New York City area, with houses erected largely between the 1890s and 1920s. As such, the district is extraordinarily cohesive. It is composed almost entirely of freestanding houses of between two and three stories, with the majority 2 ½-stories with a raised basement. A consistent use of design

elements appears of the houses throughout the district adding to the unified design quality. Almost every house has a sleeping roof and most have porches. Other elements that appear throughout the district's homes are large window openings, multi-paned upper sash, prominent entryways, stone bases, dormers, and tall chimneys.

The materials used exemplify those found on suburban homes erected during the era of primary development. The largest number of homes are faced in wood, with clapboards and shingles being the dominant siding. Wood is also employed for porches, windows, doorway surrounds, doors, and other features. Brick is also employed, with red brick the dominant type, although a few buildings use lighter colored brick. On many of the brick houses, the material is laid in Flemish bond. Stucco is the historic siding material of a smaller number of homes and another small group are faced entirely in stone. The materials are appropriate to the particular style chosen for each house. Thus, wood appears on Shingle style and Colonial Revival homes, brick on Neo-Georgian houses, stucco on Neo-Tudor and Mediterranean homes, and stone on Neo-Medieval houses.

Park Hill Style Guide

The period when most houses were erected in Park Hill was one of tremendous stylistic eclecticism, with motifs borrowed from many historic styles. Some houses were designed in a manner that clearly derives from a particular historic style, adapting both the massing and the detail of these earlier buildings. However, most buildings in the Park Hill area use historic features in a far looser manner, adapting these historic architectural motifs or combining motifs from various styles to create dynamic new designs. Thus, it is sometimes difficult to definitively assign a style name and to answer the question "What style is this house?"

Queen Anne

A number of the earliest houses in the Park Hill Historic District were designed in the Queen Anne. This style has its roots in the English architecture of the 1860s, when architect Richard Norman Shaw rejected the repetitive nature of Renaissance-inspired design and the light-colored stone or stucco facades then found on most buildings. Instead, Shaw and his followers designed asymmetrical buildings with projecting and receding facade planes, eccentric roofline silhouettes, and dynamic textured facades of brick, stone, and terra cotta. This style began to become popular in America in the 1880s. While it was frequently used on urban homes of masonry construction, it gained widespread popularity on suburban dwellings, often exhibiting an asymmetrically-placed tower, steep sloping roofs, front porches (often asymmetrical or curved), projecting bays and oriels, complex patterns or small square panes in the upper sash of double-hung windows, tall chimneys, and recessed loggias. Facades were often clad in a mix of clapboards, square-cut shingles, and novelty shingles. By the time that development began in Park Hill, the popularity of the Queen Anne was waning and few pure examples of the style were erected here. Rather, features of the style, notably the corner tower, are frequently found on Shingle style and Colonial Revival style homes.

Shingle Style

The Shingle Style was popular for the design of early buildings in the historic district. The style developed in America in the 1880s and 1890s as an outgrowth of the Queen Anne style and a new interest in American Colonial design. Architects who first began using the Shingle Style, with its large expanses of shingles on facade elevations and roof slopes, were among the first to examine seventeenth- and early eighteenth-century American Colonial buildings and they adapted motifs from these structures to their late-nineteenth-century residential designs. At its most sophisticated, Shingle Style homes are volumetric masses, with sloping roofs, with the entire structure clad in natural shingles. At Park

Hill; Shingle Style houses often have a Queen Anne or Colonial Revival components, as well as rock-faced stone bases, derived from the Romanesque Revival designs popularized by Henry Hobson Richardson. The rock-faced stone bases frequently extend into the first story. Square-cut shingles cover the rest of the exterior. The homes often employ asymmetrical towers, front porches, complex roof slopes, windows in various shapes (including eyebrows) and a use of bays and oriels. Subtle Colonial-inspired ornament may be incorporated on the facades.

Neo-Georgian and Neo-Federal

The largest number of homes in the historic districts employ some form of American colonial massing and detail. Interest in America's colonial and early federal heritage was sparked by the centennial celebration in 1876, but colonial motifs did not begin to appear in architecture until about a decade later after architects, including Charles McKim and Stanford White, undertook sketching trips through New England and the mid-Atlantic states and began incorporating eighteenth- and early-nineteenth-century architectural forms into their new buildings. By the 1890s, and especially in the early decades of the twentieth century, "colonial" architecture became the most popular source for American suburban homes. Houses designed in the Neo-Georgian and Neo-Federal styles tend to be relatively academic examples of the use of Colonial forms, i.e., buildings that are closely modeled after eighteenth-century Georgian and late-eighteenth- and early-nineteenth-century Federal design. These buildings tend to be rectilinear structures with symmetrical massing, a central entrance, columnar portions or porches (occasionally two-stories high), symmetrically arranged windows with multi-pane sash, and peak or hip roofs with dormer windows. Many of these buildings are faced with brick, often laid in Flemish bond, while others are clad in clapboard, a few are clad in shingle. Wood houses were almost always painted white. Neo-Federal structures tend to employ more elegant, attenuated forms than Neo-Georgian buildings. On many buildings the Federal style facade entrance is combined with eighteenth-century Georgian features.

Colonial Revival

Far more common in Park Hill than the academically-inspired Neo-Georgian and Neo-Federal styles are more generic Colonial Revival homes. In fact, the Colonial Revival was the most popular style for American suburban homes in the early twentieth century. Buildings in this style often freely mix motifs borrowed from mid-eighteenth-century Georgian and late eighteenth- and early-nineteenth-century Federal design, as well as from the Greek Revival architecture of the 1820s and 1830s. Colonial Revival style structures are often asym-

metrical and freely employ Colonial motifs including columnar porches, pilasters, multi-pane, double-hung, sash windows, entrances with sidelights and transoms or fanlights, balustrade railings, hip, peak, or gambrel roofs, hip, peak, gambrel, or swan's-neck dormers, etc. The buildings often also have towers (a holdover from the Queen Anne style), as well as rounded and three-sided, angled bays and oriels. The houses are almost always clad in clapboard or shingle or a mix of the two. Occasionally stone or brick is incorporated into the design, and, on rare occasions, brick is the major facade material. Because the style remained popular for so long, different features are apparent over time. For example, houses of the 1920s tend to be smaller and more symmetrical in their massing; few have towers.

Dutch Colonial Revival

In New York and other sections of the country with a strong Dutch heritage, Dutch Colonial Revival style buildings began to appear in the early twentieth century. The defining feature of these structures is a steep gambrel roof, with the slope often beginning above the second story level. The roof slope sweeps outward to form a peat eave (an eave with a ski-jump profile) over the first story, often extending, on the front facade, to form a porch. The roof slopes are often pierced by the projecting second story and they may also support dormers, although dormer were never employed on actual Dutch Colonial structures. Quaint details such as Dutch doors (doors split horizontally in the middle), built-in benches at the entry, and quarter-round windows on the side gables are also sometimes used on these buildings.

Neo-Tudor and Related Styles

Suburban homes designed in styles inspired by old English architecture were second only to American Colonial-inspired designs in popularity in the early years of the twentieth century. The most common English-inspired style employed at Park Hill is the Neo-Tudor. The most prominent feature of this style is the use of stucco and faux half timber, usually limited to the upper story gables. Unlike medieval Tudor buildings, in which the timber was actually structural, the timbers on Neo-Tudor buildings are almost always merely decorative. The materials on the lower stories of Neo-Tudor buildings varied, and includes brick, stone, or wood. In addition to stucco and half timber, Neo-Tudor buildings often have casement windows, with either leaded-glass or steel mullions; porches supported by posts, often with brackets, steep roofs with slate shingles; carved wood bargeboards; and tall chimneys with terra-cotta pots.

Park Hill Style Guide

Large Neo-Tudor buildings were created in Park Hill at the turn of the century. By the 1920s, smaller, lighter structures were being erected. These smaller Neo-Tudor homes have stucco or brick and stucco facades, asymmetrical massing, entrance doors hung from heavy iron brackets, steel casement windows, and other medieval-inspired details. Many of these homey dwellings lack the medieval-inspired detail that defines the Neo-Tudor, but retain the asymmetrical massing, use of contrasting materials (brick, stucco, stone, and clapboard), use of steel casement windows, and other features inspired by English residential design. These English Cottage style houses are usually small, picturesquely-massed structures.

Closely related to the Neo-Tudor style is the Neo-Elizabeth style. This style was relatively rare in suburban houses since it tends to lack the picturesque quality of the Neo-Tudor. Neo-Elizabethan style homes are often massive structures with rough-textured stone siding. While some of the ornament is similar to that on Neo-Tudor homes, Neo-Elizabethan houses often contain classical ornamental details and stonework decoration.

Arts and Crafts and Arts and Crafts Bungalow

In the early twentieth century, some architects and clients rejected the use of historical styles, opting instead to erect houses in which the massing and use of materials were paramount and on which there was little applied ornament. These Arts and Crafts houses, inspired by the writings of Gustav Stickley, especially in his Craftsman Magazine, are often low-lying, asymmetrical houses that, if the plot was large enough, sprawl on their sites. The buildings are often faced with contrasting materials, including rock-faced stone, clapboard, and shingles. The shingles are sometimes applied in three-course bands. Windows are generally varied in shape and often include both casement and double hung sash. Multi-pane windows are common, as are windows with complex sash patterns.

The most popular form of Arts and Crafts house in Park Hill is the Arts and Crafts Bungalow. Bungalows were popular during the early decades of the twentieth century because they tend to be relatively small and affordable. Although the bungalow is often associated with the western United States, they were also extremely popular in the east. As Craftsman Magazine noted in its March 1909 issue, "The California bungalow may be and is easily adapted to Eastern climate requirements without losing in the least the peculiar features which make it so attractive and so popular." The most notable feature of the

exterior of the bungalow is the steeply sloping roof, generally exhibiting a broad sweep that extends over the front porch; the roof slope is pierced by the second story. The roof frequently has deep eaves supported by brackets. Other common features are wood shingle or clapboard siding contrasting with rock-faced stonework; broad, short windows or bands of windows, doors and windows with their top moldings aligned; battered enclosements; multi-pane windows; and heavy porch posts.

Mediterranean
American Colonial and English-inspired architecture were not the only historic styles favored for suburban homes. The Mediterranean style held great appeal in the 1910s and 1920s. Houses designed in this style borrow features from both the architecture of southern Europe and, occasionally from the American southwest. Mediterranean houses are generally symmetrical in their massing. They are almost always faced in stucco, have multi-pane windows, and hip or gable roof slopes covered in red Spanish tile.

Mission
Closely related to Mediterranean and Arts and Crafts buildings are houses designed in the Mission style. The most prominent feature of Mission style homes is the use of "Mission" gables; that is, a gables with multiple curves that rise above the top story of the dwelling and are capped by an arch. Mission style homes almost invariably have stucco siding, as well as heavy, deeply shaded porches with thick piers, and multi-pane windows.

Other Styles
Since Park Hill was developed during a period of widespread architectural eclecticism, houses designed in other styles can be found in small numbers within the district. There is one large house that typifies the Neo-Renaissance style. Neo-Renaissance style houses are almost always symmetrical and often have stucco siding and open terraces. The homes are extensively ornamented with Italian Renaissance-inspired ornament around the entrance, on window spandrels, along the roofline, and elsewhere. Ornamental details can include balustrades, cartouches, lion's heads, griffins, cornucopias, classical moldings, etc.

Medieval and early Renaissance motifs were not the only English forms that were revived in the early twentieth century. In the 1910s and 1920s Neo-Regency homes also appeared. These homes were modeled after the architec-

tore of early nineteenth-century Britain. They are often faced in brick or stucco and have steep roofs with slate shingles. More prominent, the buildings have porches, porticos, verandas, bays, and/or oriels capped by concave roofs.

French architect was also a popular source for revival architecture. Although there are few French-inspired buildings in Park Hill, there are several buildings in the French Cottage and French Chateau (or Chateauesque) styles. French Cottages resemble English Cottage design, except that the roof slopes are generally extremely steep and they are usually clad with flat red shingles. These houses also tend to have textured facades, with contrasting stone and brick. French Chateau style homes also often have textured facades and steep roofs. The houses almost always have round corner towers with steep conical roofs and the roof slopes are almost always clad in heavy, rough slate shingles.

Landscape Architecture

It is not only the houses themselves that create the character of the Park Hill Historic District. Many natural features are extant and provide the district with its rustic character. In addition, the designers of these subdivisions carefully planned the lot layouts, road patterns, and other features to complement the natural topography. Among the natural and planned features that contribute to the character of Park Hill are the curving streets, often laid out to preserve the natural contours of the site; the preservation of many boulders and rock out croppings; the use of natural bluestone sidewalks and bluestone curbs, rather than concrete which had generally supplanted bluestone on urban sidewalks by the late nineteenth century; the extensive employment of rubblestone retaining walls; the use of cast-iron street signs, one of which survives at the northeast corner of Alta Avenue and Rose Lane (cast by Pentreath & Pink of Yonkers); and the preservation and careful planting of trees. Increasing the park-like feel of the district, created by the extensive plantings, is the presence of many landscaped side lots. This is an unusual feature of Park Hill, created because the lots are relatively shallow and homeowners had little open space in their rear yards. Owners who wished to have large gardens or open space generally purchased several lots, placing the house on one lot and creating large side gardens. Although some of these side lots were sold off for development in the post-World War II period, many survive and add a distinct character to the district.

Index of Contributing Houses

35 Alta Avenue
35 Alta Avenue
41 Alta Avenue
46 Alta Avenue
52 Alta Avenue
64 Alta Avenue
83 Alta Avenue
87 Alta Avenue
88 Alta Avenue
94 Alta Avenue
105 Alta Avenue
116 Alta Avenue
120 Alta Avenue
125 Alta Avenue
131 Alta Avenue
139 Alta Avenue
142 Alta Avenue
145 Alta Avenue
146 Alta Avenue
150 Alta Avenue
157 Alta Avenue
158 Alta Avenue
2 Beach Terrace
4 Beach Terrace
6 Beach Terrace
1 Birch Road
2 Birch Road
4 Birch Road
9 Birch Road
10 Birch Road
13 Birch Road
15 Birch Road
18 Birch Road
21 Birch Road
22 Birch Road
26 Birch Road
34 Birch Road
2 Boulder Place
5 Boulder Place
6 Boulder Place
14 Boulder Place
18 Boulder Place
19 Bryant Road
25 Bryant Road
30 Bryant Road
33 Bryant Road
34 Bryant Road
35 Bryant Road
1 Canyon Circle
3 Canyon Circle
31 Carroll Avenue
38 Carroll Avenue
44 Carroll Avenue
50 Carroll Avenue
114 Closter Avenue
18 Edgecliff Terrace
22 Edgecliff Terrace
29 Edgecliff Terrace
37 Edgecliff Terrace
39 Edgecliff Terrace
43 Edgecliff Terrace
45 Edgecliff Terrace
47 Edgecliff Terrace
50 Edgecliff Terrace
51 Edgecliff Terrace
56 Edgecliff Terrace
58 Edgecliff Terrace
59 Edgecliff Terrace
60 Edgecliff Terrace
64 Edgecliff Terrace
67 Edgecliff Terrace
83 Edgecliff Terrace
84 Edgecliff Terrace
88 Edgecliff Terrace
96 Edgecliff Terrace
105 Edgecliff Terrace
109 Edgecliff Terrace
116 Edgecliff Terrace
120 Edgecliff Terrace
124 Edgecliff Terrace
10 Gibson Place
18 Gibson Place
7 Glenbrook Avenue
13 Glenbrook Avenue
14 Glenbrook Avenue
105 Glenbrook Avenue
15 Glenbrook Avenue
17 Glenbrook Avenue
1 Hemlock Road
8 Hemlock Road
2 Hillcrest Avenue
8 Hillcrest Avenue
9 Hillcrest Avenue
10 Hillcrest Avenue
17 Hillcrest Avenue
22 Hillcrest Avenue
25 Hillcrest Avenue
26 Hillcrest Avenue
34 Hillcrest Avenue
38 Hillcrest Avenue
46 Hillcrest Avenue
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74 Hillcrest Avenue
78 Hillcrest Avenue
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98 Hillcrest Avenue
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103 Hillcrest Avenue
104 Hillcrest Avenue
107 Hillcrest Avenue
109 Hillcrest Avenue
112 Hillcrest Avenue
113 Hillcrest Avenue
116 Hillcrest Avenue
119 Hillcrest Avenue
123 Hillcrest Avenue
127 Hillcrest Avenue
128 Hillcrest Avenue
8 Hillside Drive
19 Hillside Drive
23 Hillside Drive
27 Hillside Drive
30 Hillside Drive
56 Lakeside Drive
10 Larch Road
11 Larch Road
18 Larch Road
19 Larch Road
22 Larch Road
23 Larch Road
2 Latin Drive
10 Latin Drive
14 Latin Drive

Index of Contributing Houses

18 Little Drive
32 Little Drive
41 Little Drive
1 Lewis Parkway
16 Lewis Parkway
18 Lewis Parkway
19 Lewis Parkway
20 Lewis Parkway
23 Lewis Parkway
28 Lewis Parkway
31 Lewis Parkway
32 Lewis Parkway
41 Lewis Parkway
46 Lewis Parkway
47 Lewis Parkway
60 Lewis Parkway
61 Lewis Parkway
65 Lewis Parkway
66 Lewis Parkway
70 Lewis Parkway
86 Lewis Parkway
11 Madeleine Parkway
12 Madeleine Parkway
16 Madeleine Parkway
19 Madeleine Parkway
24 Madeleine Parkway
31 Madeleine Parkway
8 Marshall Road
9 Marshall Road
19 Marshall Road
20 Marshall Road
22 Marshall Road
26 Marshall Road
29 Marshall Road
30 Marshall Road
40 Marshall Road
44 Marshall Road
52 Marshall Road
56 Marshall Road
12 Overcliff Street
18 Overcliff Street
24 Overcliff Street
29 Overcliff Street
141 Park Hill Avenue
161 Park Hill Avenue
179 Park Hill Avenue
191 Park Hill Avenue
197 Park Hill Avenue
201 Park Hill Avenue
223 Park Hill Avenue
235 and 239 Park Hill Avenue
239 Park Hill Avenue
243 Park Hill Avenue
244 Park Hill Avenue
247 Park Hill Avenue
248 Park Hill Avenue
257 Park Hill Avenue
261 Park Hill Avenue
263 Park Hill Avenue
269 Park Hill Avenue
271 Park Hill Avenue
274 Park Hill Avenue
278 Park Hill Avenue
280 Park Hill Avenue
281 Park Hill Avenue
287 Park Hill Avenue
295 Park Hill Avenue
297 Park Hill Avenue
304 Park Hill Avenue
322 Park Hill Avenue
325 Park Hill Avenue
330 Park Hill Avenue
342 Park Hill Avenue
358 Park Hill Avenue
369 Park Hill Avenue
370 Park Hill Avenue
374 Park Hill Avenue
378 Park Hill Avenue
382 Park Hill Avenue
386 Park Hill Avenue
390 Park Hill Avenue
425 Park Hill Avenue
7 Park Hill Place
11 Park Hill Place
16 Park Hill Place
20 Park Hill Place
12 Park Hill Terrace
48 Park Hill Terrace
15 Prospect Drive
16 Prospect Drive
17 Prospect Drive
31 Prospect Drive
35 Prospect Drive
37 Prospect Drive
32 Prospect Drive
37 Prospect Drive
40 Prospect Drive
41 Prospect Drive
43 Prospect Drive
44 Prospect Drive
46 Prospect Drive
52 Prospect Drive
165 Prospect Drive
3 Prospect Terrace
7 Prospect Terrace
42 Ridge Drive
43 Ridge Drive
47 Ridge Drive
48 Ridge Drive
50 Ridge Drive
58 Ridge Drive
59 Ridge Drive
63 Ridge Drive
71 Ridge Drive
75 Ridge Drive
79 Ridge Drive
80 Ridge Drive
100 Ridge Drive
104 Ridge Drive
112 Ridge Drive
117 Ridge Drive
11 Ridge Road
12 Ridge Road
17 Ridge Road
18 Ridge Road
21 Ridge Road
22 Ridge Road
28 Ridge Road
16 Ritchie Drive
112 Ritchie Drive
118 Ritchie Drive
125 Ritchie Drive
126 Ritchie Drive
132 Ritchie Drive
141 Ritchie Drive
144 Ritchie Drive
145 Ritchie Drive
147 Ritchie Drive
155 Ritchie Drive
161 Ritchie Drive
1 Rock Place

Index of Contributing Houses

2 Rockland Avenue
3 Rockland Avenue
4 Rockland Avenue
17 Rockland Avenue
23 Rockland Avenue
24 Rockland Avenue
26 Rockland Avenue
29 Rockland Avenue
32 Rockland Avenue
36 Rockland Avenue
37 Rockland Avenue
42 Rockland Avenue
45 Rockland Avenue
47 Rockland Avenue
50 Rockland Avenue
53 Rockland Avenue
54 Rockland Avenue
57 Rockland Avenue
62 Rockland Avenue
63 Rockland Avenue
71 Rockland Avenue
74 Rockland Avenue
77 Rockland Avenue
78 Rockland Avenue
79 Rockland Avenue
82 Rockland Avenue
85 Rockland Avenue
90 Rockland Avenue
95 Rockland Avenue
98 Rockland Avenue
101 Rockland Avenue
110 Rockland Avenue
1 Rose Lane
2 Rumsey Road
7 Rumsey Road
10 Rumsey Road
12 Rumsey Road
18 Rumsey Road
24 Rumsey Road
26 Rumsey Road
120 Rumsey Road
1 Spring Road
78 Underhill Street
106 Underhill Street
111 Underhill Street
208 Van Cortlandt Park Avenue
209 Van Cortlandt Park Avenue
217 Van Cortlandt Park Avenue
219 Van Cortlandt Park Avenue
220 Van Cortlandt Park Avenue
223 Van Cortlandt Park Avenue
224 Van Cortlandt Park Avenue
227 Van Cortlandt Park Avenue
240 Van Cortlandt Park Avenue
248 Van Cortlandt Park Avenue
268 Van Cortlandt Park Avenue
280 Van Cortlandt Park Avenue
221 Van Cortlandt Park Avenue
227 Van Cortlandt Park Avenue
231 Van Cortlandt Park Avenue
239 Van Cortlandt Park Avenue
1 Wendover Road
9 Wendover Road
15 Wendover Road
21 Wendover Road
24 Wendover Road
27 Wendover Road
28 Wendover Road
29 Wendover Road
31 Wendover Road
32 Wendover Road
63 Wendover Road
429 Park Hill Avenue
447 Park Hill Avenue
448 Park Hill Avenue
8 Prospect Drive
10 Prospect Drive
12 Prospect Drive
14 Prospect Drive
16 Birch Road
32 Underhill Street

Total: 162

Index of Non-Contributing Houses

89 Alta Avenue
111 Alta Avenue
128 Alta Avenue
140 Alta Avenue
147 Alta Avenue
175 Alta Avenue
30 Birch Road
2 Bryant Road
12 Bryant Road
22 Bryant Road
14 Edgecliff Terrace
95 Edgecliff Terrace
99 Edgecliff Terrace
101 Edgecliff Terrace
108 Edgecliff Terrace
6 Gibson Place
253 Van Cortlandt Park Avenue
30 Hillcrest Avenue
31 Hillcrest Avenue
33 Hillcrest Avenue
35 Hillcrest Avenue
37 Hillcrest Avenue
39 Hillcrest Avenue
41 Hillcrest Avenue
88 Hillcrest Avenue
20 Hillside Drive
21 Hillside Drive
32 Lakeside Drive
33 Lakeside Drive
1 Lanark Road
36 Latten Drive
52 Lewis Parkway
25 Marshall Road
171 Park Hill Avenue
226 Park Hill Avenue
230 Park Hill Avenue
282 Park Hill Avenue
326 Park Hill Avenue
415 Park Hill Avenue
348 Park Hill Avenue
72 Ridge Drive
76 Ridge Drive
165 Ridge Drive
15 Rockland Avenue
83 Rockland Avenue
1 Romany Road
23 Romany Road
101 Undercliff Street
105 Undercliff Street
212 Van Cortlandt Park Avenue
220 Van Cortlandt Park Avenue
223 Van Cortlandt Park Avenue
244 Van Cortlandt Park Avenue
256 Van Cortlandt Park Avenue
268 Van Cortlandt Park Avenue
272 Van Cortlandt Park Avenue
12 Woodview Road
52 Woodview Road
53 Woodview Road
42 Hillcrest Avenue

Total: 69

PARK HILL
YONKERS

Individual
Property Descriptions
and Photographs

Individual Property Descriptions and Photographs

Notes on the Property Descriptions
-Descriptions are based on what is visible from street.
-Only major alterations are noted.
-All alterations listed detract from the historic quality of the building, but in only a few instances are the alterations so serious that a building is no longer a contributing element in the historic district.
-Aluminum is used to refer to both aluminum and vinyl siding, since these cannot generally by differentiated from the street.
-Garages are generally difficult to date stylistically and do not generally appear on atlases, thus most dates are listed as "unknown."
-Unless otherwise noted, most roof surfaces are asphalt shingle; few if any original asphalt roofs are extant.

Dating Of Buildings
Almost all dates are approximate and are preceded by "c." (circa). Those dates not preceded by "c." have had their date confirmed by a Yonkers building permit.

Buildings dated "before 1893" appear on the 1893 Atlas of City of Yonkers, but not on an 1889 atlas.

Buildings dated "before 1896" appear on the 1896 "Atlas of City of Yonkers," but do not appear on the 1893 map, thus they were erected between 1893 and 1896.

Buildings dated "before 1901" are structures south of the historic boundaries of the Park Hill
development that appear on the 1901 "Atlas of Westchester County," but were not on the 1896 "Atlas of the City of Yonkers."

Buildings dated "before 1903" are illustrated in Park Hill: An Idyl of the Hudson, published in 1903, but do not appear on the 1896 map. Thus, they were erected between 1896 and 1903.

Buildings dated "before 1907" appear on the 1907 "Atlas of City of Yonkers," but do not appear on the 1896 map. Buildings that are on the 1907 map and are not illustrated in the 1903 Park Hill: An Idyl of the Hudson were erected between 1896 and 1907 (all houses erected before 1903 may not have been illustrated in the Park Hill publication).

Individual Property Descriptions and Photographs

Buildings dated "before 1908" appear on a land plat of Lowerre Summit Park.

Buildings dated "before 1912" appear on the 1912 "Map of Park Hill South in the City of Yonkers" or on the 1912 "Map of Lowerre Summit Park in the City of Yonkers." These houses in Lowerre Summit Park dated before 1912, were erected between 1908 and 1912.

Buildings dated "before 1913" appear on the 1913 "Map of Park Hill." Thus, these buildings were erected between 1907 and 1913.

Buildings dated "before 1913A," all on the east side of Prospect Drive, appear on the 1913 "Map of Park Hill," this street does not appear on earlier maps, but some of the houses were undoubtedly built several years before 1913.

Buildings dated "before 1921" appear on a 1921 "Map of Park Hill." Thus, these buildings were erected between 1913 and 1921.

29 Alta Avenue

(aka 151 Park Hill Avenue)

Block: 198 **Lot:** 48	**Date:** c. 1925	**Contributing:** Yes
Architect:	**Style:** Mediterranean	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story, stucco house; one-story enclosed front porch with central entrance; transom above porch windows; hip roof with wide, hip-roof dormers; bracketed eave; Spanish-tile roof cladding; hood over east and west side doors, with Spanish tile; tall brick chimney.

29 Allin Avenue

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35 Alta Avenue

Block: 198 Lot: 30		Date: c. 1925	Contributing: Yes
Architect:		Style: Mediterranean	
Garage:	Garage Date:	Shed:	Shed Date:

House:
2 1/2-story, stucco house; one-story enclosed front porch with central entrance; hip roof with wide, hip-roof dormers; bracketed cornices; Spanish-tile roof cladding; hood over door on west side, with Spanish tile; tall brick chimney.

41 Alta Avenue

Block: 198 **Lot:** 54	**Date:** c. 1895 (before 1896)		**Contributing:** Yes
Architect:	**Style:** Shingle		
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house, rubble stone base and first story, stucco above; massive stone arch leading to porch; entrance with sidelights; porch continues to east with rounded section; recessed, three-sided, angled bay to left of porch; shallow second-story oriel; hip and peak roof slopes with pedimented dormers; tall rubblestone chimney; round window to rear of west side on first story. Alterations: aluminum window enhancements and eaves; porch posts replaced with brick; upper floors originally shingled.

41 Alta Avenue

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46 Alta Avenue

Block: 199 **Lot:** 39	**Date:** 1894	**Contributing:** Yes
Architect:	**Style:** Neo-Tudor	

Garage: Dtc	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story house; rubblestone base with brick above; front terrace; entrance, set to left, with Doric columns and hood supported by brackets; shallow projecting gables; brick quoins; central cartouche on second story flanked by putti; scroll and foliate ornament to right; one-story, three sided, angled bay on south elevation; brick chimney. Alterations: house originally half timbered; triple window removed from center of first story and bricked in.

Garage:
One-story non-contributing structure at rear of house.

46 Alta Avenue

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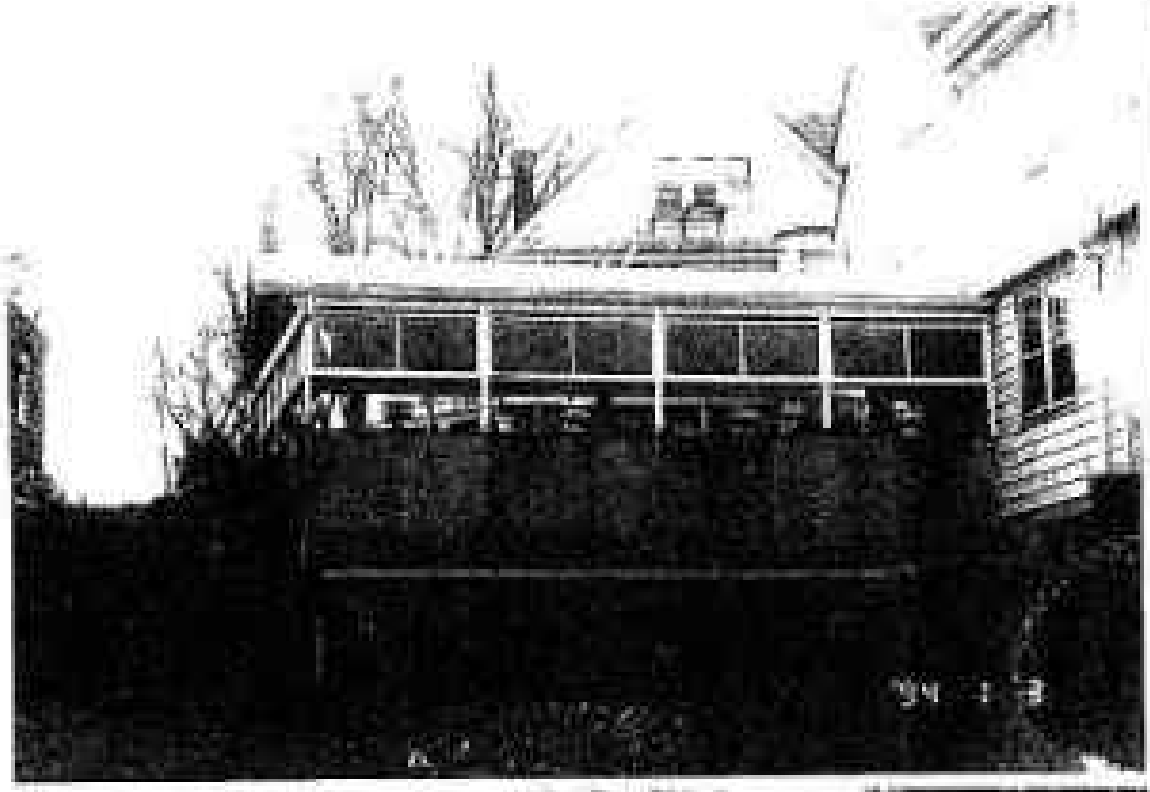

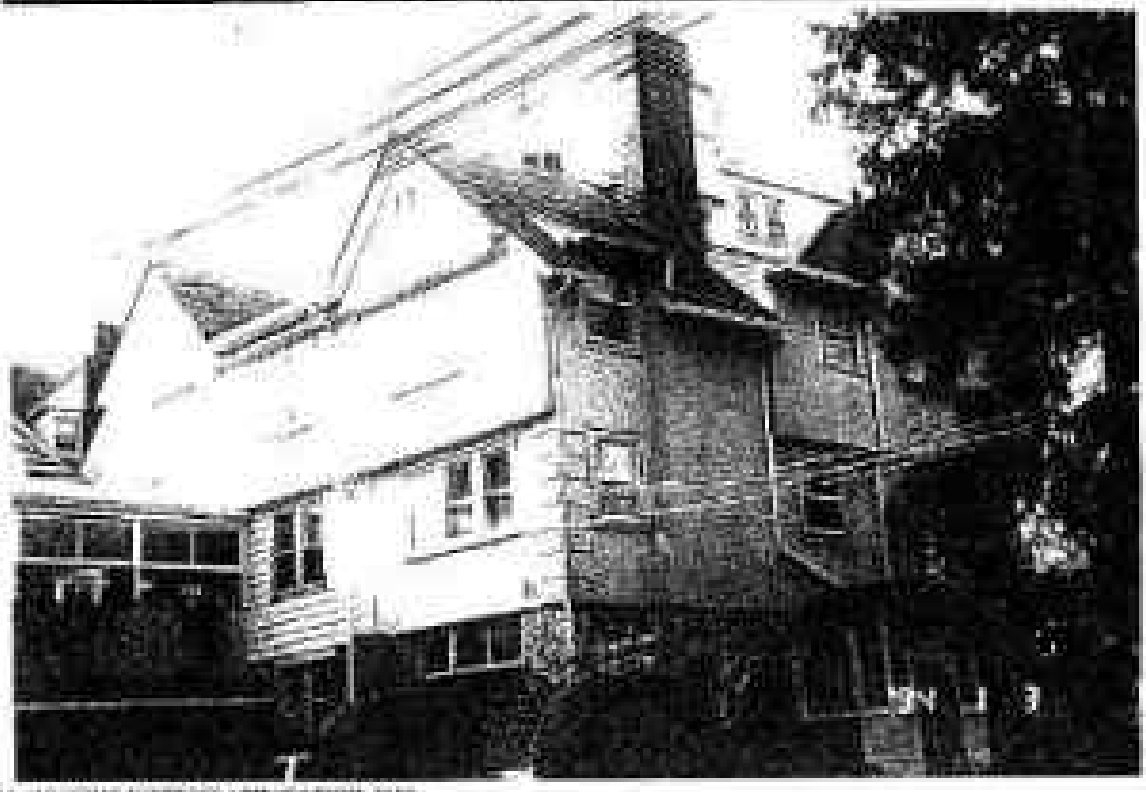

52 Alta Avenue

Block: 199 Lot: 36	Date: 1894	Contributing: Yes
Architect: Edwin A. Quick	Style: Queen Anne	
Garage:	Garage Date:	Shed:	Shed Date:

Home:
2 1/2-story house set on a high basement; rock-faced stone first story and basement; angled, wrap-around porch with stone piers and Doric colonettes; entrance with sidelights and transom; angled corner tower with polygonal roof; peak roof with dormers; third-story loggia. Alterations: aluminum siding on upper floors.

52 Alta Avenue

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64 Alta Avenue

Block: 199 **Lot:** 28, 31, 33		**Date:** 1894	**Contributing:** Yes
Architect:		**Style:** Shingle	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story L-shaped house; complex massing; rubblestone first story and raised basement; shingle upper floors; enclosed porch mounted beneath second story; flared piers set on buttered stone bases; triple window grouping on second story; terrace with stone siding; peak and gambrel roof shapes with shed projections and eyebrow dormers; stone chimney; bracketed cornices. Side lots to north (No. 58) and south (No. 70). Alterations: one-story rubblestone wing at basement level projects to north with terrace set above garage.

83 Alta Avenue

Block: 198 Lot: 79	Date: 1893		Contributing: Yes
Architect: Adolf F. Leicht	Style: Shingle		
Garage:	Garage Date:	Shed:	Shed Date:

House:
Originally Upper Elevator House; converted into residence; at street, open entrance pavilion with cobblestone piers with timber struts supporting wooden roof with finial; steps lead to open walkway with low cobblestone walls, timber posts, and peak roof with eyebrows; walkway leads to two-story, rectilinear elevator house with rubble stone substructure and stucco upper floors; single and paired windows; gabled roof; shed dormers.

87 Alta Avenue

Block: 198 **Lot:** 81	**Date:** 1892	**Contributing:** Yes
Architect: G. Howard Chamberlin	**Style:** Shingle	
Garage:	**Garage Date:**	**Shed:** **Shed Date:**

Home:
"Overcliff," the Edward K. Martin House (Martin was president of the Real Estate Company that planned Park Hill), a spectacular 2 1/2-story, rubblestone and shingle house with complex, picturesque massing owing to a series of towers and gables; stone at first floor, extending into upper floors; shingled upper floors; peak, hip, and doping roofs; projecting bays and oriels; entrance porte-cochère with peak roof; wrap-around porch capped by steeply sloping tower with shed dormer at southwest corner; rounded porch at northwest corner with stone wall and timber posts; windows (some casement) with 1x1, multi-paned, and Gothic upper sash; bracketed cornices; stone chimneys; entire house crowned by round tower with pointed roof and tall finial; towers retain wood shingle roofing.

87 Alta Avenue

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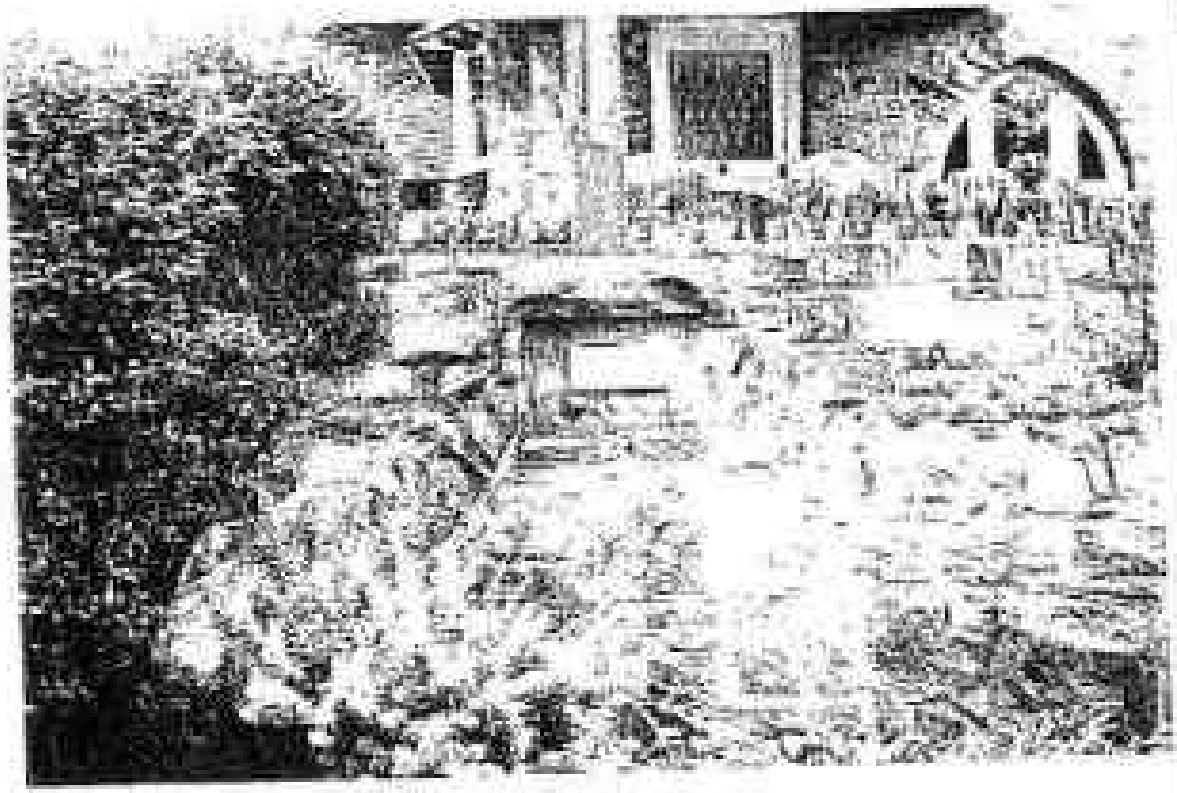
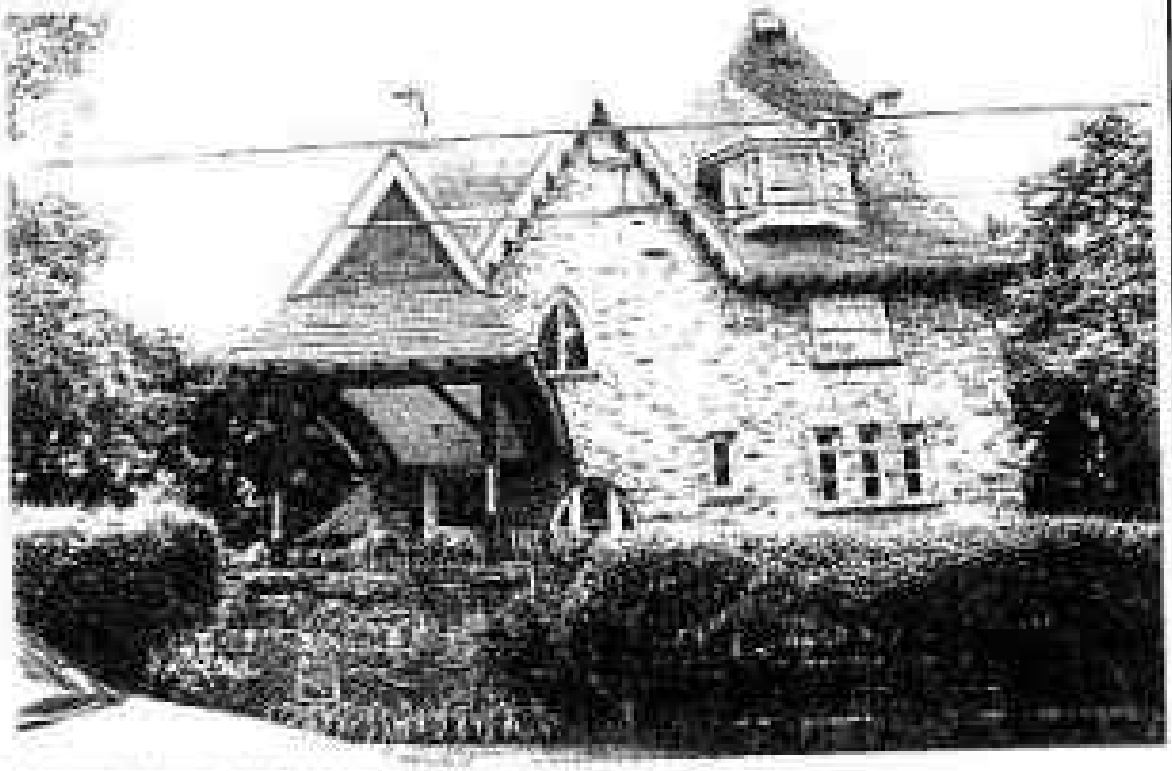




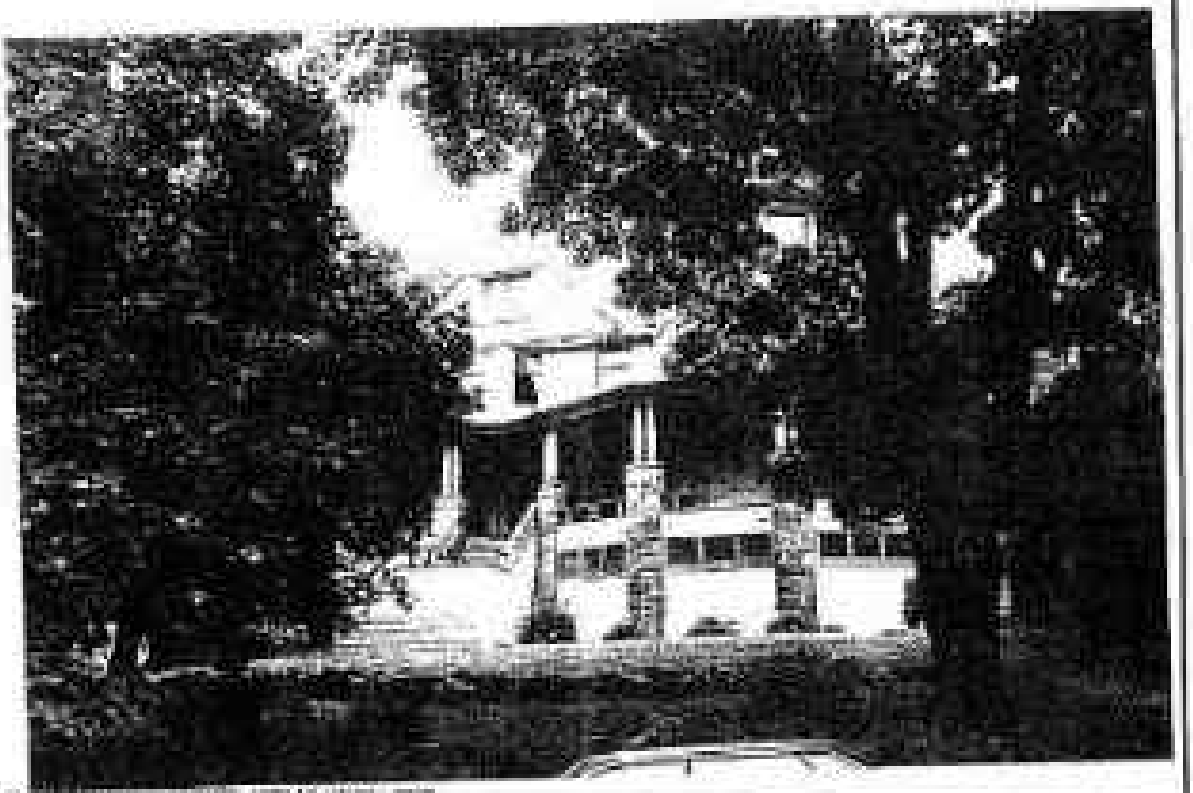
88 Alta Avenue

Midtown Court Rose Lane

Block: 300 **Lot:** 23		**Date:** 1897	**Contributing:** Yes
Architect: Adolf F. Leuchi		**Style:** Shingle	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:

2 1/2-story house with high basement; shingle and clapboard siding; long dog-leg stair leads to wrap around porch with stone posts supporting paired bulbous columns; high shingled basement with ribbon windows (possibly an alteration); paneled double door with sidelights and transom; large windows with single pane lower sash and upper sash with four vertical panes; small leaded transoms; hip roof with large gables, round tower with conical roof; brick chimneys; north side, on Rose Lane, with three-sided, angled, full-height bay with cobblestone base and alternating shingle and clapboard siding; side entrance with bulbous column supporting sun porch; brick chimney. Alterations: open porch in newer glazed; windows in high basement.



94 Alta Avenue

Block: 200 **Lot:** 39	**Date:** 1892		**Contributing:** Yes
Architect:	**Style:** Shingle		
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house; irregular massing with sloping roofs, gables, polygonal tower, dormers, and angled bay. Alteration: aluminum siding; original round porch removed or converted to rectangular porch and enclosed.

99 Alta Avenue

Block: 198 Lot: 93	Date: c. 1951	Contributing: No
Architect: M. A. Capobianco	Style:	

Garage:	Garage Date:	Shed:	Shed Date:

House:
Two-story brick and shingle house.

PARK HILL HISTORIC DISTRICT APPLICATION, 2005

105 Alta Avenue

Block: 198 Lot: 95		Date: c. 1930	Contributing: Yes
Architect:		Style:	
Garage:	Garage Date:	Shed:	Shed Date:

House:
2 1/2-story brick house; symmetrical massing; central entrance; peak roof.

111 Alta Avenue

Block: 198 Lot: 98	Date: c. 1985	Contributing: No
Architect:	Style:	

Garage:	Garage Date:	Shed:	Shed Date:

House:
Two-story, brick and stone cape house.

114 Alta Avenue

southeast corner Lakeside Drive

Block: 201 **Lot:** 9	**Date:** c. 1925	**Contributing:** Yes
Architect:	**Style:** Mission	
Garage: One	**Garage Date:** Unknown	**Shed:** **Shed Date:**

House:
2 1/2-story residence house with stucco siding; one-story projecting entrance pavilion with complex-shaped gabled front and baroque arched openings, walkway leading to entrance with iron gate, posts with planters, and low stucco wall; French windows on first story; textured basement windows, iron window balconies on second story; sun porch at northeast corner; hip and peak roof slopes with Spanish tile; tall chimney with peak roof and Spanish tile cap on north side of house. House restored.

Garage:
One-story stucco building with Mission gable.

114 Alta Avenue

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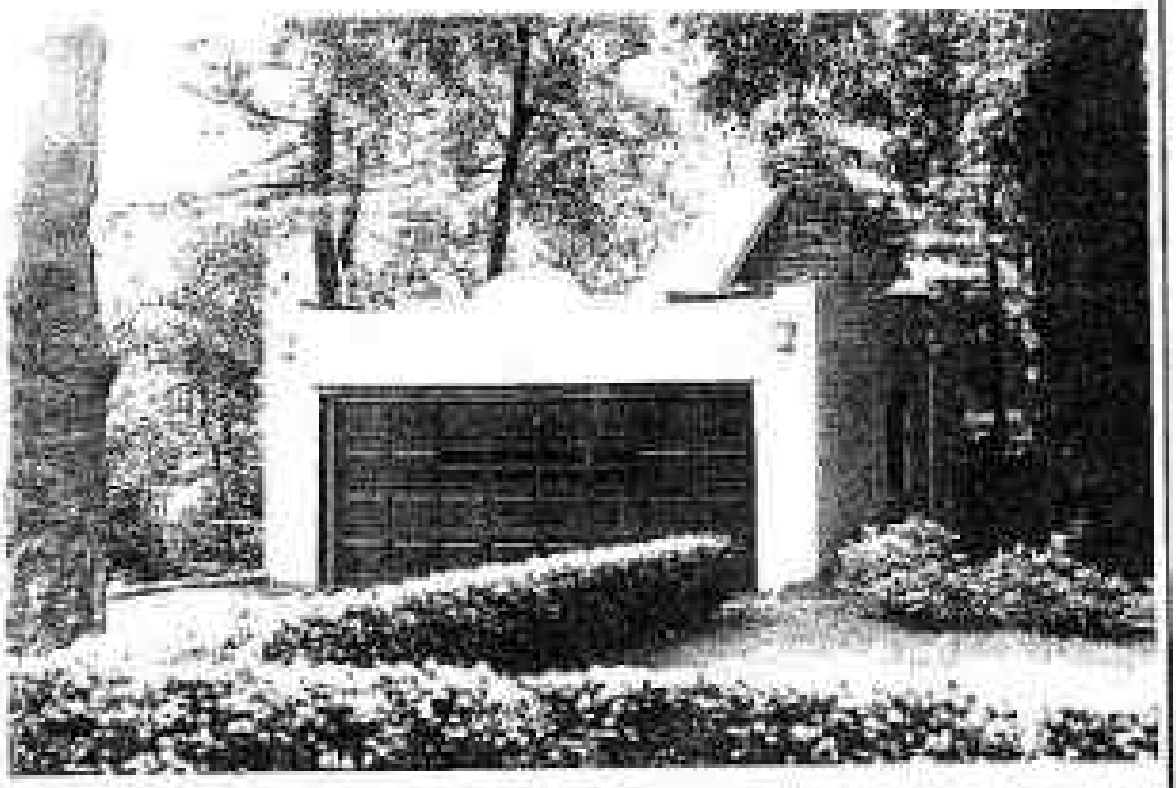

120 Alta Avenue

Block: 301 **Lot:** 13		**Date:** c. 1912 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Neo-Elizabethan	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story, rectilinear, stone house; projecting two-story entrance pavilion with gabled roof; paneled entrance door flanked by pairs of fluted Doric pilasters separating narrow rectangular windows and supporting a Doric entablature; second story with leaded casements and leaded transoms with stained-glass roundels; large wing to left of entrance with triple 8x1 rectangular windows; to right of entrance one-story porch with stone piers, stairs to porch on south; second story with leaded casements; jerkin-head roof; stone chimney pots; one-story sun porch facing south; rear entrance with hood supported by brackets.

PARK HILL HISTORIC DISTRICT APPLICATION, 2000

125 Alta Avenue

northeast corner Undercliff Street

Block: 198 **Lot:** 101, 104		**Date:** 1899	**Contributing:** Yes
Architect:		**Style:** Neo-Georgian	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house designed in a formal Georgian manner; faced in red brick laid in Flemish bond with random burned bricks; beige brick quoins; beige brick belt course separates first and second story; limestone splayed lintels with raised keystones; limestone belt course at sill level of second story; symmetrical, five-bay wide facade facing Alta Avenue focusing on projecting, one-story, wood entrance portico with paired Ionic columns, Ionic pilasters, and rooftop railing; paneled door with leaded transom and sidelights; window above entrance with keyed stone surround and stone lintel supported by elongated brackets; 6x6 windows; symmetrical, five-bay wide facade facing Undercliff Street with projecting Doric portico and shallow pediment; side entrance beneath portico with wide leaded sidelights; triplet window above side portico with 6x6 central window flanked by narrower 4x4 windows; widely spaced windows similar to those on front elevation; hip roof with three dormer windows on front and side elevations; central dormer with swan's-neck pediment, flanked by pedimented dormers; pedimented dormers on west elevation; bracketed cornice; beige brick chimneys; wing to north with second-story terrace and wood railing; open Doric porch to west; one-story wing to west; site bordered by stone and brick wall and high iron fence with stone posts capped by balls. Side lot to north (No. 117)

125 Alta Avenue

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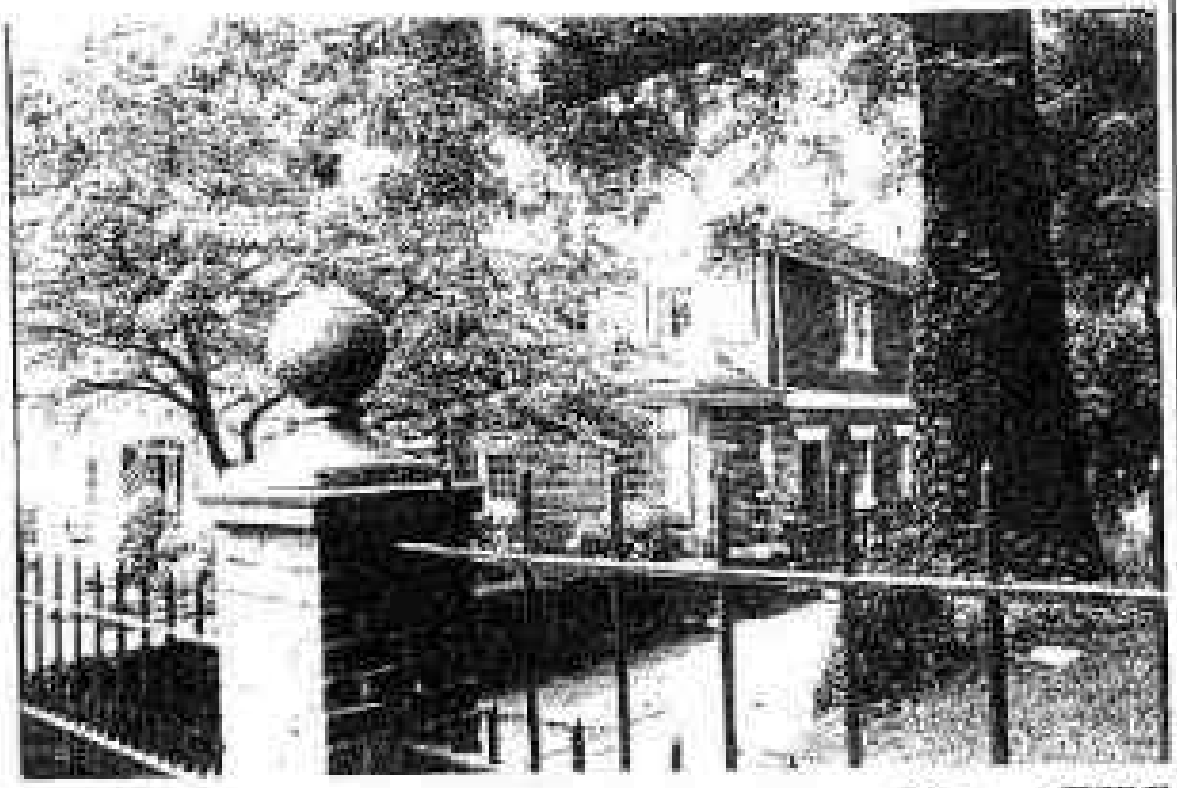
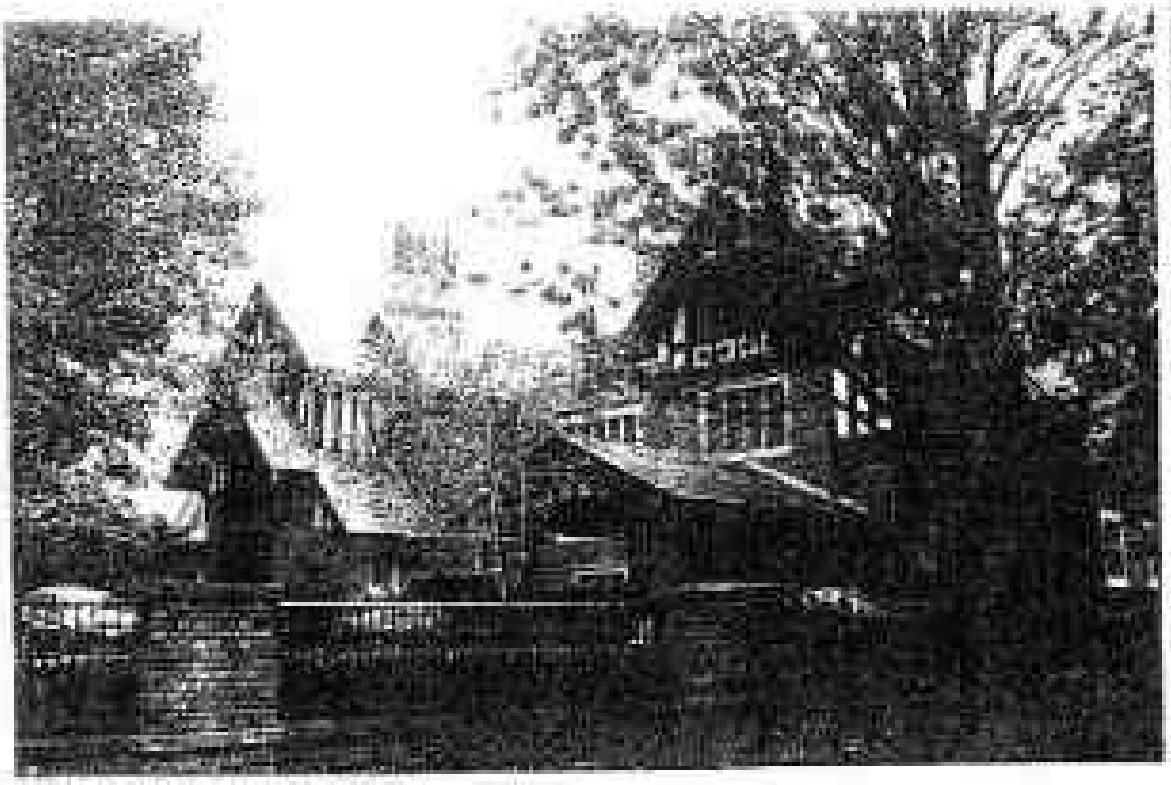


131 Alta Avenue

southeast corner Underhill Street extending through block to Overcliff Street (aka 2 Overcliff Street)

Block: 250 **Lot:** 115, 190		**Date:** c. 1911 (before 1913)	**Contributing:** Yes
Architect: Dellis & Chamberlin		**Style:** Neo-Tudor	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story, L-shaped house with facades of brick, stone laid in diamond pattern, with stucco and half-timber gables; home crowned with ceramic brick pavilion articulated by fifteen-light leaded-glass window with stone mullions and leaded casements; to left, brick first story with wide segmental window and a series of overlapping half-timber gables; dormers ornamented with pendants, brackets, and carved panels; angled oriel; to right, one-story port-cochère with half timber pediment supported by heavy brick piers; iron-grille doors; leaded casements, many with transoms, separated by stone mullions; stone drip labels; fully designed rear elevation facing Overcliff Street similar to front facade; peak roof slopes with slate shingles; tall chimneys with ceramic brick pots.



131 Alta Avenue

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131 Alta Avenue

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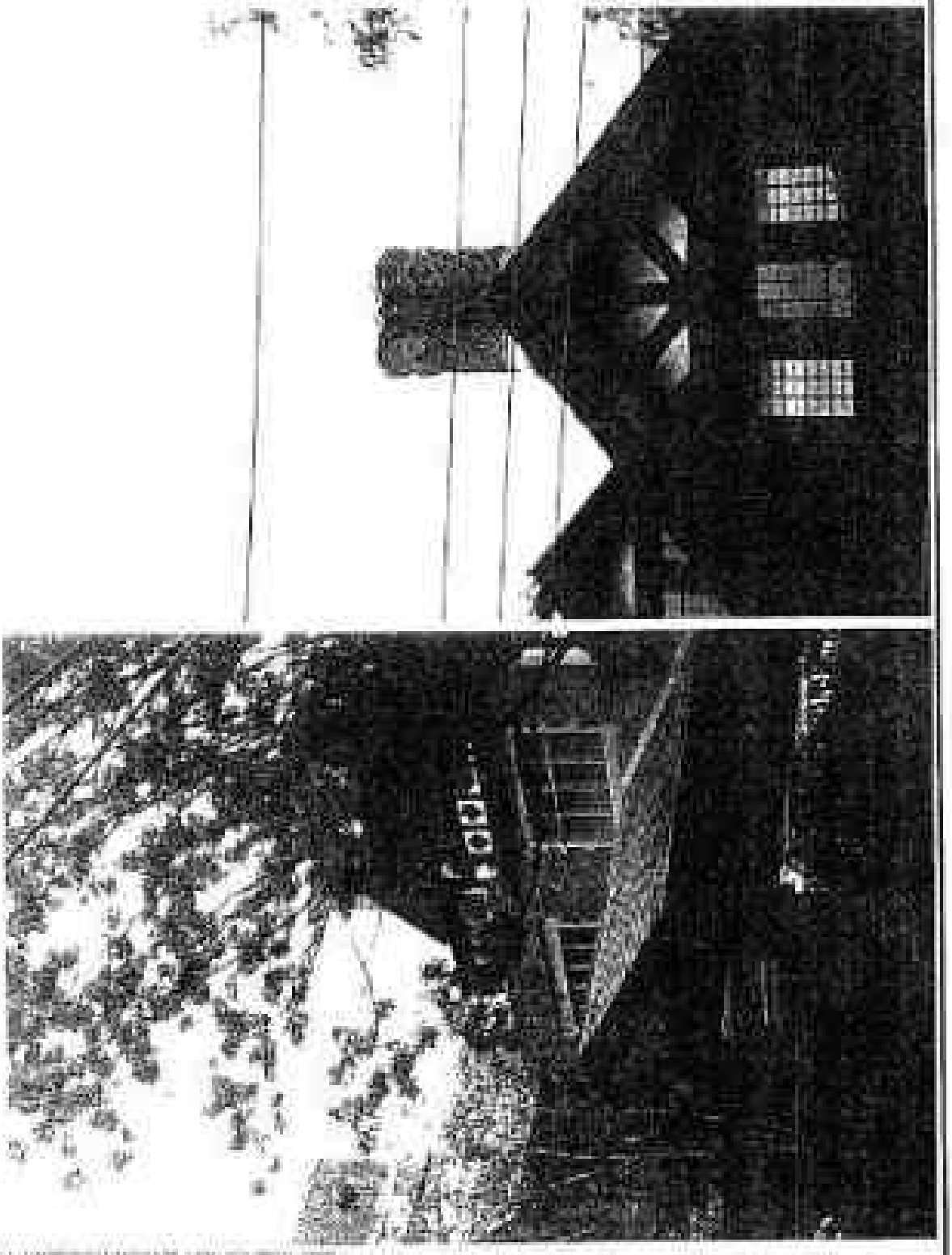


140 Alta Avenue

(Also 134 Alta Avenue)

Block: 203 **Lot:** 101 **Date:** 1988 **Contributing:** No

Architect: **Style:**

Garage: **Garage Date:** **Shed:** **Shed Date:**

House.
Two-story shingle house.

138 Alta Avenue

Block: 303 **Lot:** 99	**Date:** 1948	**Contributing:** No
Architect: N. J. Colonti	**Style:**	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

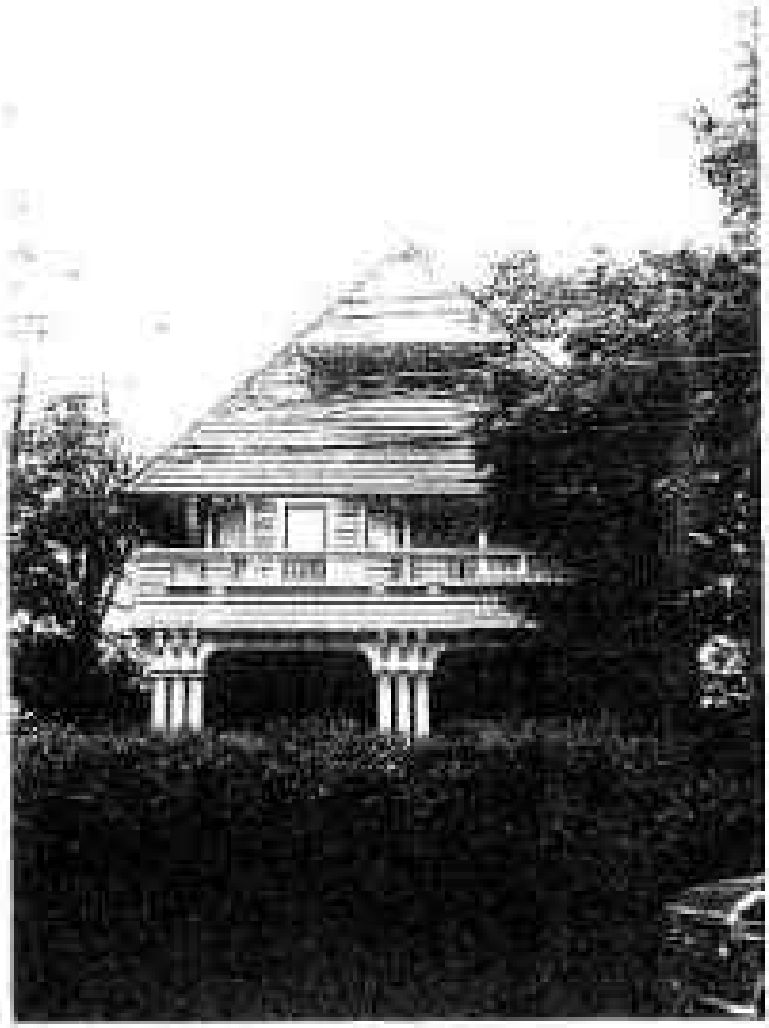
House:
One-story brick and shingle house

139 Alta Avenue

Block: 203 **Lot:** 119		**Date:** 1894	**Contributing:** Yes
Architect:		**Style:** Shingle	
Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story house; stone base with shingle above; square-cut and novelty shingle siding; one-story porch supported by clustered columns set on stone bases and supporting a cornice with elongated brackets and a railing; entrance with stained-glass transom and clear-glass sidelights; recessed second-story bay supports projecting gable with exceptionally deep bracketed eaves; loggia in gable with door and ornate window sash; shingles at base of loggia bowed out; complex north elevation with one-story, round stone tower and half-height, polygonal wood tower with open loggia below polygonal roof; stained-glass windows in stone tower; simpler south elevation with projecting sun porch with diamond-pane upper sash and gambrel-roof gable; stone chimney.

Garage:
One-story structure with rubblestone base, shingle gable, and peak roof.



142 Alta Avenue

Block: 203 **Lot:** 97		**Date:** c. 1905 (before 1907)	**Contributing:** Yes
Architect:		**Style:** Shingle	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story multilinear house with rubblestone first story, extrusca through wide, semi-circular arch with multi-paned glazing, shallow oriels; Palladian window with stained glass and oval windows in central gable; hip, peak, and gambrel roof slopes with dormers; porch at northwest corner with Tuscan colonettes and railing; tall stone chimney; rear facade facing Hillside Drive with one-story and basement rubblestone wing; round-arch and rectangular windows with 20-pane upper sash; loggia with Doric columns at westward corner. Alterations: aluminum siding; porch partially enclosed.

142 Alta Avenue

145 Alta Avenue

Block: 280 **Lot:** 122		**Date:** 1892	**Contributing:** Yes
Architect:		**Style:** Queen Anne	
Garage: One	**Garage Date:** c. 1915	**Shed:**	**Shed Date:**

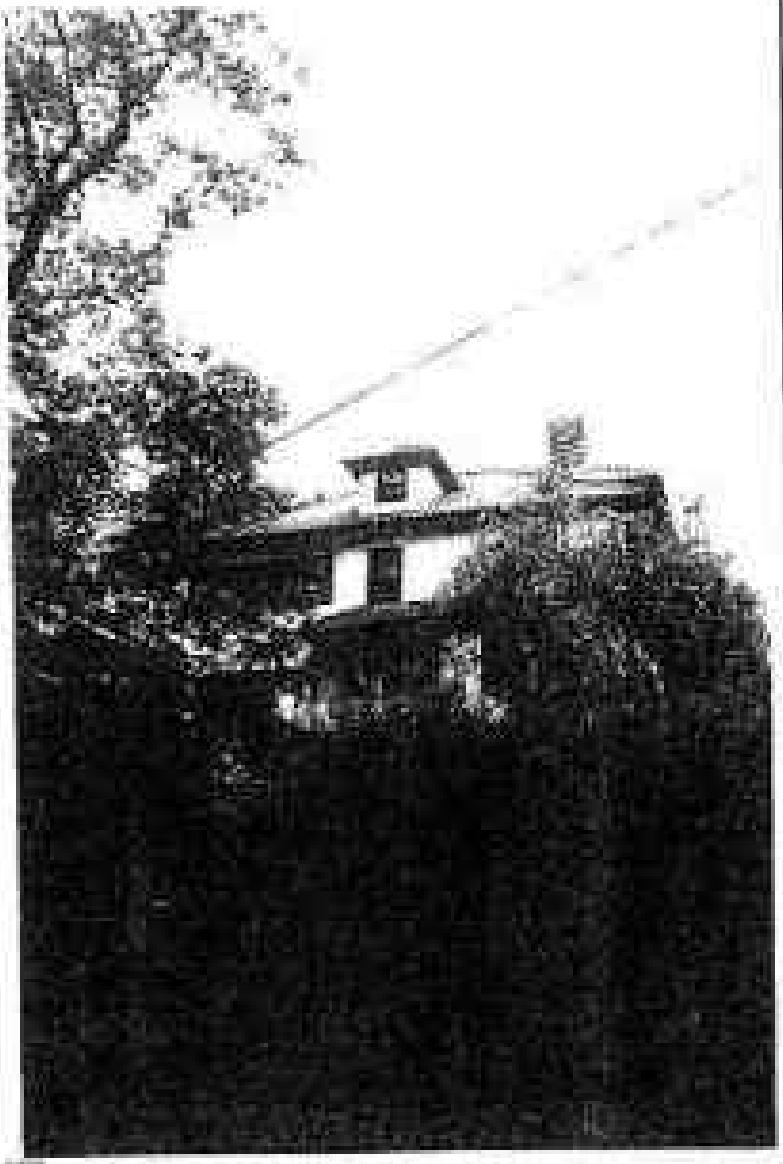
House:
2 1/2-story rectilinear house; stone base, wrap-around porch with Doric colonettes and wood railings; angled bays; gable and hip roofs with prominent gables; brick chimney. Alterations: aluminum siding.

Garage:
One-story, hip-roof structure with original doors and original wood shingle roof in seriously deteriorated condition.

146 Alta Avenue

Block: 203 **Lot:** 33	**Date:** c. 1912 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Mission	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

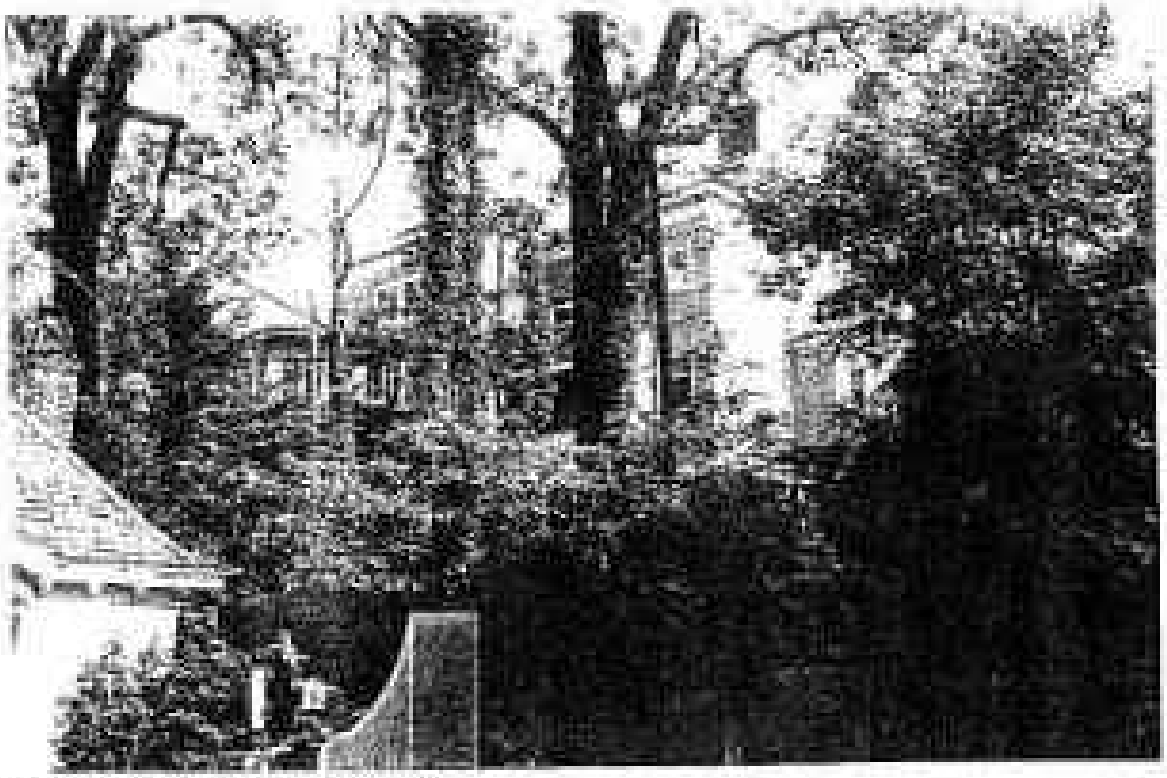
House:
2 1/2-story L-shaped house with rubblestone and stucco siding; porch supported by rubblestone piers; wood porch railing; entrance door and sidelights with diamond-pane windows; shallow rounded rubblestone bay at first story beneath porch; first-story shallow rectangular bay with hip roof to left of porch; rectangular windows with multi-paned upper sash; hip roof slopes; hip-roof dormers with diamond-pane glazing; Spanish-tile on all roof slopes; diamond-pane sun porch on southeast corner of second story; new facade facing Hillside Drive with one-story porch and open terrace.



150 Alta Avenue

Block: 203 **Lot:** 91		**Date:** 1898	**Contributing:** Yes
Architect: Architect Rockwell Cutler		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

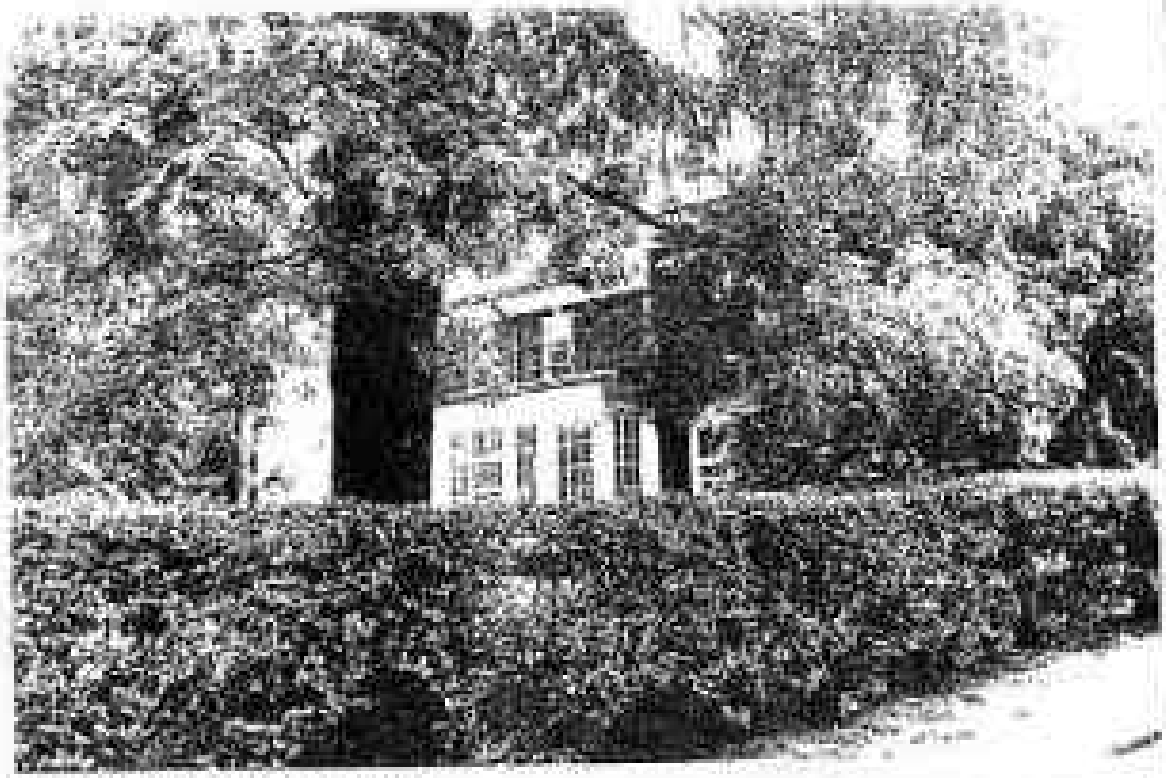
House:
2 1/2-story rectilinear elephant house; projecting rounded entrance bay with open first story supported by Ionic columns; enclosed half story, capped by railing, above; paneled door flanked by small rectangular leaded windows; single, triple, and Palladian windows; windows with leaded glass, stained glass, and ornate wood mullions; modillioned cornice; hip roof, pedimented dormers with round-arch windows and Gothic sash; brick chimney; north side with bexy bay set on cobblestone base; south side with three-sided, angled bay; rear, facing Hillside Drive, with loggia and polygonal one-story and basement wing.



157 Alta Avenue

Block: 203 **Lot:** 123		**Date:** c. 1925	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

Report:
2 1/2-story brick house with narrow front and long side and rear elevations, two-bay front facade with multi-pane French windows and, on second-story, rectangular multi-pane windows, all with splayed brick lintels, stone keystones, and wood shutters; to right of facade is recessed entrance portico with Tuscan piers and segmental pediment; round-arch door with fanlight; south elevation with rectangular windows, multi-pane sash; stone keystones; glazed sun porch; north side with gable articulated by large round-arch with triplet window, Doric pilasters, small fanlight, and large blind lun; continuous to north; hip roof with slate shingles, brick chimney. Alteration: one-story garage addition on north elevation.



158 Alta Avenue

Block: 203 **Lot:** 83, 85, 89	**Date:** c. 1895 (before 1896)*	**Contributing:** Yes
Architect: Rockwell Crane	**Style:** Colonial Revival	

Garage: One	**Garage Date:** c. 1945	**Shed:**	**Shed Date:**

House:
2 1/2-story clapboard house; entrance set into southeast corner with fluted pilasters and ornate blind fan; front elevation with 1 1/2-story rounded bay capped by recessed loggia with Doric columns on second story; pair of multi-paned horizontal windows to left of bay on first story; Palladian window, angled bay, and tall stone chimney on south elevation; windows with multi-pane sash; hip roof with round arch dormers and casement windows; bracketed cornice; two-story rear extension capped by railing; one-story rear porch set on stone foundation, crowned by railing. Side lots to south (Nos. 162 and 174). Alterations: iron railing on front bay.

*The 1896 map is unclear, but it appears that this house is on the map.

Garage:
One-story clapboard structure with hip roof capped by balustrade railing.

158 Alta Avenue

Page 2

167 Alta Avenue

Block: 303 **Lot:** 133 **Date:** 1978 **Contributing:** No

Architect: Design & Planning Consultants **Style:**

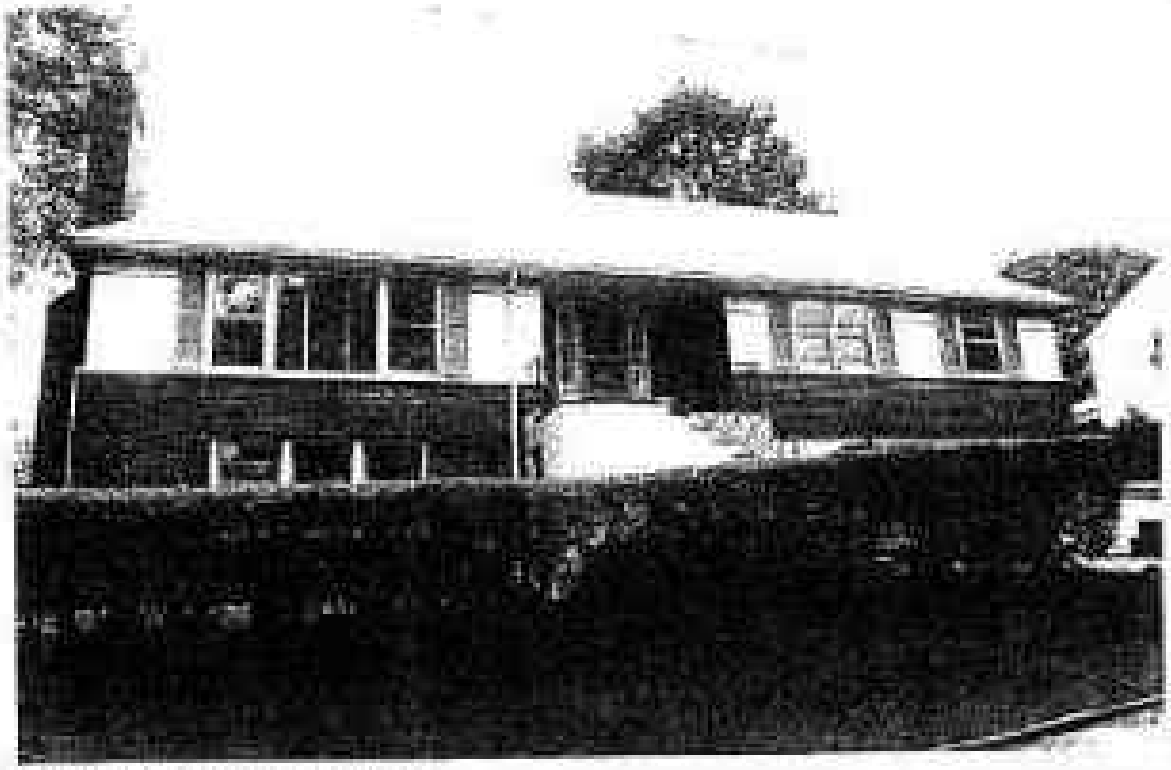
Garage: **Garage Date:** **Shed:** **Shed Date:**

House:
Two-story, brick and aluminum siding house with gable roof.

173 Alta Avenue

Block: 203 **Lot:** 133	**Date:** 1961	**Contributing:** No
Architect: William Heapy	**Style:**	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
Two-story brick and aluminum siding house with gable roof.



2 Beech Terrace

northeast corner Cornell Avenue

Block: 112 **Lot:** 34	**Date:** c. 1930	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house; rubblestone base with semicircular window; entrance in small loggia at northwest corner; cross gambrel gables. Alterations: synthetic stone and aluminum siding.

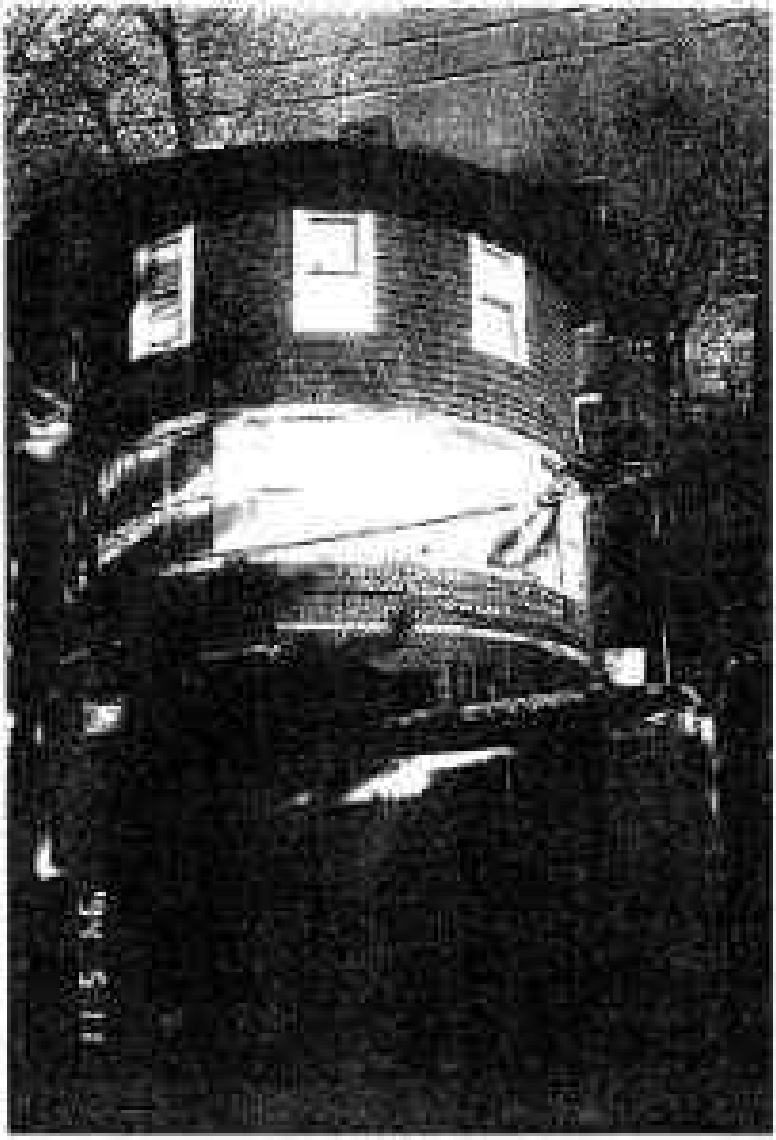
4 Beech Terrace

Block: 112 Lot: 32	Date: c. 1900		Contributing: Yes
Architect:	Style: Shingle		
Garage:	Garage Date:	Shed:	Shed Date:

House:
2 1/2-story and basement house; house dominated by round front facade (possibly an open porch originally); entrance on north side of round pavilion; low conical roof; deep eaves; steep peak roof over rear or south ell and less steep on north; early six-sided roof shingles. Alterations: garage at street beneath terrace; possible enclosure of porch.

4 Beech Terrace

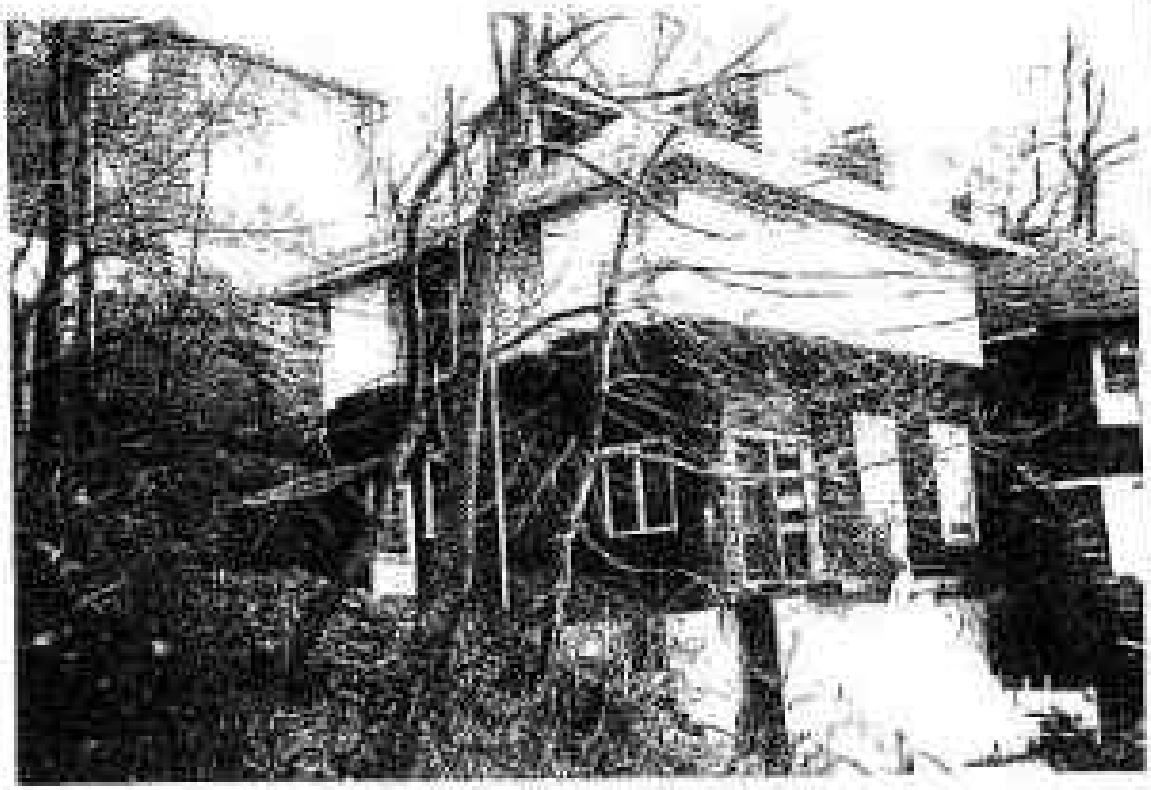
Page 2



6 Beech Terrace

Block: 112 **Lot:** 58	**Date:** c. 1900	**Contributing:** Yes
Architect:	**Style:** Shingle	
Garage: **Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and basement house; stucco base and second story, shingle first story; second story with paired windows with diamond-pane upper sash; similar single windows on side; hip roof with hip-roof shingled dormers; front dormer with diamond-pane casements; cobblestone chimney; south side with two-story boxy oriel with no windows; north side with two-second-story boxy oriels with no windows. Alterations: stoop and front entrance altered.



1 Birch Road

northeast corner Marshall Road

Block: 57 Lot: 26	Date: c. 1920		Contributing: Yes
Architect:	Style: Colonial Revival		
Garage: One	Garage Date: c. 1920	Shed:	Shed Date:

House:
2 1/2-story house faced in brick laid in Flemish bond with random header; symmetrical main portion of house; paneled wood door with three lights, door flanked by sidelights; central entrance in shallow projecting pavilion with hip roof, gambrel roof, upper stories pierce gambrel and have sloping roofs, slate roof shingles; shed dormers; 1 1/2-story, gambrel-roof wing to south with sun porch on first story; brick chimneys; terrace to left of entrance with cast-concrete balustrades.

Garage:
One-story yellow brick building with hip roof.

1 Birch Road

Page 2

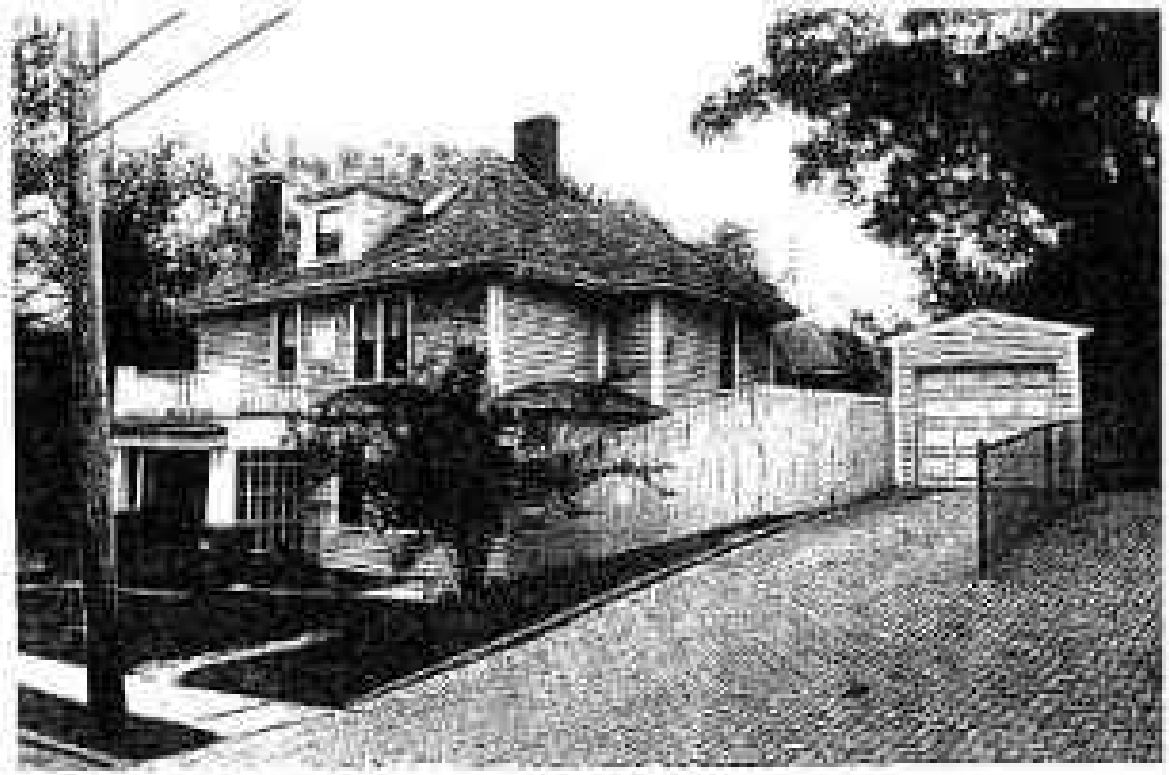
2 Birch Road

northeast corner Marshall Road

Block: 90 **Lot:** 1		**Date:** 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story clapboard house; rectilinear massing; rubblestone base; L-shaped, chamfered porch supported by tapered wooden posts resting on rubblestone bases; rectangular openings; ornamental square panel with cartouche in corner of second story on front and side elevations; hip roof with hip-roof dormers; boxy, first story oriel on south elevation; brick chimney.

Garage:
One-story clapboard building with shallow peak roof.



4 Birch Road

Block: 96 Lot: 3		Date: c. 1905 (before 1908)	Contributing: Yes
Architect:		Style: Shingle	
Garage: One	Garage Date: Unknown	Shed:	Shed Date:

House:
2 1/2-story house; polygonal corner tower; cross gable roof; three-sided, angled bay on south elevation. Alterations: re-sided in irregular synthetic shingles; porch enclosed.

Garage:
One-story stucco building.

4 Birch Road

9 Birch Road

Block: 97 **Lot:** 34		**Date:** c. 1920	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage: One	**Garage Date:** c. 1920	**Shed:**	**Shed Date:**

House:
2 1/2-story house; symmetrical massing, central entrance with sidelights, set beneath portico with Doric columns; rectangular double-hung windows; peak roof with pedimented dormers. Alterations: aluminum siding.

Garage:
One-story shingle building with peak roof.

10 Birch Road

Block: 96 **Lot:** 5		**Date:** c. 1920	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage: One	**Garage Date:** c. 1920	**Shed:**	**Shed Date:**

House:
2 1/2-story house, rubblestone base; symmetrical massing; central entrance set beneath portico with Doric columns; peak roof between first and second stories; rectangular double-hung windows; peak roof with shed dormer. Alterations: aluminum siding.

Garage:
One-story stucco building with brick frieze and hip roof.

14 Birch Road

Block: 96 Lot: 7	Date: c. 1920	Contributing: Yes
Architect:	Style: Vaguely Colonial Revival	

Garage: One	Garage Date: c. 1920	Shed:	Shed Date:

House:
2 1/2-story house; rubblestone base; entrance in recessed porch at left; single and paired rectangular windows; hip roof with hip-roof dormer; brick chimney. Alterations: present stucco siding does not appear to be original; aluminum sided dormer.

Garage:
One-story stucco and shingle building with peak roof.

15 Birch Road

Block: 97 Lot: 22	Date: c. 1920	Contributing: Yes
Architect:	Style: Neo-Federal	
Garage: One / Garage Date: c. 1920	Shed:	Shed Date:

House:
2 1/2-story house, central entrance accented by portico with slender Doric columns, pediment, and frieze with delicate grooved detail, rectangular double-hung, 6x6 windows, peak roof, brick chimney; one-story sun porch wing to south with Doric pilasters and multi-pane windows and fanlights, quarter-round attic windows with original sash on south elevation, semicircular attic window with original sash on north elevation. Alterations: aluminum siding.

Garage:
One-story shingle building with original four-leaf doors, each leaf with small light; end doors with iron hinges.

17 Birch Road

Block: 97 **Lot:** 20		**Date:** c. 1920	**Contributing:** Yes
Architect:		**Style:** Unknown	
Garage: One	**Garage Date:** c. 1920	**Shed:**	**Shed Date:**

House:
2 1/2-story house; one-story non porch facing street; entrance on south side set beneath porch with square piers; stucco chimney. Alterations: aluminum siding.

Garage:
One-story clapboard building with peak roof.

17 Birch Road

Page 2

18 Birch Road

Block: 96 Lot: 9		Date: c. 1920	Contributing: Yes
Architect:		Style: Colonial Revival	
Garage: One	Garage Date: c. 1920	Shed:	Shed Date:

House:
2 1/2-story stucco house; gambrel-roof with gable end facing street; entrance on south side elevation; entrance facade asymmetrical; entrance with leaded fanlight; entrance beneath pedimented hood; doorway flanked by brick with triple windows with large central 6x1 window flanked by 4x1 sidelights; pent roof between first and second stories; one-story sun porch wing extends towards street; door in second story leads onto roof of sun porch; brick chimney in center of stucco facade; leaded quarter round windows in gable.

Garage:
One-story clapboard building with gambrel roof.

21 Birch Road

Block: 57 **Lot:** 18		**Date:** c. 1930	**Contributing:** Yes
Architect:		**Style:** English Cottage (?)	
Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
Two-story house; rubblestone on south side of front elevation; peak roof shapes; peak roof dormers; brick chimney; one-story rear wing. Alterations: aluminum siding.

Garage:
One-story concrete-block and brick building with peak roof.

22 Birch Road

Block: 96 **Lot:** 11	**Date:** c. 1923	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	
Garage: One **Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story house; L-shaped porch with Doric columns; central entrance with sidelights; rectangular double-hung windows, steep peak roof, second story with sloping roof slope pierces peak. Alterations: aluminum siding

Garage:
One-story peak roof building with aluminum siding.

22 Birch Road

Page 2

26 Birch Road

Block: 96 **Lot:** 13		**Date:** c. 1920	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and raised basement house, rubblestone base, porch with paired Doric columns on rubblestone bases; entrance in projecting glazed pavilion; gambrel roof with twin, steep, hip roofs in front over second-story porch; small, three-sided, angled oriel on north elevation. Alterations: aluminum siding; porch partially enclosed; garage extending from basement of house toward street.

30 Birch Road

Block: 96 Lot: 14	Date: c. 1960	Contributing: No
Architect:	Style:	

Garage:	Garage Date:	Shed:	Shed Date:

House:
Two-story and basement brick and asphalt house.

34 Birch Road

Block: 96 **Lot:** 15		**Date:** c. 1905 (before 1908)	**Contributing:** Yes
Architect:		**Style:** Neo-Renaissance	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house set above street; terrace in front of house with ornate railing with lion heads, shields, and viscous ornament; symmetrical main mass of house; central entrance with double doors flanked by Corinthian pilasters with ornate Renaissance ornament; pilasters support frieze with griffins, putti, shield, etc., cornice capped by segmental-arch pediment with central shield flanked by cornucopia and capped by bird of fruit; entrance flanked by triple windows with wide central lights; panels above with central cartouche and garlands held by lions and putti; triple window in center of second story with narrow side lights; single windows to either side; rundels with cartouches between windows; hip roof with peak-roof dormers; Spanish-tile roof; brick chimney; one-story porch on south side with rounded pavilion extending to west in line of line of house; porch with Doric columns and railings identical to those on terrace; balustrade roof railing on two-story wing to rear of porch.

34 Birch Road

Page 2

2 Boulder Place

Block: 94 **Lot:** 1		**Date:** c. 1910 (before 1912)	**Contributing:** Yes
Architect:		**Style:** Arts and Crafts Bungalow	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
Two-story stucco house; rock-faced, cast-stone blocks at base and in quoins and first-story belt course; porch supported by paired posts; central entrance with multi-pane sidelights; door with wood panels and eight lights; entrance flanked by two sided, angled bays with single and paired windows; steep gable roof; flat roof on second story in front cutting through peak roof, creating terrace on top of porch; central door and windows on second story; second story at rear with shed roof

PARK HILL HISTORIC DISTRICT APPLICATION, 2010

5 Boulder Place

Block: 95 **Lot:** 28		**Date:** c. 1930	**Contributing:** Yes
Architect:		**Style:** Dutch Colonial Revival	
Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story house; rubblestone base; supported by Doric colonnes flanked by lattice; central entrance with large single-pane door; bracketed cornice above entrance; three-sided, angled bay to right of entrance with pair of windows in front and single window to sides; pair of windows to left of entrance; gambrel roof extending over porch, pierced by second story with sloping roof; paired windows on second story; quarter-round and diamond windows in gable on east side; second story windows on east and west elevations with bracketed hoods; rubblestone chimney. Alterations: aluminum siding.

Garage:
One-story gambrel roof building. Alteration: aluminum siding.

5 Boulder Place

Page 2

6 Boulder Place

Block: 94 **Lot:** 3		**Date:** c. 1910 (before 1912)	**Contributing:** Yes
Architect:		**Style:** Vaguely Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

Home:
2 1/2-story stucco house; rubblestone base and porch posts; square massing; porch with Doric columns; entrance with wood door with panels and large diamond-pane light; diamond-pane sidelights; rectangular windows; hip roof with hip-roof dormers; side lot to east. Alterations: western portion of porch enclosed; aluminum sided dormers and eaves; garage of unknown date.

6 Boulder Place

Page 3

10-12 Boulder Place

Block: 94 Lot: 5-6	Date:	Contributing:	
Architect:	Style:		
Garage:	Garage Date:	Shed:	Shed Date:

Vacant lot.

14 Boulder Place

Block: 94 **Lot:** 7	**Date:** c. 1920	**Contributing:** Yes
Architect:	**Style:** Arts and Crafts	

Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
1 1/2-story house; steep sloping roof; large shed dormer. Alterations: aluminum siding; porch enclosed.

Garage:
One-story stucco building with peak roof.

18 Boulder Place

southwest corner Blacker Drive

Block: 94 **Lot:** 9		**Date:** c. 1920	**Contributing:** Yes
Architect:		**Style:** Arts and Crafts (?)	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
1 1/2-story and basement house; stucco base; six-light horizontal casements on east elevation; steep sloping roof; large shed dormer; 1 1/2-story and basement wing to east with garage at base. Alterations: aluminum siding; porch enclosed.

2 Bryant Road

[illegible] corner Von Courlandt Park Avenue

Block: 233 Lot: 80		Date: c. 1960	Contributing: No
Architect:		Style:	
Garage:	Garage Date:	Shed:	Shed Date:

House:
Two-story brick and shingle house.

12 Bryant Road

Block: 233 Lot: 78		Date: c. 1960	Contributing: No
Architect:		Style:	
Garage:	Garage Date:	Shed:	Shed Date:

House:
One- and two-story brick and shingle house:

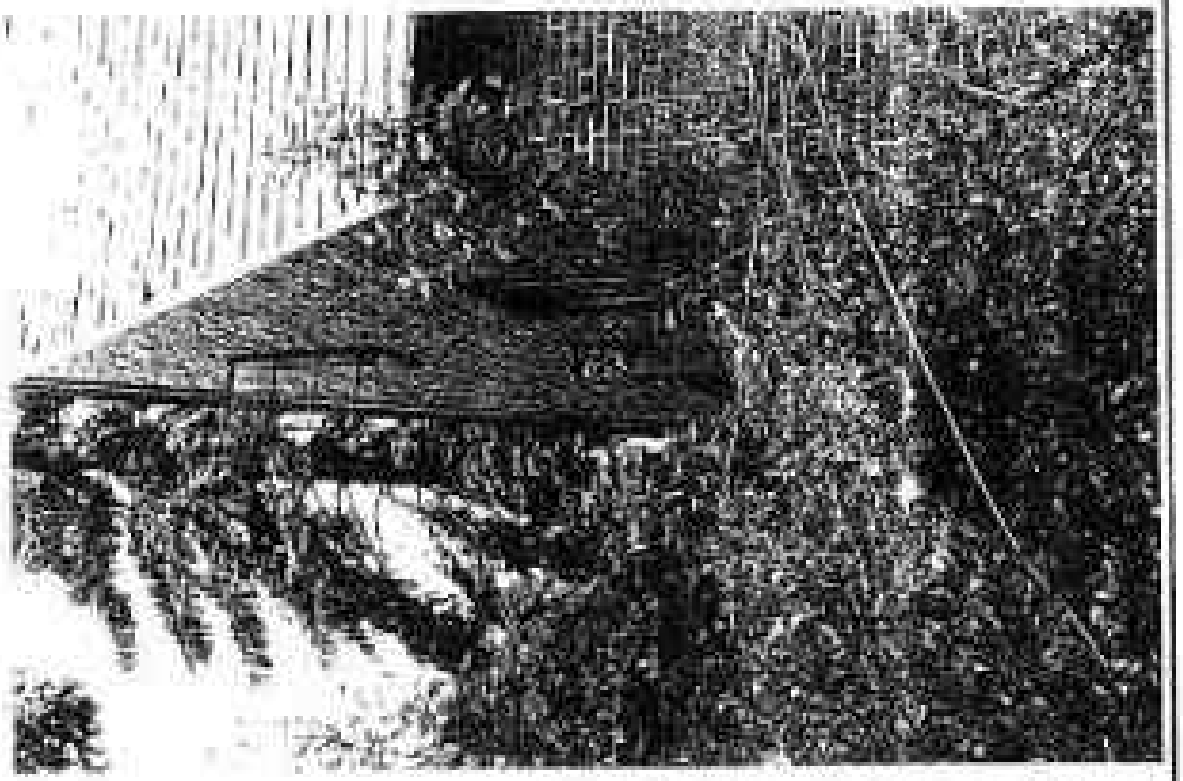
19 Bryant Road

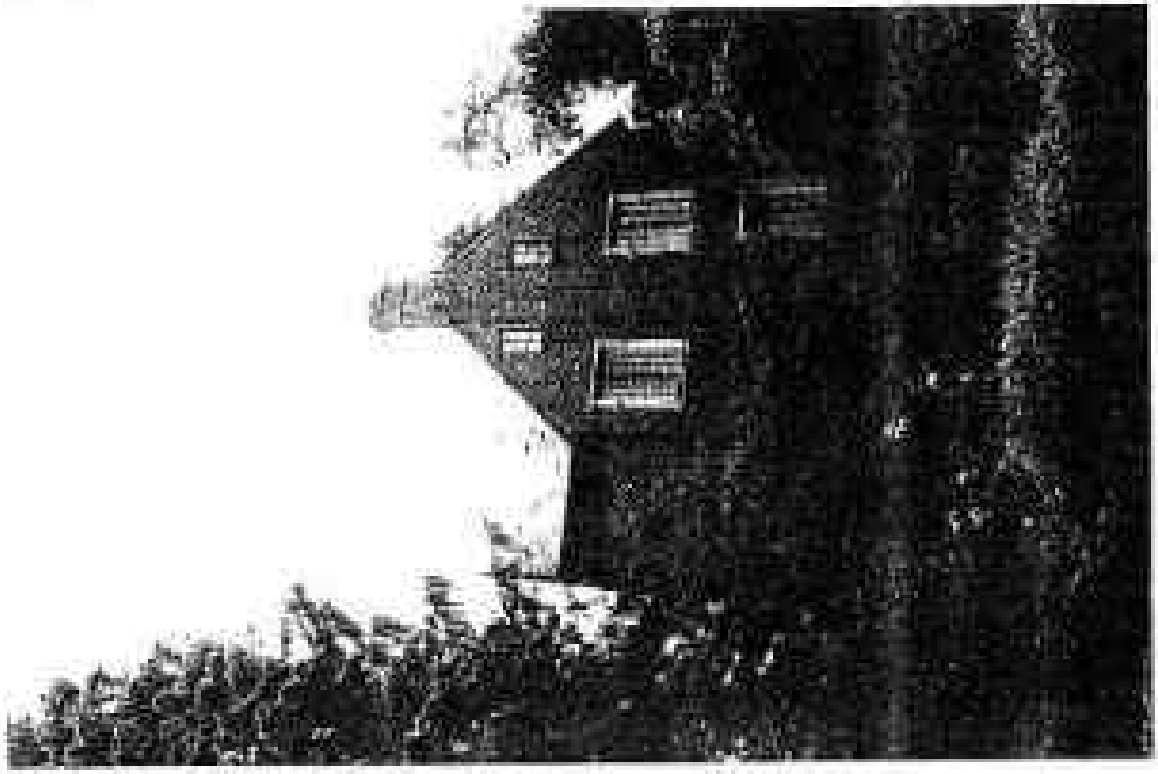
Block: 241 **Lot:** 31		**Date:** c. 1930	**Contributing:** Yes
Architect:		**Style:** Neo-Tudor	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house faced in brick laid in Flemish bond with cast stone detail; stairs lead to terrace with cobblestone walls and narrow garage flanked by narrow steel casement windows; projecting entrance pavilion with steep sloping roof at left, extending over first story; Tudor-arch entrance to left on terrace with cast-stone enframement with drip lintel; cast-stone cartouche above; row of four steel casement windows with drip lintel to left; casement windows throughout facades, some with cast stone enframements and drip lintels; gable roof slopes with slate shingles; brick chimney.

19 Bryant Road

Page 2





22 Bryant Road

Block: 233 Lot: 70	Date: c. 1960	Contributing: No
Architect:	Style:	
Garage:	Garage Date:	Shed:	Shed Date:

House:
1 1/2-story brick and aluminum house.

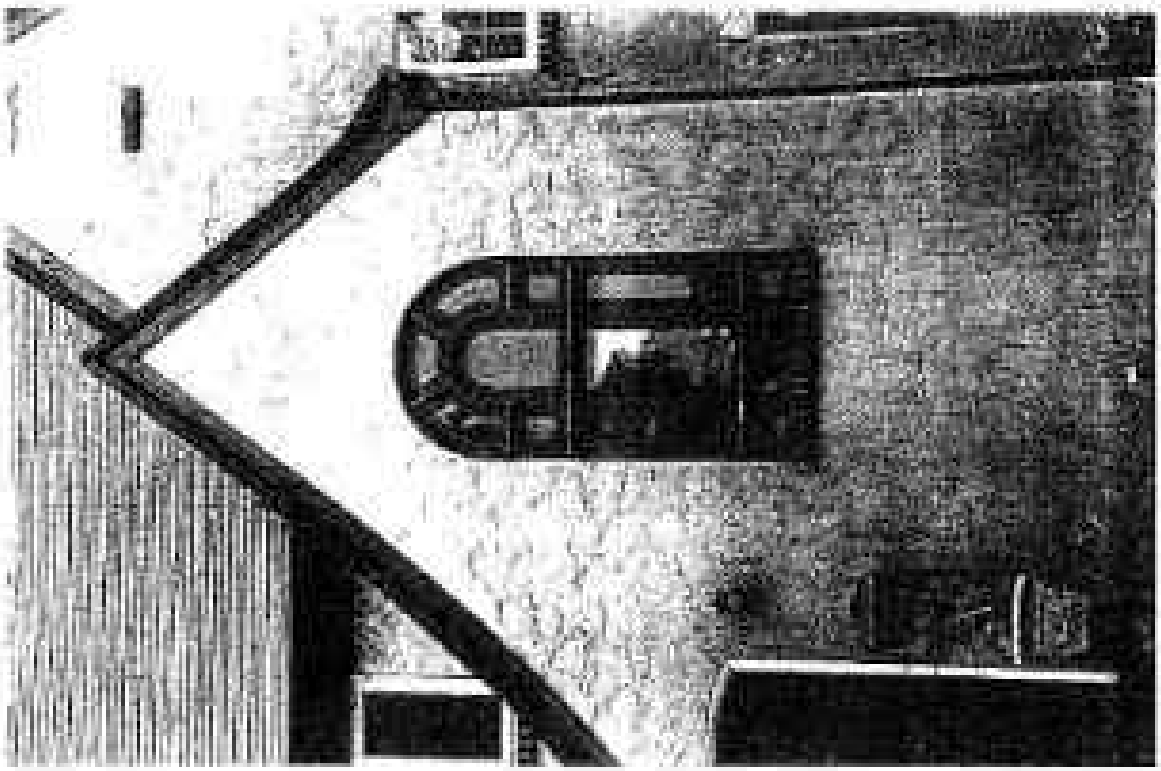
25 Bryant Road

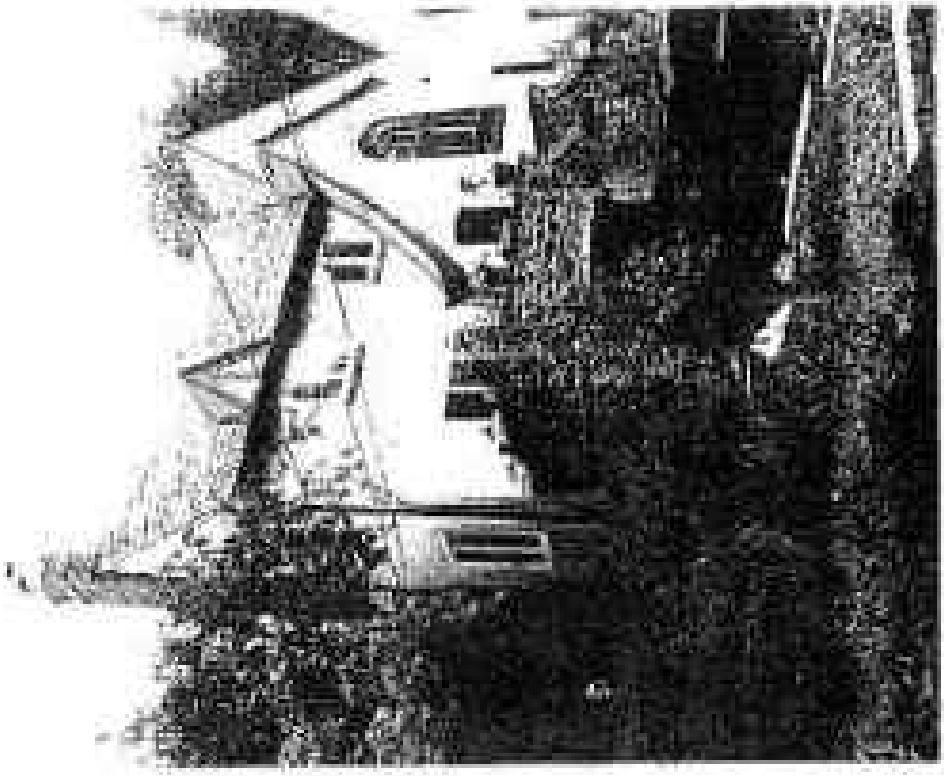
Block: 341 **Lot:** 39	**Date:** c. 1930		**Contributing:** Yes
Architect:	**Style:** English Cottage		
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

Exterior:
2 1/2-story and basement house, rubblestone base, stair walls, and terrace; garage in terrace; garage with double doors; projecting 1 1/2-story entrance pavilion with segmental-arch entry with wood door and iron hinges; large round-arch window above and to the right divided into twelve lights; rectangular window openings; steep pitch roof slopes; half-timber gable at left of front facade; brick chimney. Alterations: casement windows removed.

25 Bryant Road

Page 2





30 Bryant Road

Block: 223 **Lot:** 66, 69		**Date:** c. 1930	**Contributing:** Yes
Architect:		**Style:** English Cottage	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house; rubble-stone base and low front terrace; projecting pavilion to right with peak and shed roof; one-story entrance pavilion projects from this; entrance pavilion with peak roof; rectangular entry with wood door and iron hinges; cartouche above; multi-pane casement windows; jerkinhead roof; one-story garage wing with brick parapet to north.

30 Bryant Road

Page 1

33 Bryant Road

Block: 241 Lot: 37	Date: c. 1930	Contributing: Yes
Architect:	Style: English Cottage	

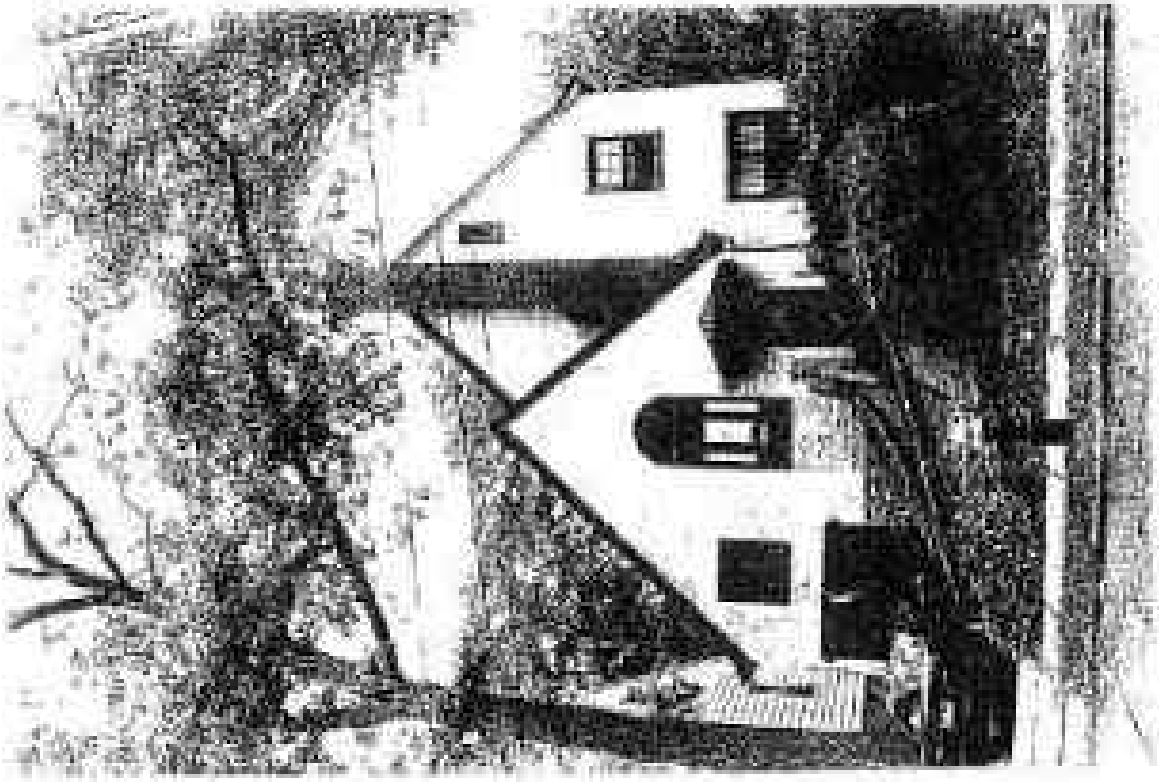
Garage:	Garage Date:	Shed:	Shed Date:

Home:
2 1/2-story and basement house; rubble stone base with garage; cobblestone-stair; L-shaped structure; wing projecting toward street with steep doping roof extending, on left, over first story; cutaway to south side of wing; rectangular openings; brick chimney. Alterations: casement windows removed.

34 Bryant Road

Block: 233 **Lot:** 64		**Date:** c. 1930	**Contributing:** Yes
Architect:		**Style:** English Cottage	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

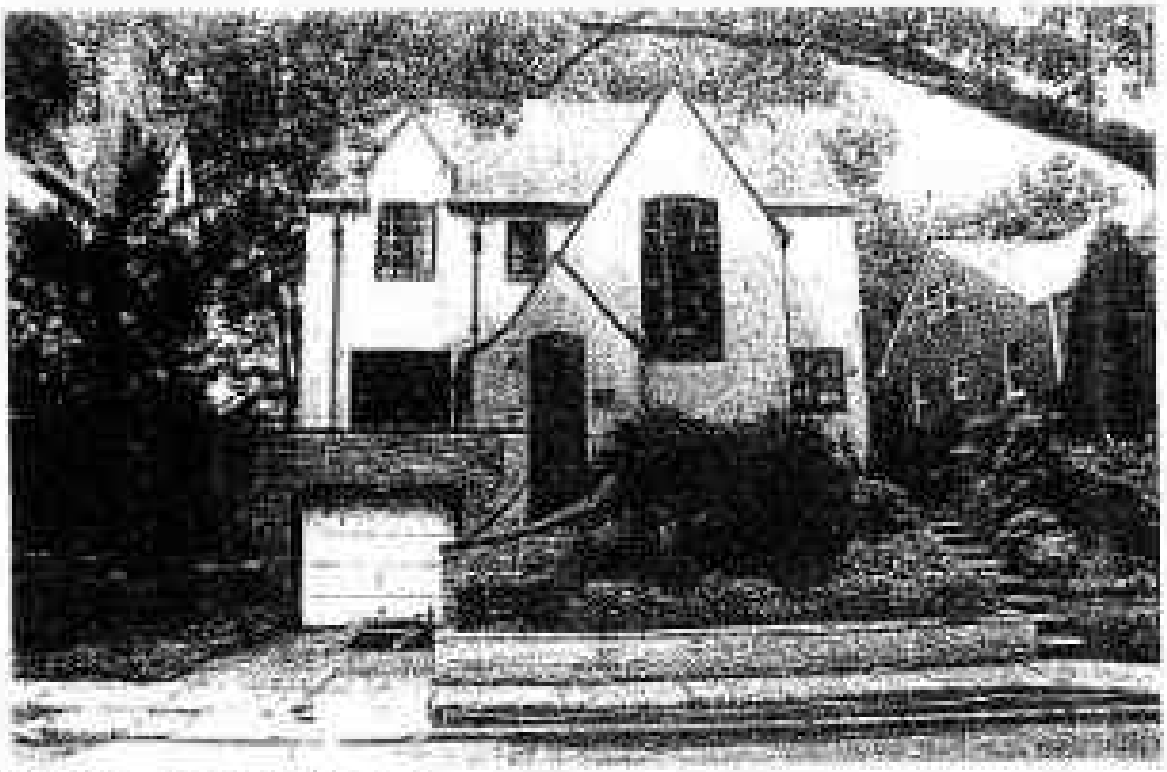
House:
2 1/2-story stucco house, rubblestone base with garage, curving rubblestone stair walls, projecting 1 1/2-story entrance pavilion with rectangular entrance with wood door and iron bracket, to left, round-arch window with fourteen lights, brick chimney in center of front facade. Alterations: casement windows removed.



35 Bryant Road

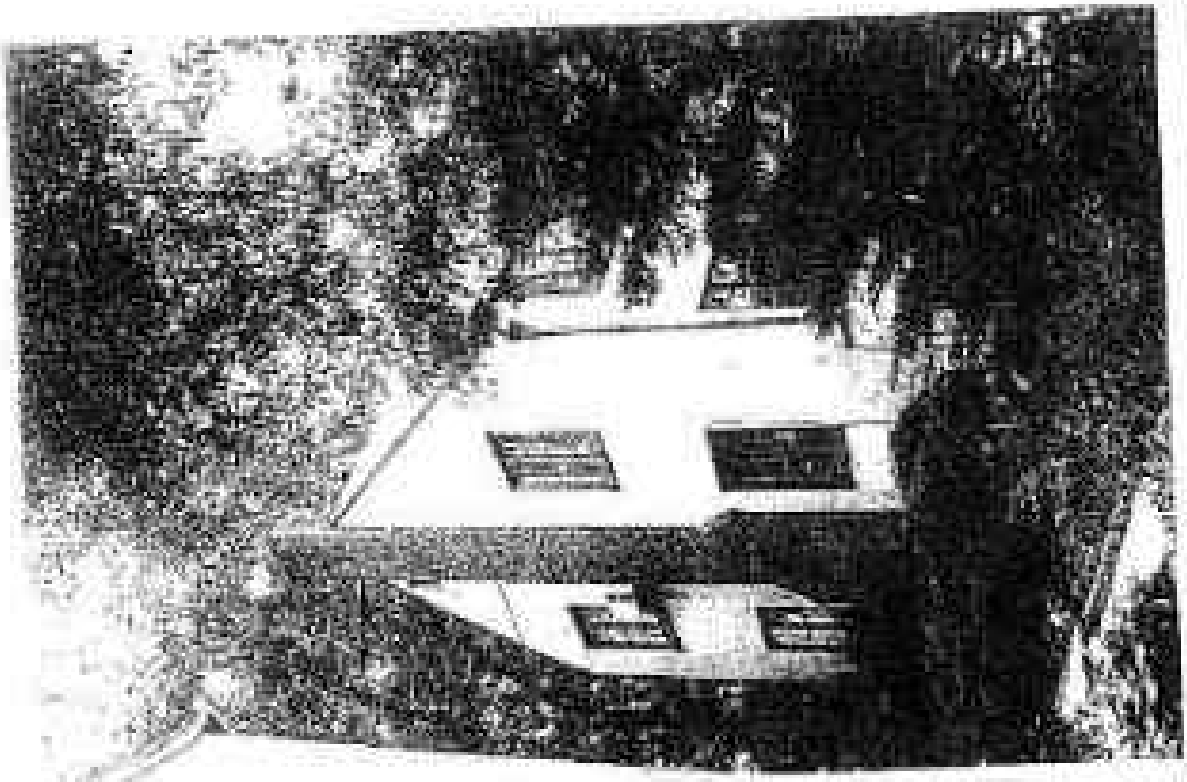
Block: 241 Lot: 35		Date: c. 1930	Contributing: Yes
Architect:		Style: English Cottage	
Garage:	Garage Date:	Shed:	Shed Date:

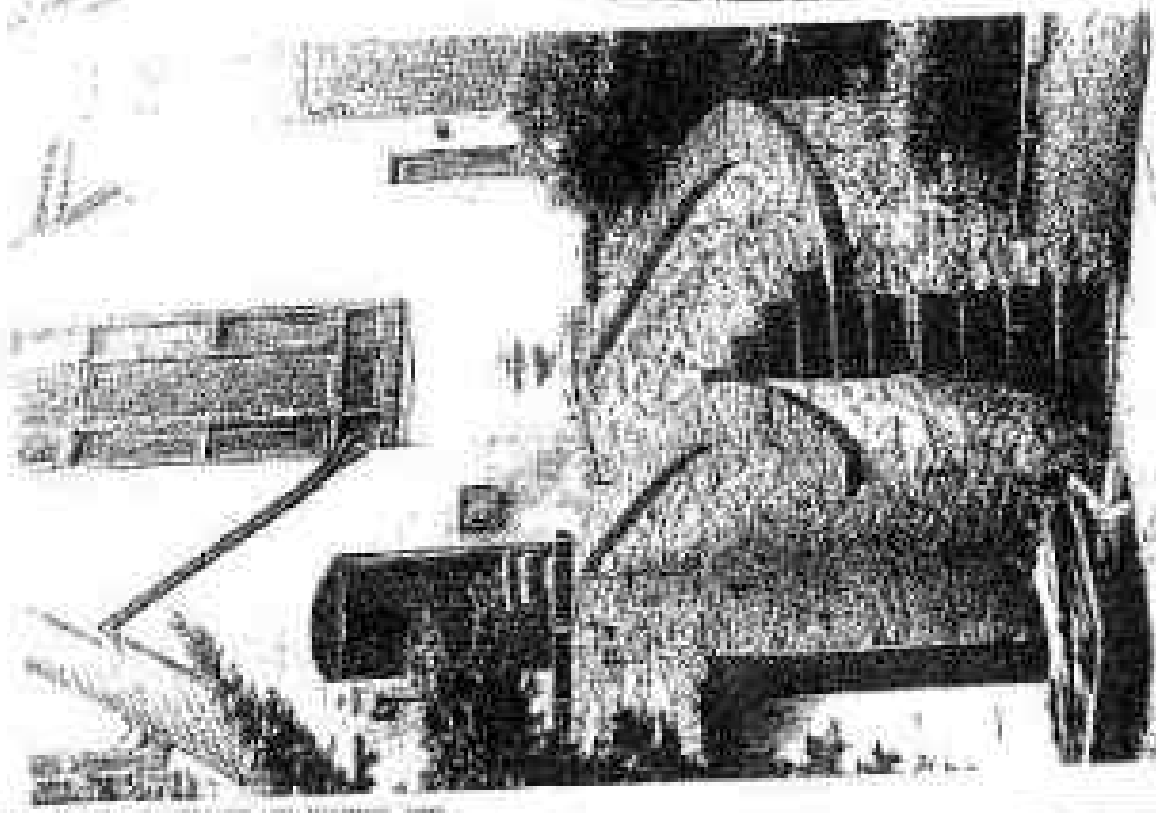
House:
2 1/2-story stucco house; rubblestone base, curving stair walls, and terrace with garage:
1 1/2-story pavilion extending toward street with one-story projecting entrance pavilion; segmental-arch entry with wood door and iron hinges; above and to the right, segmental-arch window with eleven lights; multi-pane casement windows; pediment above second story at left; peak roof slopes; brick chimney.



35 Revant Road

Page 2





1 Canyon Circle

(aka 331 Park Hill Avenue)

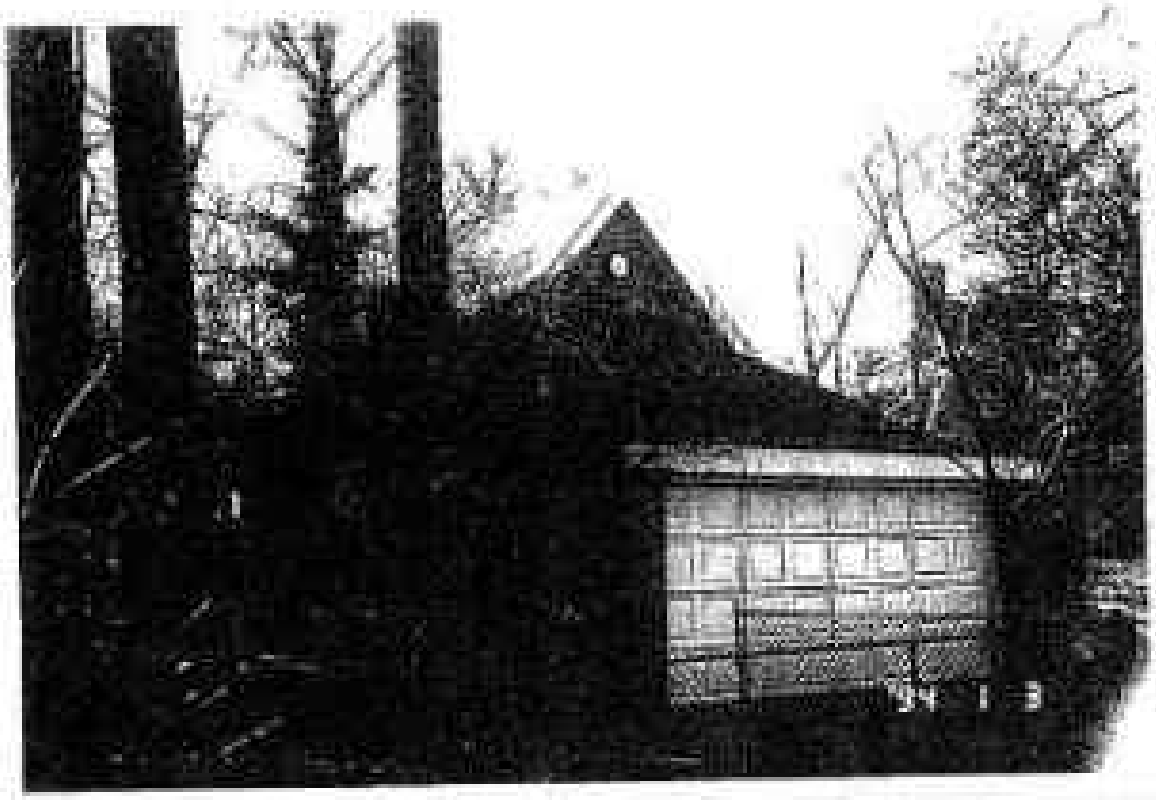
Block: 103 **Lot:** 1		**Date:** c. 1912 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

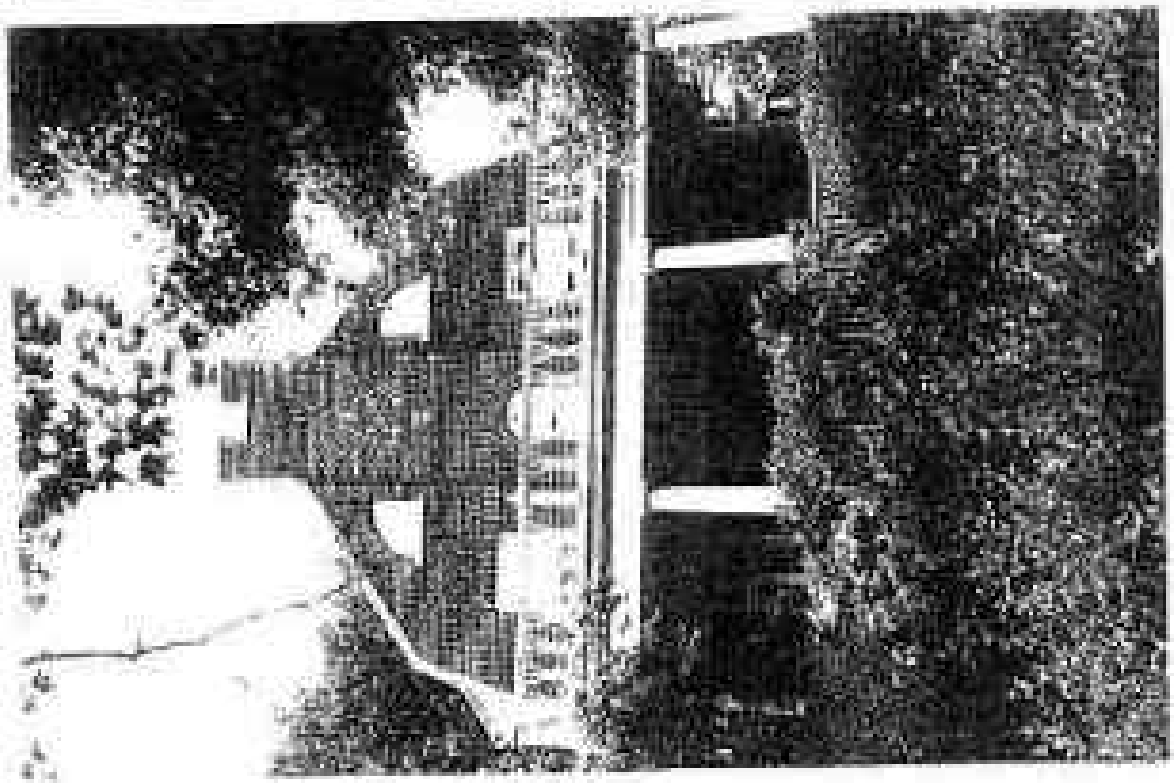
House:
2 1/2-story house; brick elevations except for second story of front and rear facades which are faced with shingle; entrance set beneath central porch supported by Doric columns and capped by ornate railing; central round-arch window on second floor with complex diamond and Gothic upper sash. Flanked by smaller rectangular windows with similar sash; massive gambrel roof with peak roof and eyebrow dormers; one-story porch on east elevation with Doric columns and ornate roof railing; two-story extension to west; brick chimneys, tile insets on east chimney; quarter-round windows in gables; large shed dormer on rear elevation.

Garage:
Two car, hip roof garage

1 Canyon Circle

Page 2





3 Canyon Circle

intersection Prospect Drive

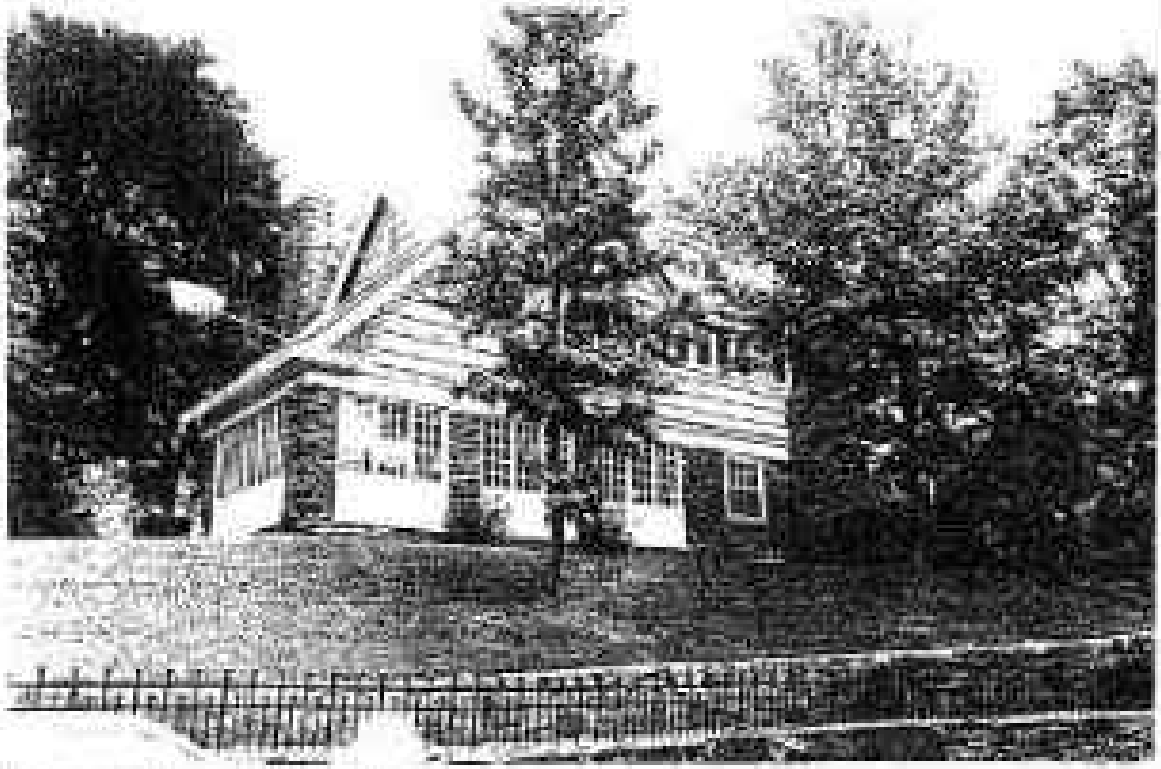
Block: 103 **Lot:** 46		**Date:** c. 1911 (before 1915)	**Contributing:** Yes
Architect:		**Style:** Arts and Crafts	
Garage: One	**Garage Date:** c. 1911	**Shed:**	**Shed Date:**

House:
2 1/2-story rectilinear house: rubblestone first story; upper floors with bands of overlapping shingles (three courses to each band); entrance faces east; entrance set beneath eyebrow hood; entrance flanked by triple multi-pane windows; large second-story rectangular window divided into three sections, each with 21 panes; multiple sloping roofs; front facade with pair of gables flanking sloping roof with shed dormer; gable windows with attached planters; one-story car porch to north with rubblestone piers and multi-pane glazing; one-story wing to south with hip roof and oriel; oriels on rear elevation; peak and pedimental gables on rear elevation; slate roof slopes; stone chimney; rubblestone retaining wall with iron fence.

Garage:
Two-story, one-car hip-roof garage faced with rubblestone and shingle; oriel; peak roof with shed dormers; clock on facade.

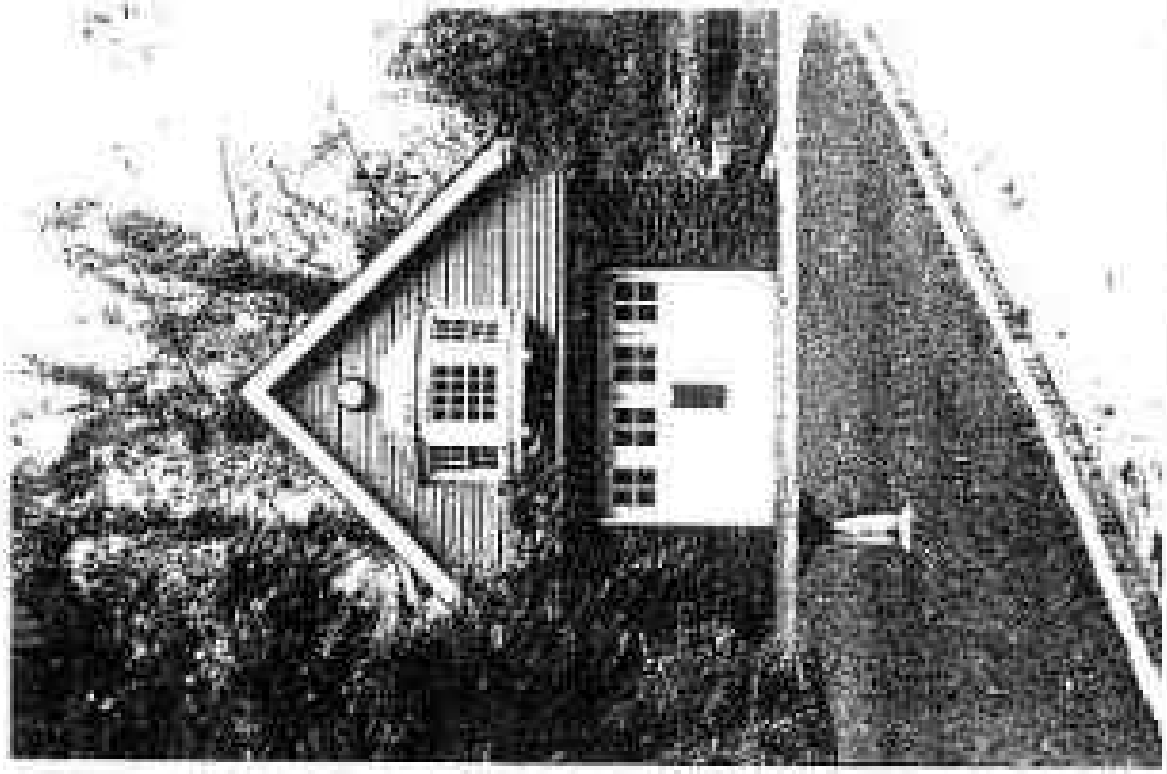
3 Canyon Circle

Page 2



3 Canyon Circle

Page 3



34 Cornell Avenue

Block: 112 **Lot:** 53		**Date:** c. 1900	**Contributing:** Yes
Architect:		**Style:** Shingle	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
3 1/2-story shingle house; rubblestone base; entrance porch to south with corner Doric column; full-height rounded bay with conical roof rises to left; entrance flanked by square, four-pane windows; peak roof with pent slope extending over porch; bracketed eaves; single hip-roof dormer; south side with one-story, three-sided, angled bay; windows on north elevation with steep pointed arch with twelve-light window at bottom, panel with pyramid boxes, double-hung window, and diamond-pane light at top.

34 Cornell Avenue

Page 3

38 Cornell Avenue

Block: 112 **Lot:** 51		**Date:** c. 1900	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

Home:
2 1/2-story and high basement house originally a pair with 44 Cornell Avenue; L-shaped porch with square piers; entrance door with multiple small panels and small lights; window to hall with small square panes; bowed window at attic level with complex sash set beneath pediment supported by brackets; peak and hip roof shapes with peak roof dormers; south elevation with three-sided, angled bay on first story, supporting boxy bay on second story from which projects a two-sided angled oriel supporting projecting gable; north elevation with two-sided, angled oriel on first story supporting boxy oriel on second story; pair of attic window with small-pane upper sash. Alterations: Re-sided; basement stuccoed.

44 Cornell Avenue

Block: 112 **Lot:** 48, 50	**Date:** c. 1900		**Contributing:** Yes
Architect:	**Style:** Colonial Revival		
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and high basement house, set above street, originally a pair with 38 Cornell Avenue; rubblestone retaining wall; basement with novelty shingles and round-arch opening; peak and hip roof slopes with peak-roof dormers; bowed window at attic level with complex sash; south elevation with three-sided, angled bay on first story, supporting boxy bay on second story from which projects a two-sided angled oriel supporting projecting gable. Side lot to south (No. 40). Alterations: aluminum siding; porch enclosed.

50 Cornell Avenue

Block: 112 **Lot:** 44, 46		**Date:** c. 1900	**Contributing:** Yes
Architect:		**Style:** Shingle	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story shingle house set above street, stone retaining wall; front elevation with round pavilion on first story (possibly an open porch originally), entrance with glazed door, sidelights, and transom facing northwest; round tower with conical roof above, hip roof; side entrance on north elevation above which rises oriel with rounded corners capped by a pediment; large leaded and stained-glass, diamond-pane window to right of oriel on first story; full-height, three-sided, angled bay on south elevation rising to pedimental gable at attic level. Side lot to north (No. 46). Alterations: shadowed eaves; possible enclosure of porch.

114 Courter Avenue

Block: 100 **Lot:** 27	**Date:** c. 1930		**Contributing:** Yes
Architect:	**Style:** Dutch Colonial		
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and basement house set above street; rubblestone base and retaining wall; stucco above; entrance to right set below segmental-arch, peak-roof hood on brackets; paired windows, gambrel roof extending over first story with sloping roof of second story extending from gambrel; garage in basement to left; one story sun porch with 4x4 sash above garage; brick chimney. Alterations: aluminum covers and entrance hood.

14 Edgecliff Terrace

Block: 228 **Lot:** 35		**Date:** 1966	**Contributing:** No
Architect:		**Style:**	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
One-story and basement brick and shingle house.

18 Edgecliff Terrace

Block: 228 Lot: 37	Date: c. 1922		Contributing: Yes
Architect:	Style: Colonial Revival		
Garage: One	Garage Date: Unknown	Shed:	Shed Date:

House:
2 1/2 story and basement clapboard house set on slope with basement to rear, entrance to right with blind fan, set beneath hood with segmental arch and pediment supported by brackets, rectangular, multi-pane, double-hung sash windows with shutters, peak roof, brick chimney.

Garage:
Facing Spring Road. One-story shingle building with wood doors and peak roof.

22 Edgecliff Terrace

Block: 228 **Lot:** 39	**Date:** c. 1945 (before 1951)		**Contributing:** Yes
Architect:	**Style:** Colonial Revival		
Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story and basement stucco house set on slope with basement in rear; symmetrical main block with central entrance; entrance with leaded transom and leaded sidelights set beneath shallow Doric portico; wide wood door; entrance flanked by triplet windows with 9x9 wide central light and narrow 4x4 side lights; Palladian window above entrance, with leaded Gothic sash; rectangular 6x6 windows; peak roof with shed dormer with three 6x6 windows; brick end chimneys; quarter-round windows on side elevations; two-story wing to north with entrance below hood; two-story wing to south with bracketed second story projecting above three-story tall porch. Side lot to north.

Garage:
Not visible from street.

22 Edgecliff Terrace

Page 2

23 Edgecliff Terrace

Block: 226 **Lot:** 23, 228		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Arts and Crafts Bungalow	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house, clapboard first story, shingle second story; stucco and half-timber gables, cobblestone base, porch posts, stair walls, and chimney; steep peak roof extending over front porch, second story gambrel roof shape; gables supported on brackets; bracketed eaves, polygonal wing to north, multiple peak roof shapes on south side; first-story porch with square piers below second-story due porch on east; peak-roof dormer to east. Side lot to south.

23 Edgecliff Terrace

Page 2

26 Edgecliff Terrace

Block: 228 Lot: 42	Date:		Contributing:
Architect:	Style:		
Garage:	Garage Date:	Shed:	Shed Date:

Vacant site:

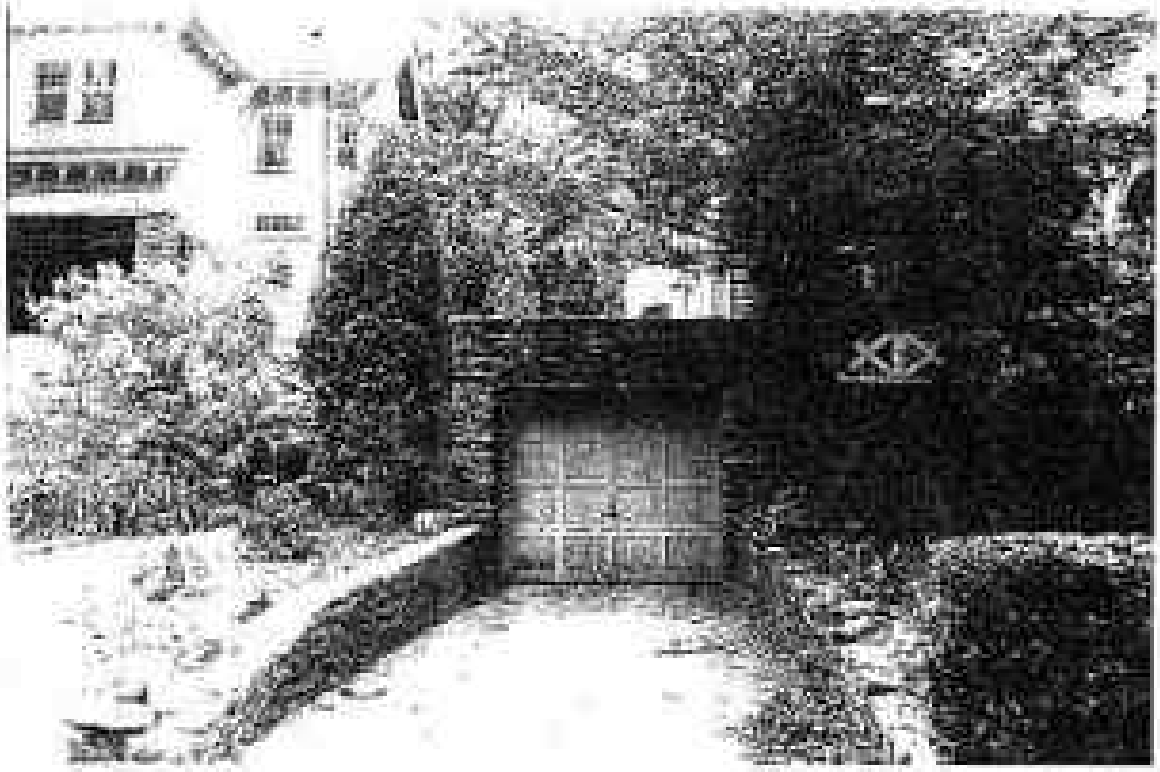
27 Edgecliff Terrace

Block: 226 **Lot:** 39		**Date:** c. 1905 (before 1907)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house; rubblestone base; porch with chamfered wood posts with brackets resting on rubblestone bases; rectangular entrance and windows; hip roof with hip-roof dormers; hexagonal oriel on north facade with large round-arch window; one-story rubblestone garage set in south side of porch; conical one-story bay on south elevation. Alterations: aluminum siding.

27 Edgecliff Terrace

Page 3



30 Edgecliff Terrace

Block: 228 **Lot:** 44		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage: One	**Garage Date:** c. 1920	**Shed:**	**Shed Date:**

House:
2 1/2-story traditional stucco house; porch with paneled square piers, entrance with side lights to left, triple-window with wide central light, narrow sidelights, and transoms to right; pair of windows above entrance; three-sided, angled oriel to right resting on brackets; hip roof with hip-roof dormers; deep bracketed eaves; brick chimney; north elevation with small, three-sided, angled oriel on first story, and side entrance with bracketed hood; one-story, three-sided, angled bay on south elevation.

Garage:
One-story stucco structure with hip roof.

30 Edgecliff Terrace

Page 2

38 Edgecliff Terrace

Block: 228 **Lot:** 19	**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	
Garage: **Garage Date:**	**Shed:** **Shed Date:**	

House:
2 1/2-story house; rubblestone base; porch supported by square piers, entrance to right with sidelights; large window with transom to left; rectangular windows; hip roof with hip-roof dormers; busy relief on north elevation above side entrance; porch at rear; brick chimney. Alterations: aluminum siding; garage cut into base of porch.

35 Edgecliff Terrace

Page 2

43 Edgecliff Terrace

Block: 226 **Lot:** 15, 17	**Date:** c. 1905 (before 1907)	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	
Garage: One	**Garage Date:** Unknown	**Shed:** **Shed Date:**

House:
2 1/2-story house set above street; rubblestone base, retaining wall, and stair walls; L-shaped porch with Doric columns on rubblestone bases extending across front and part of south elevation; entrance with paneled surroundings with brackets supporting modest cornice; oval stained-glass window in center of second story; hip roof with pediments dormers; one-story, three-sided, angled bay and two-story, boxy oriel on south elevation; one-story boxy oriel on north elevation. Alterations: aluminum siding; porch partially enclosed.

Garage:
One-story building with hip roof. Alterations: aluminum siding.

47 Edgecliff Terrace

Block: 226 **Lot:** 13		**Date:** c. 1925	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and raised basement house with gable end facing street; rubble/stone basement, steps, and stair walls; entrance facade facing north; entrance with sidelights set beneath pedimented hood; gambrel roof with peak-roof second story; pent roof over first story; rectangular windows; semicircular window in end of gables; one-story section facing street. Alterations: aluminum siding; section facing street may have had fenestration altered or may have been porch.

FAIRCHILD HISTORIC DISTRICT SURVEY (DEC. 2003)

47 Edgecliff Terrace

Page 2

50 Edgecliff Terrace

on block corner Valley Road

Block: 230 **Lot:** 40	**Date:** c. 1930	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
1 1/2- and 2 1/2-story and basement house set on slope extending to east; main facade facing Valley Road; 1 1/2-story wing facing Edgecliff Terrace with porch supported by thin columns; entrance beneath porch in west elevation of main block; four-bay wide main mass of house with rathestone first story; single and triple windows; peak roof; semicircular window with wood mullion in gable end to west; subbasement garage set beneath terrace to east. Alterations: aluminum siding.

50 Edgecliff Terrace

Page 2

51 Edgecliff Terrace

Block: 225 **Lot:** 9, 11	**Date:** c. 1905 (before 1907)	**Contributing:** Yes
Architect:	**Style:** Vernacular	

Garage: One	**Garage Date:** c. 1910	**Shed:**	**Shed Date:**

House:
2 1/2-story house with brick first story and stucco above; rubblestone base and retaining wall; porch with brick posts; entrance to right; French doors with diamond lites; three-sided, angled bay on second story above entrance; three narrow windows to left; general use of diamond-pane upper sash; peak and jerkinhead roof slopes; deep bracketed eaves; three-sided, angled oriel at one of north elevations.

Garage:
One-story brick building with hip roof and portico supported by brick piers.

54 Edgecliff Terrace

Block: 230 **Lot:** 43	**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Arts and Crafts Bungalow	

Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story clapboard house; rubblestone base; front porch with tapered brick piers; entrance with sidelights; triple window to right of entrance with wide central light, narrow sidelights, and transom; steep sloping peak roof extending over front porch; upper floors gambrel roof slope; second story with two groups of triple windows separated by cladboards divided into two panels, with carved end pieces; upper floor with half timber and two small casement windows with complex sash; clapboard side elevations with half-timber gables; small hoods bracketed oriels on north and south elevations; entrance on south side with bracketed hood; deep bracketed eaves.

Garage:
Facing Valley Road. One rubblestone structure set beneath terrace.

58 Edgecliff Terrace

Block: 230 **Lot:** 45	**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Arts and Crafts Bungalow	
Garage: **Garage Date:**	**Shed:**	**Shed Date:**

House:

2 1/2-story stucco house; rubblestone base, porch piers, and chimney; entrance to left beneath porch, with triple window to right with wide central light and transom; steep sloping peak roof extending over porch; upper floors pierce roof slope; half-timber gable end facing street, pair of bracketed rectangular attic windows with asterisk-like sash; deep bracketed eaves; south elevation with entrance to south bracketed bowl

59 Edgecliff Terrace

Block: 226 **Lot:** 5, 7 **Date:** c. 1910 (before 1913) **Contributing:** Yes
Architect: **Style:** Arts and Crafts Bungalow
Garage: One **Garage Date:** Unknown **Shed:** **Shed Date:**

House:
1 1/2-story clapboard house; cobblestone base, porch piers, stair walls and chimney; projecting porch to right with bracketed half-timber gable and swallow Tudor arch; entrance to left beneath porch; entrance flanked by triple windows with wide center lights and transoms; triple window to left with original multi-pane sash. Dormer gable extending to left from porch across front of house; peak roof slopes with hip-roof dormers; second-story windows with eared and banneted enframements; windows with multi-pane upper sash; bay bay with hip roof and diamond-pane sash on south elevation; deep bracketed eaves. Alterations: portion of porch glazed.

Garage:
Small one-story shingle building with peak roof.

60 Edgecliff Terrace

Block: 230 **Lot:** 17		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Arts and Crafts Bungalow	
Garage: Gee	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2 story house; clapboard on first story and shingle above; front porch with tapered posts resting on shingled bases; entrance at left with heavy wood door with beveled lights; door flanked by sidelights; steeply sloping peak roof extending over roof upper stories pierce roof slope; casual and haloed window enhancements; windows with multi-pane upper sash; half-timber gable supported by brackets; brick chimney; bracketed eaves; one-story, three-sided, angled bay on south elevation; three-sided, angled oriel with bracketed eaves and entrance with hood on first story of north elevation.

Garage:
One-story wood building with hip roof and bracketed eaves.

60 Edgecliff Terrace

Page 2

64 Edgecliff Terrace

Block: 230 **Lot:** 40	**Date:** c. 1902 (before 1903)	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	

Garage: Orv	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story house; brick base; symmetrical massing; two-story front portico with denticulated pediment pierced by semi-circular window with web sash; terrace with balustrade railing extends from porch; entrance with segmental-arch fanlight and diamond-pane sidelights; diamond-pane round-arch opening and balcony in center of second story; rectangular windows with multi-pane upper sash and projecting lintels; peak roof with peak-roof dormers; two-story sun porch to south, with Doric columns on first level and Ionic columns above (not original); brick chimney; side lot to south. Alterations: aluminum siding; small sun porch added in at least two building campaigns.

Garage:
Not visible from street.

PARK HILL HISTORIC DISTRICT SPECIFICATION 2012

64 Edgecliff Terrace

Page 3

67 Edgecliff Terrace

northwest corner Park Hill Place

Block: 226 **Lot:** 1, 4 **Date:** c. 1910 (before 1913) **Contributing:** Yes

Architect: **Style:** Neo-Tudor

Garage: **Garage Date:** **Shed:** **Shed Date:**

House:

2 1/2-story stucco house; rubblestone base; entrance to left set beneath portico with tapered rubblestone piers and half-timber pediment with bracketed barge board; door with diamond-pane light; terrace with rubblestone posts extends across front elevation; canted-sided angled bay to right of entrance supports projecting half-timber gable, accentuated by pair of casement windows; peak roof slopes with half-timber peak and dormers; diamond-pane window sash; one-story sun porch along south elevation with clapboard siding; French doors above with shed roof; entrance on south side set beneath porch with square piers supporting a rectilinear bay with steep shed roof; rear elevation with bay oriel on first story with three casements with transoms.

67 Edgecliff Terrace

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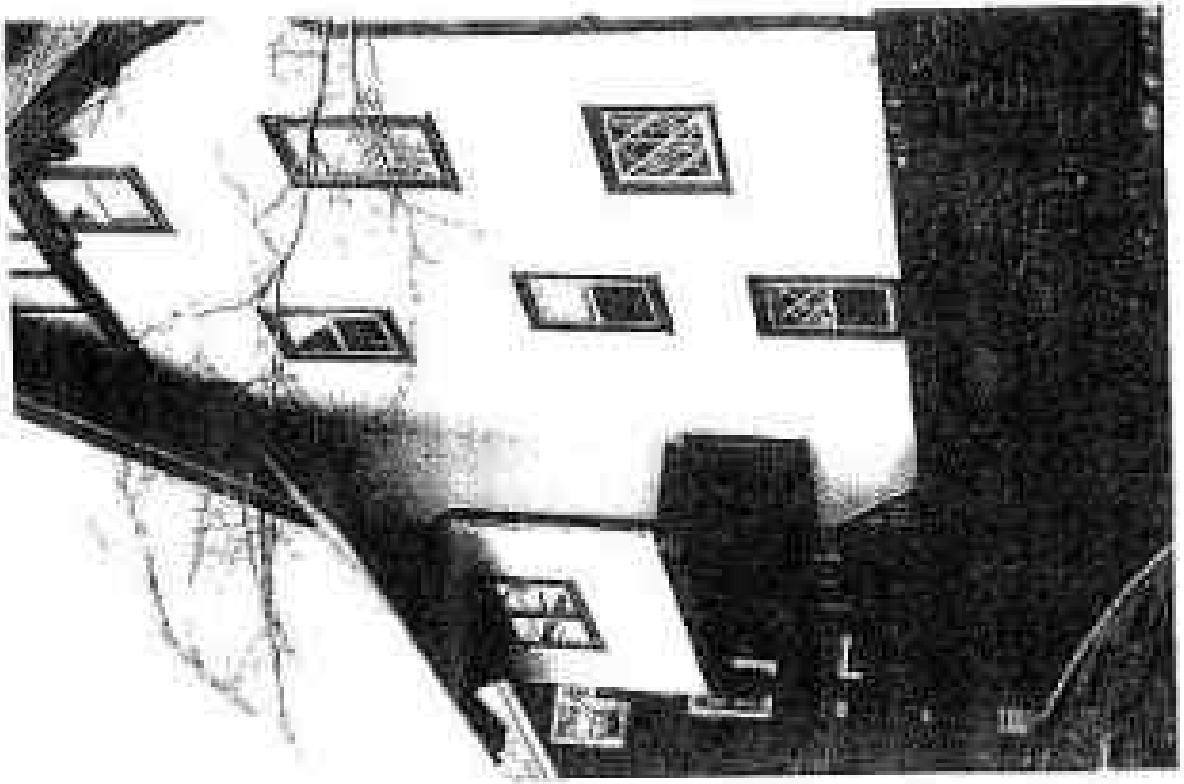
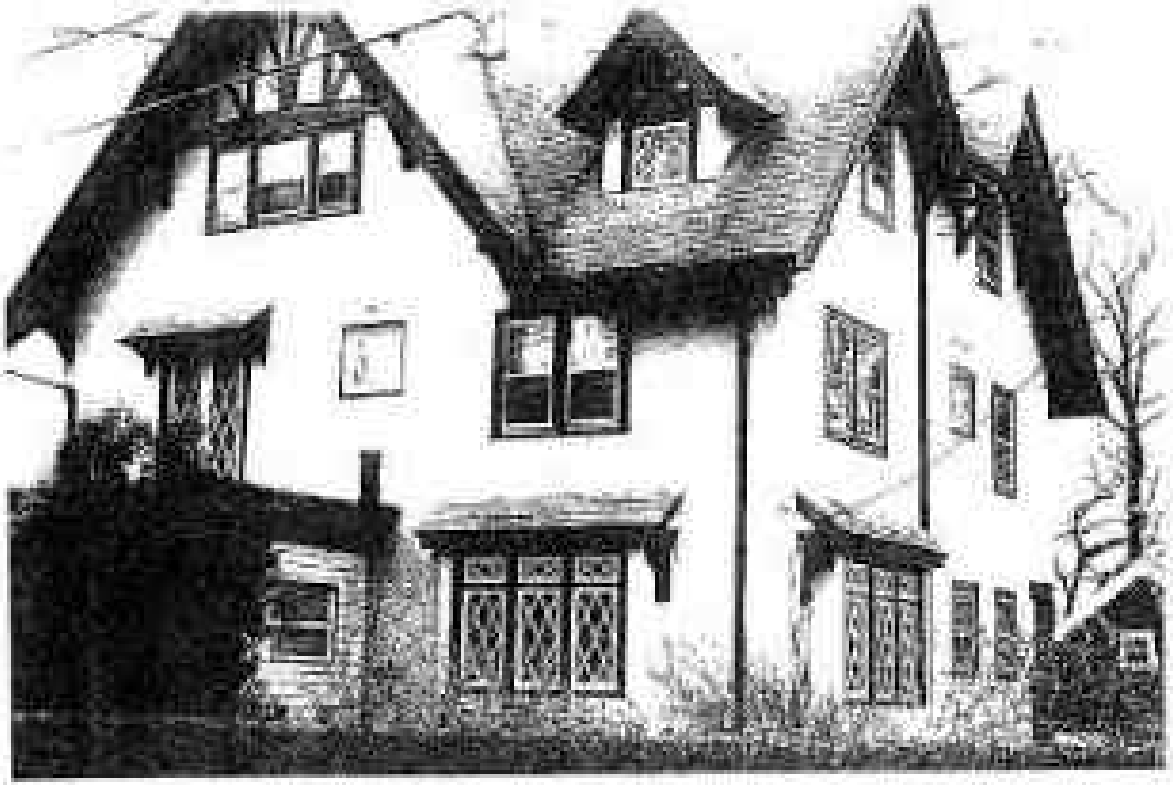




79 Edgecliff Terrace

Block: 229 Lot: 10		Date:	Contributing:
Architect:		Style:	
Garage:	Garage Date:	Shed:	Shed Date:

Vacant site.

84 Edgecliff Terrace

Block: 230 **Lot:** 37	**Date:** c. 1913 (before 1921)	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	
Garage: One **Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house; rubblestone base; brick stoop; entrance set beneath pedimented hood supported by brackets; segmental-arch in hood; entrance flanked by 8x8 windows with shutters; shed roof between first and second story; second story with four 8x8 windows; two-story bay to south with north-pole casements on first story and double-hung sash on second story; jerkinhead roof with shingled pedimented dormers.

Garage:
One-story stucco building with peak roof.

87 Edgecliff Terrace

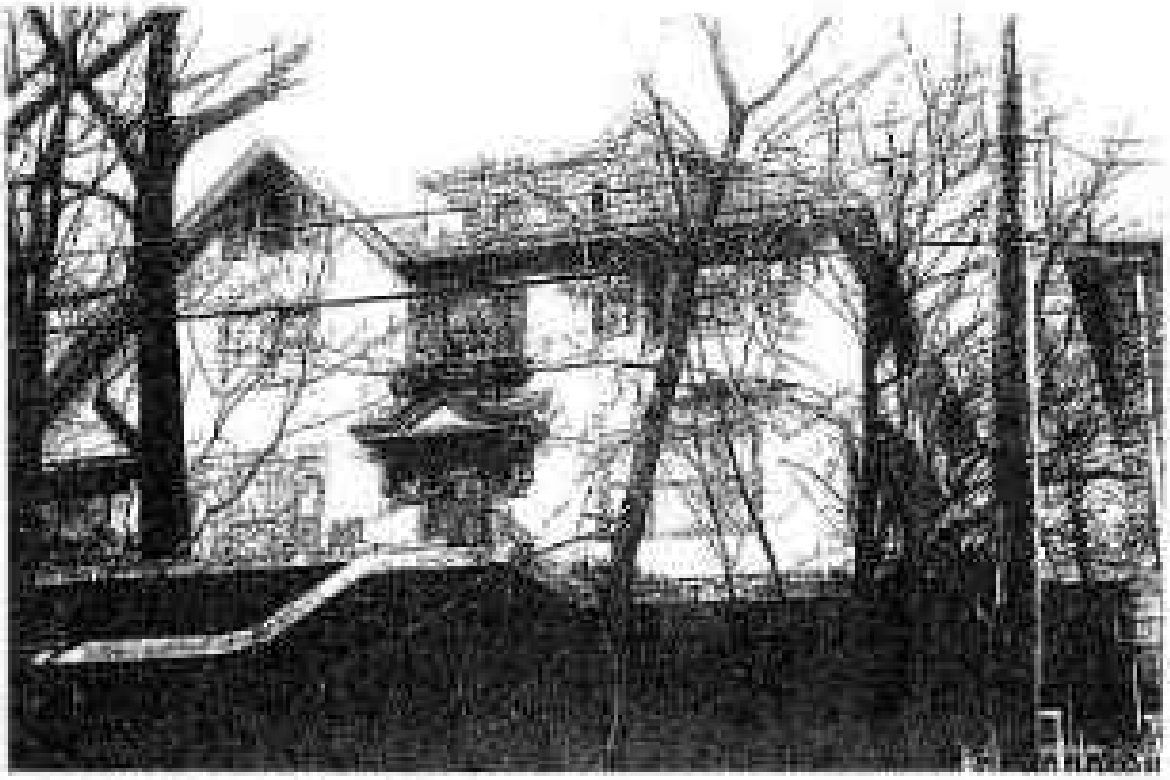
Block: 229 **Lot:** 5, 7 **Date:** c. 1910 (before 1913) **Contributing:** Yes

Architect: **Style:** Arts and Crafts

Garage: One **Garage Date:** c. 1909 **Shed:** **Shed Date:**

House:
2 1/2-story stucco house with complex massing, house set above street with substantial retaining walls, central entrance set below pediemented hood supported by brackets, wood door with six panel light, flanked by small rectangular windows with s-shaped mullins; triple windows on either side with wide central window and narrow side windows; window to left with transom; central segmental-arch window on second story with planter in front, three-sided, angled oriel to right, steep peak roof on south side of front elevation with gable end toward street sloping down to incorporate sun porch; peak roof with long shed dormer with peak at north end over rest of front facade; pediimented gable facing south; pent roof with brackets in center above first story on north elevation; shed dormer facing north; rear elevation with complex massing, angled oriel, and chimney. Side lot to south.

Garage:
One-story building with pediimented roof.



87 Edgecliff Terrace

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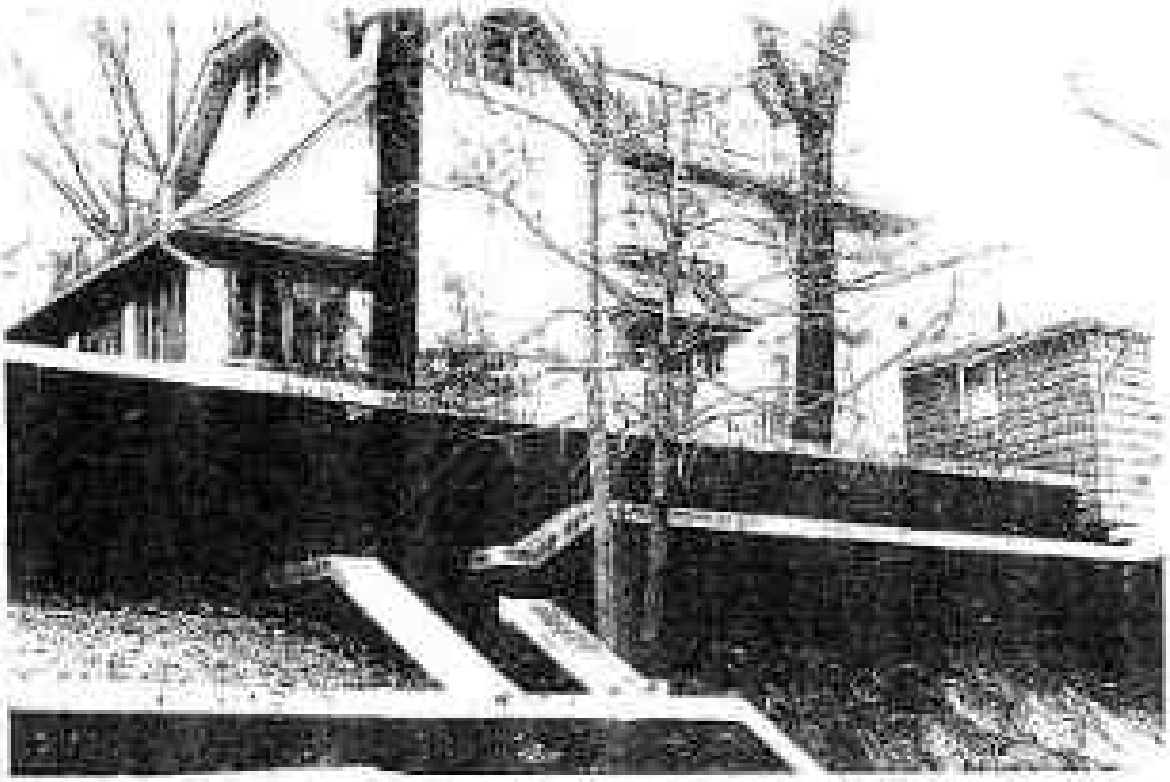

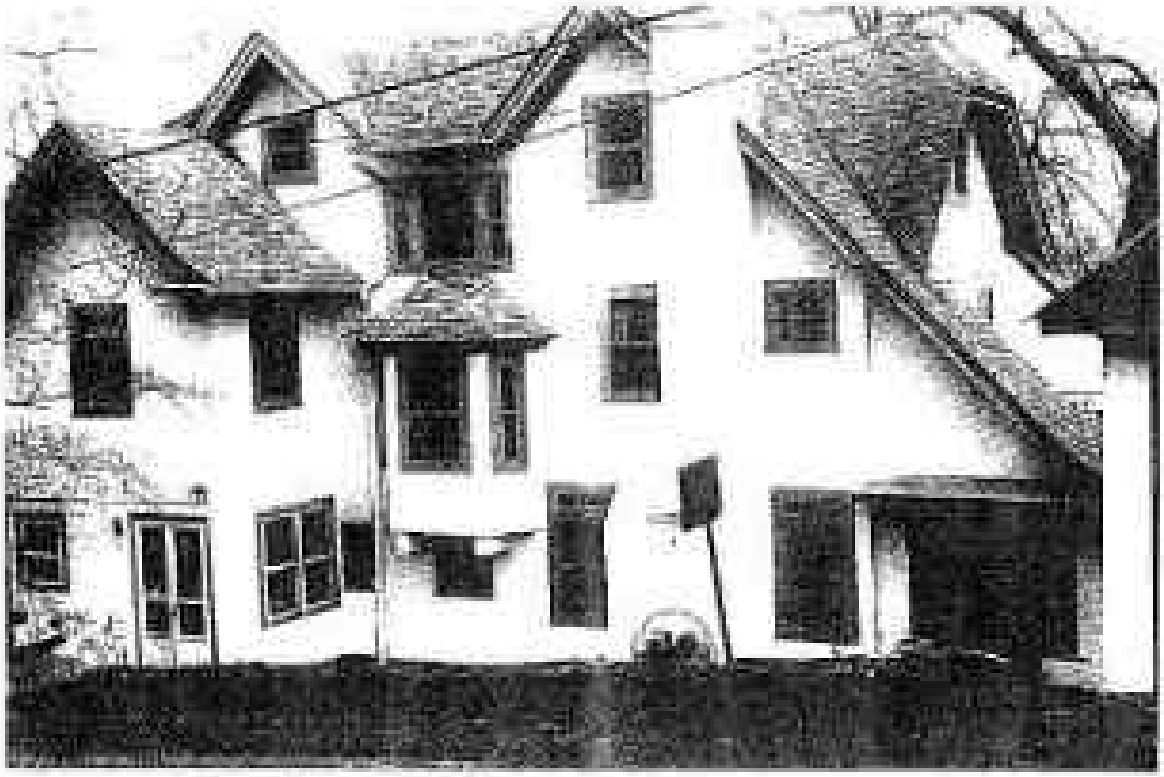

87 Edgecliff Terrace

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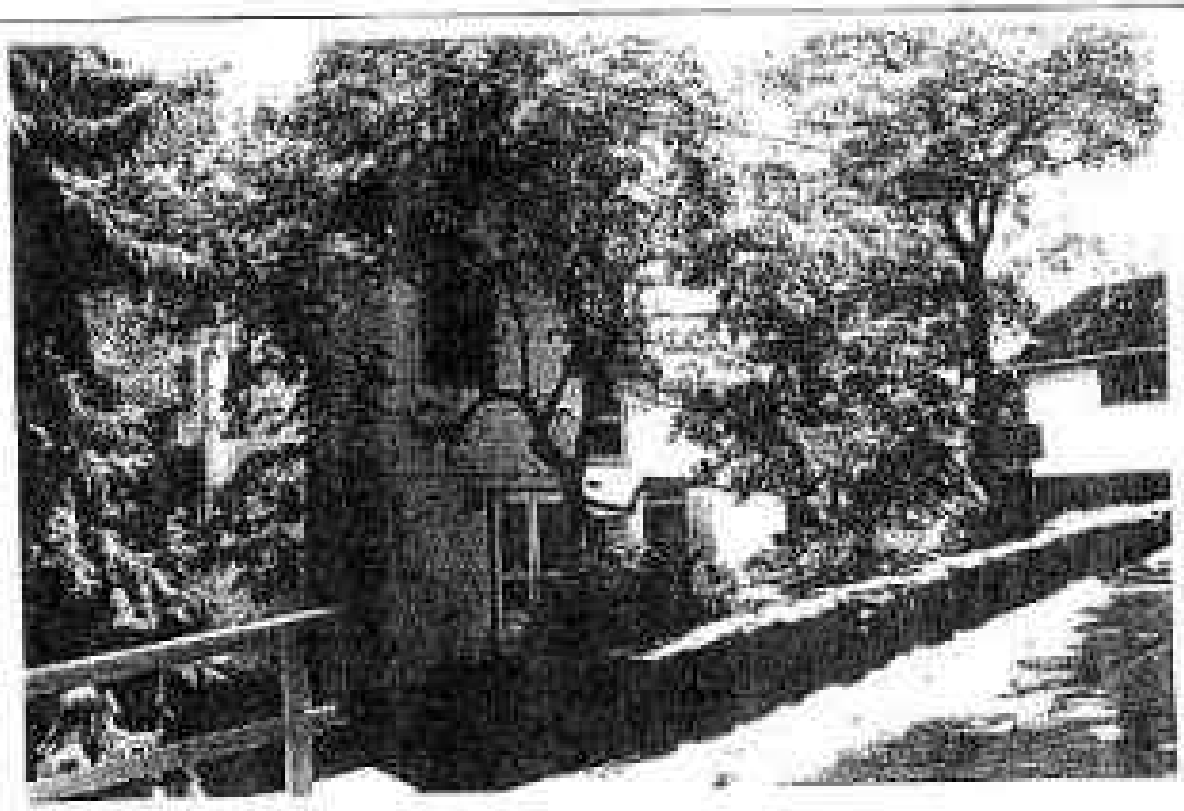

87 Edgecliff Terrace

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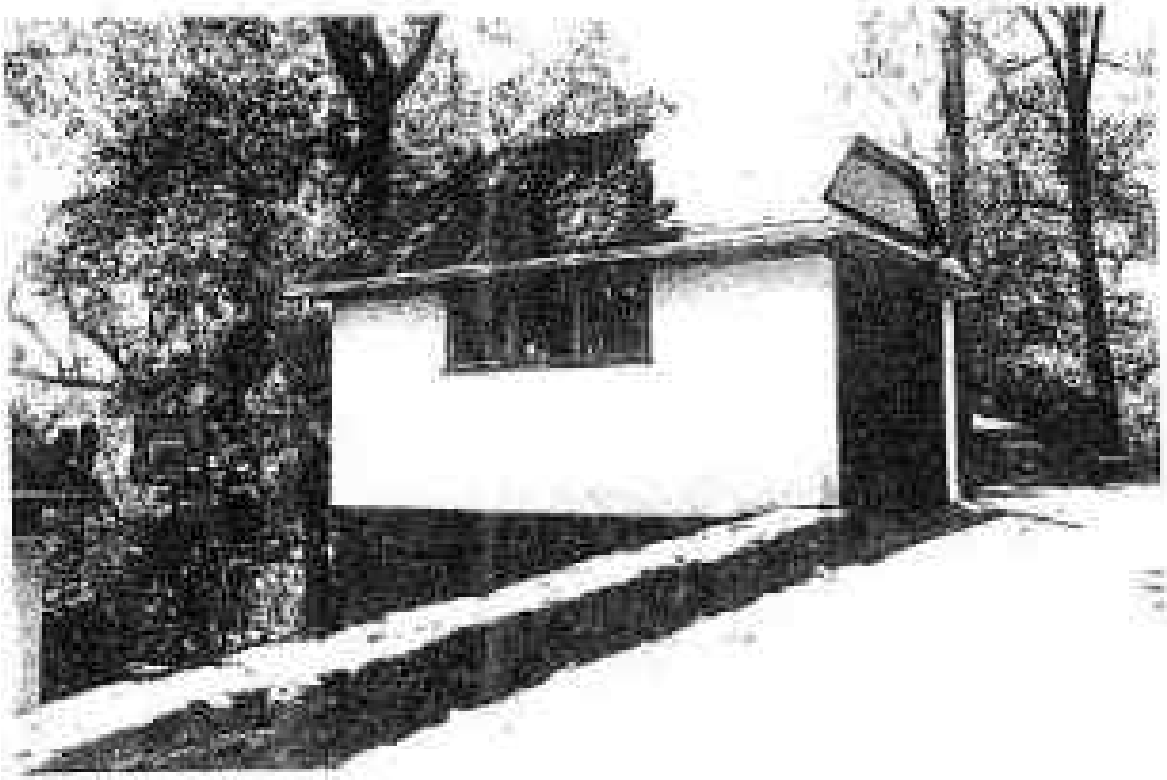
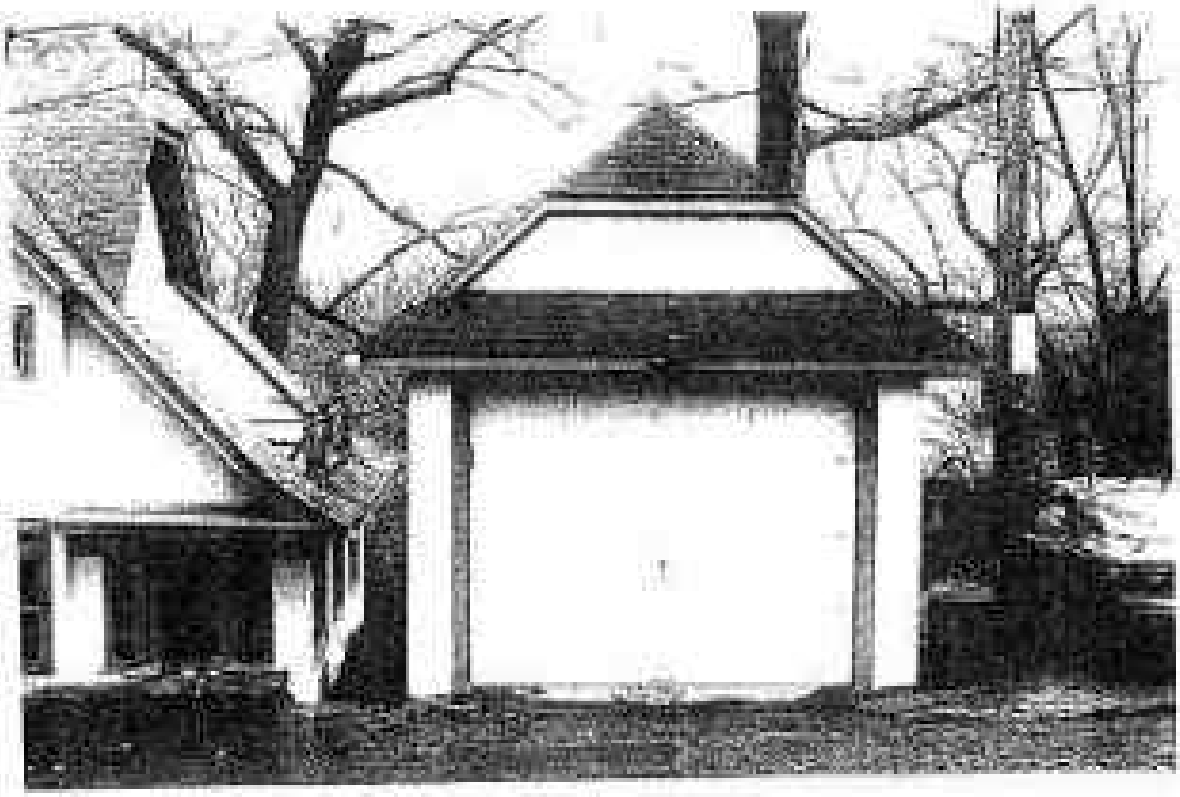




88 Edgecliff Terrace

Block: 230 **Lot:** 61		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Arts and Crafts Bungalow	
Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story house, entrance to left, steep sloping roof, upper stories pierce roof, half timber gable, bracketed eaves, rubblestone chimney, entrance with bracketed hood and first story, bay oriel on north elevation. Alterations: aluminum siding; porch enclosed.

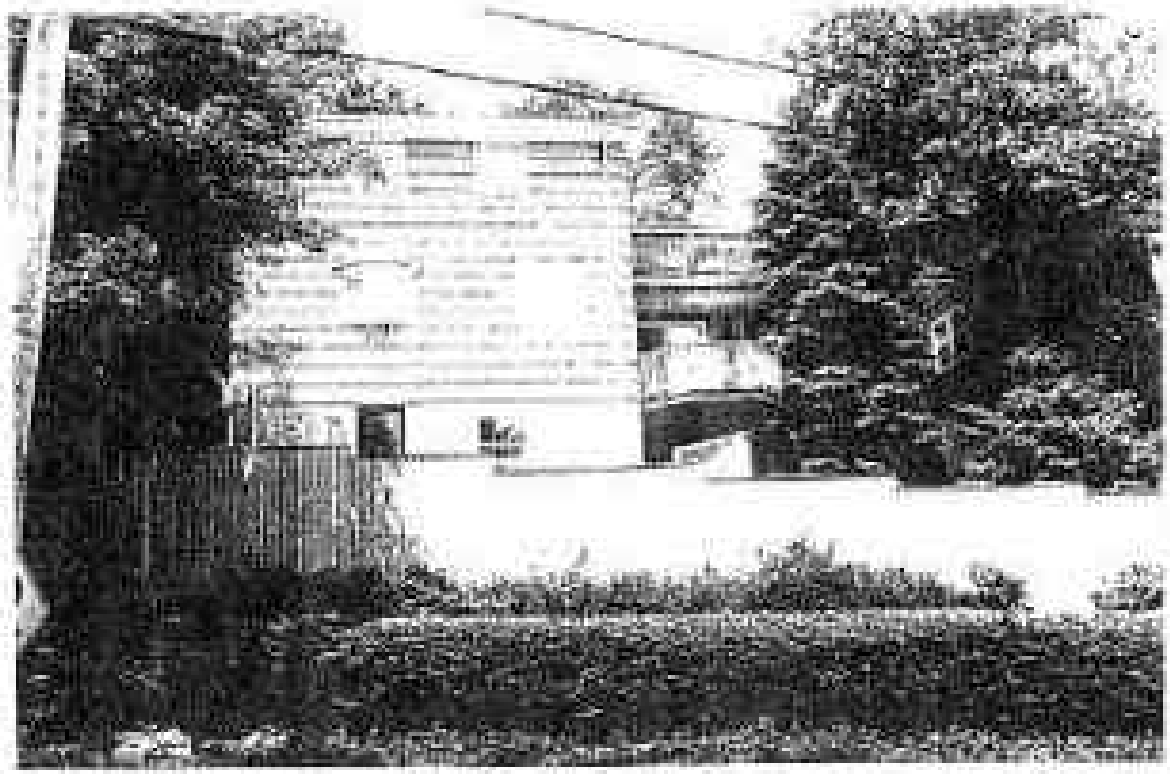
Garage:
One-story rubblestone building with flat roof.

95 Edgecliff Terrace

Block: 229 Lot: 3	Date: c. 1960	Contributing: No
Architect:	Style:	

Garage:	Garage Date:	Shed:	Shed Date:

Home:
One- and two-story end basement shingle and stucco home.



96 Edgecliff Terrace

Block: 230 **Lot:** 63	**Date:** c. 1925	**Contributing:** Yes
Architect:	**Style:** Neo-Georgian	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

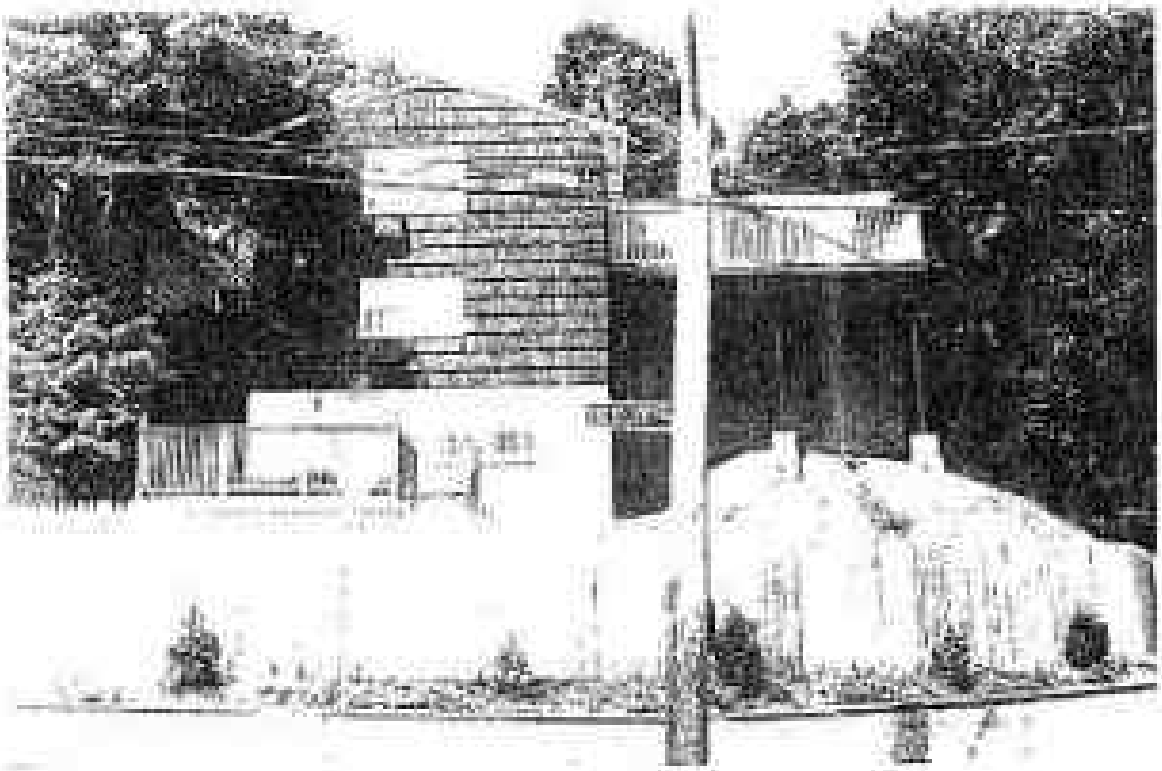
House:
2 1/2-story symmetrical house; brick, laid in stretcher bond; central entrance with sidelights; Corinthian entrance portico with frieze ornamented with a delicate garland and rosettes; portico cornice with dentils and brackets; rectangular bell dormer with projecting soldier lintels, peak roof with slate shingles; pedimented dormers with brackets; brick chimneys on side elevations. Alterations: one-story and basement rear addition, c. 1950s.

99 Edgecliff Terrace

(Halfway over Rockland Avenue)

Block: 229 Lot: 1	Date: c. 1960		Contributing: No
Architect:	Style:		
Garage:	Garage Date:	Shed:	Shed Date:

House:
One- and two-story and basement shingle and stucco house.



99 Edgecliff Terrace

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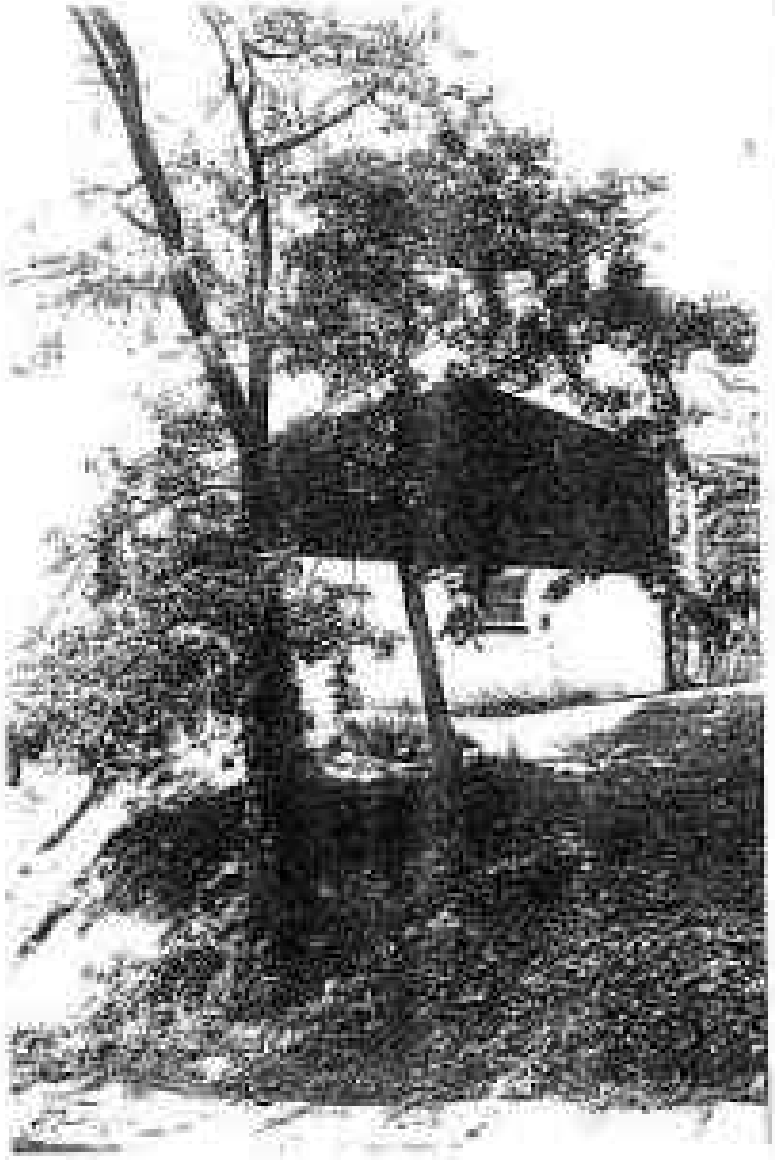


100 Edgecliff Terrace

Block: 230 Lot: 67	Date:	Contributing:
Architect:	Style:	

Garage:	Garage Date:	Shed:	Shed Date:

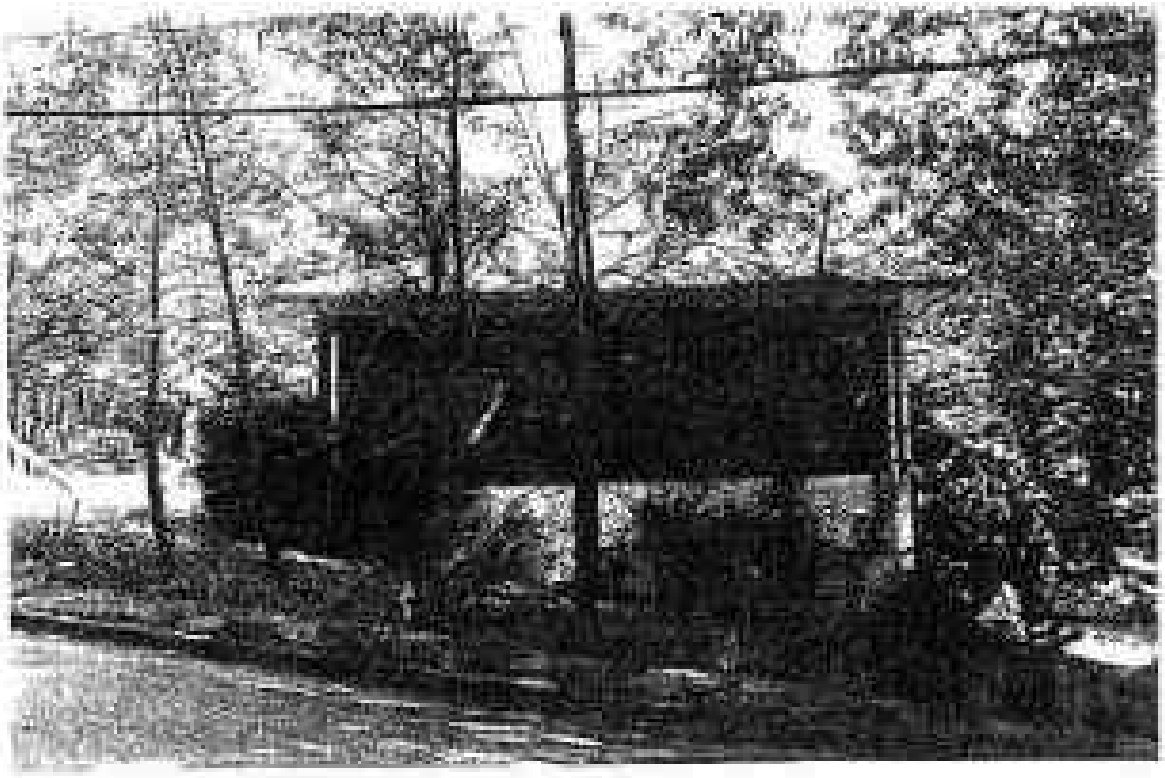
Vacant site.

101 Edgecliff Terrace

southwest corner Audubon Avenue

Block: 232 **Lot:** 31		**Date:** c. 1900	**Contributing:** No
Architect:		**Style:**	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
One-story and basement brick and shingle house



101 Edgecliff Terrace

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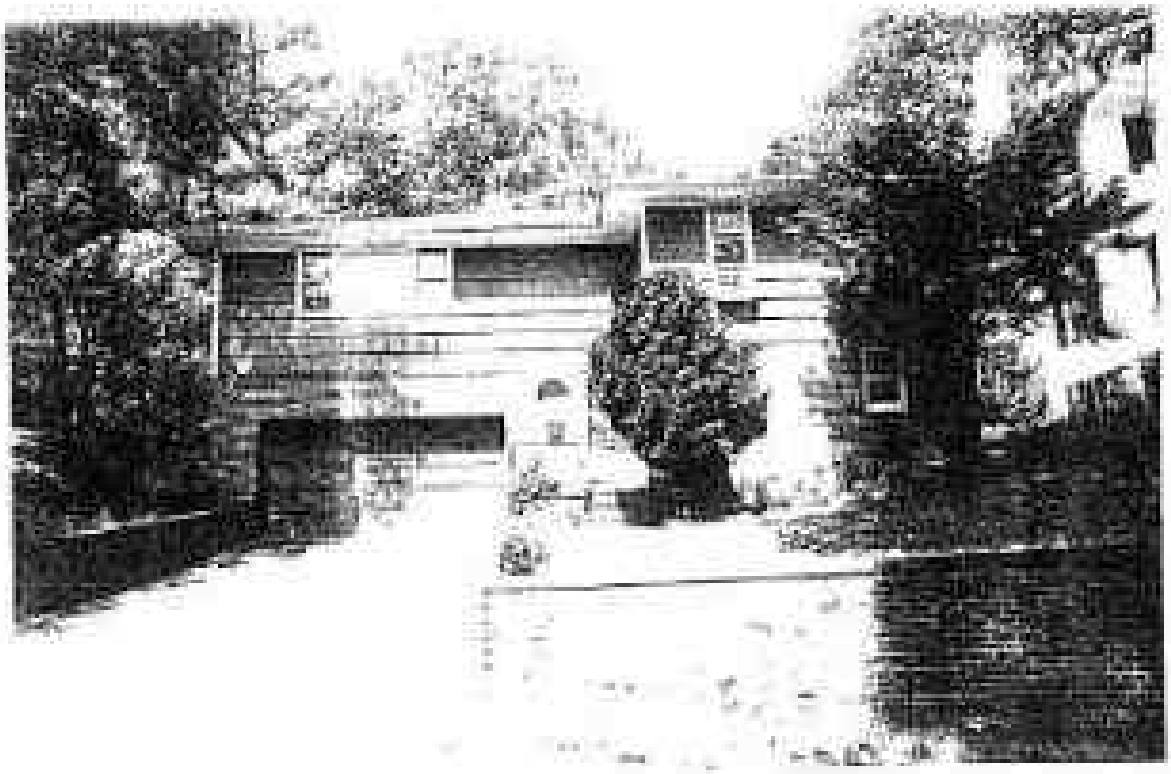


104 Edgecliff Terrace

Block: 330 Lot: 69	Date:	Contributing:
Architect:	Style:	
Garage:	Garage Date:	Shed:	Shed Date:

Vacant lot.

105 Edgecliff Terrace

Block: 232 **Lot:** 28		**Date:** c. 1915 (before 1921)	**Contributing:** Yes
Architect:		**Style:** Mediterranean	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house set above street; rubblestone base and retaining walls; porch with Doric columns and roof railing; central entrance flanked by 6x1 double-hung sash; second story with central doorway leading to terrace atop roof; hip roof with Spanish tile; dormer window; deep bracketed eaves; brick chimney.

108 Edgecliff Terrace

Southeast corner Donald Road

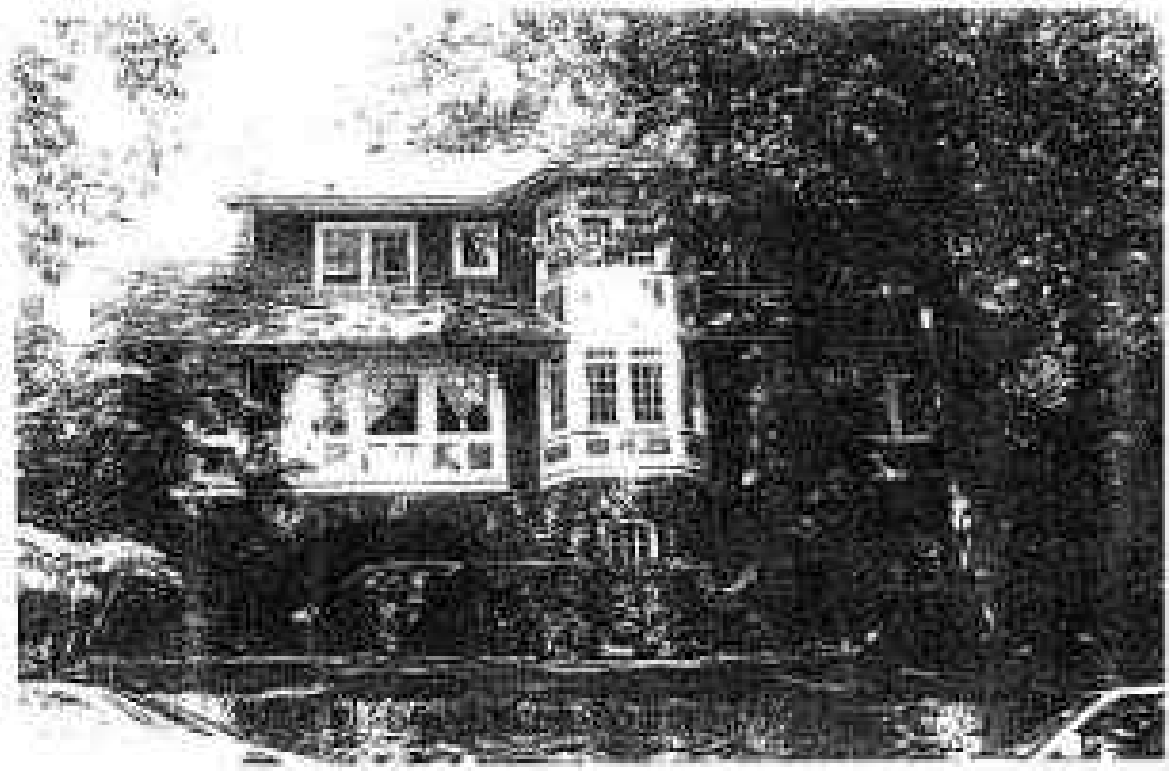
Block: 230 Lot: 71	Date: c. 1960		Contributing: No
Architect:	Style:		
Garage:	Garage Date:	Shed:	Shed Date:

Home:
One-story and basement aluminum and brick house.

109 Edgecliff Terrace

Block: 232 **Lot:** 24, 26		**Date:** c. 1910 [before 1913]	**Contributing:** Yes
Architect:		**Style:** Arts and Crafts	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
Three-story house; rubblestone first story, portion of second story, chimneys, and retaining wall; shingle and wood timber above; wide segmental arch at left of lower story with entrance recessed within, entrance flanked by eight-light sidelights; entrance arch echoed to right by segmental-arch window; full-height, three-sided, angled bay in center; segmental-arch window on first story with multi-pane casement windows with transoms above; shingle on upper stories crowned by polygonal cap; to left of bay on second story are single and triple fixed windows with wood panels below, extending past east block of house; peak roof with deep bracketed eaves; on front elevation, shed-roof third story extends from peak roof; open loggia at northeast corner of third story with painted Doric columns; first story extends to north past house and has terrace on top; garage built into terrace to north. Alternative second-story porch enclosed.



116 Edgecliff Terrace

northeast corner Hemlock Road

Block: 331 **Lot:** 1		**Date:** c. 1938	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

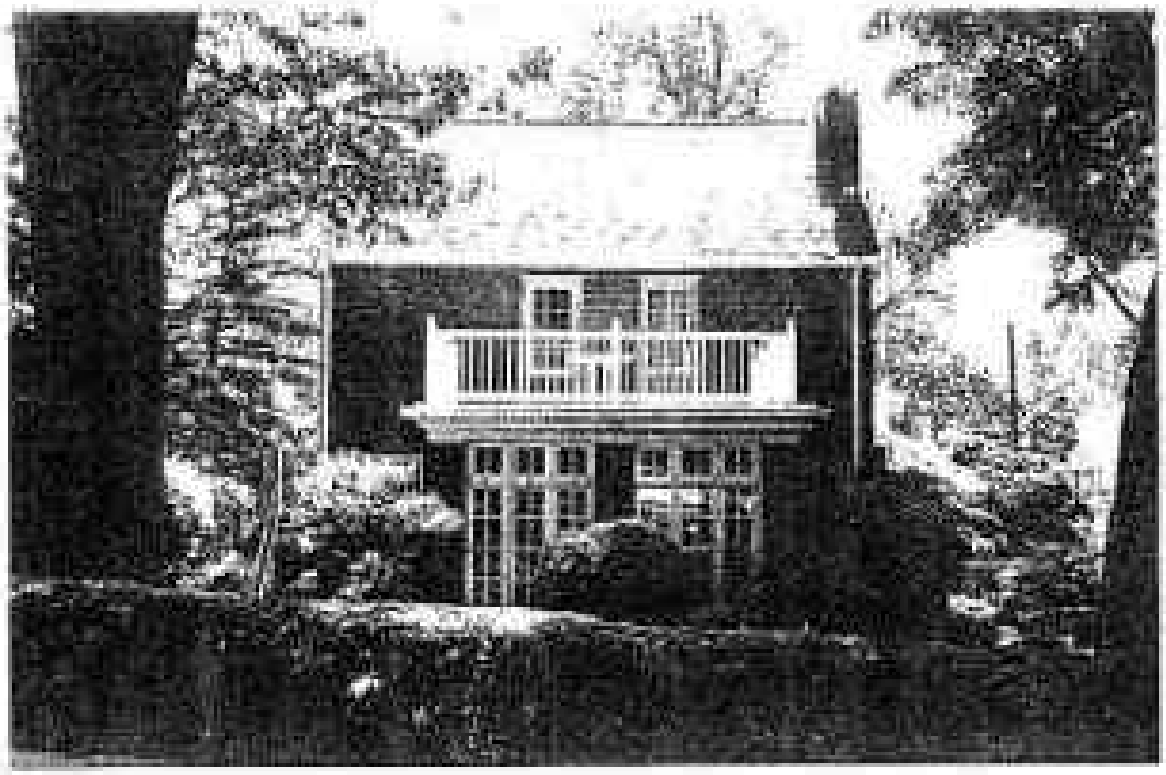
Notes:

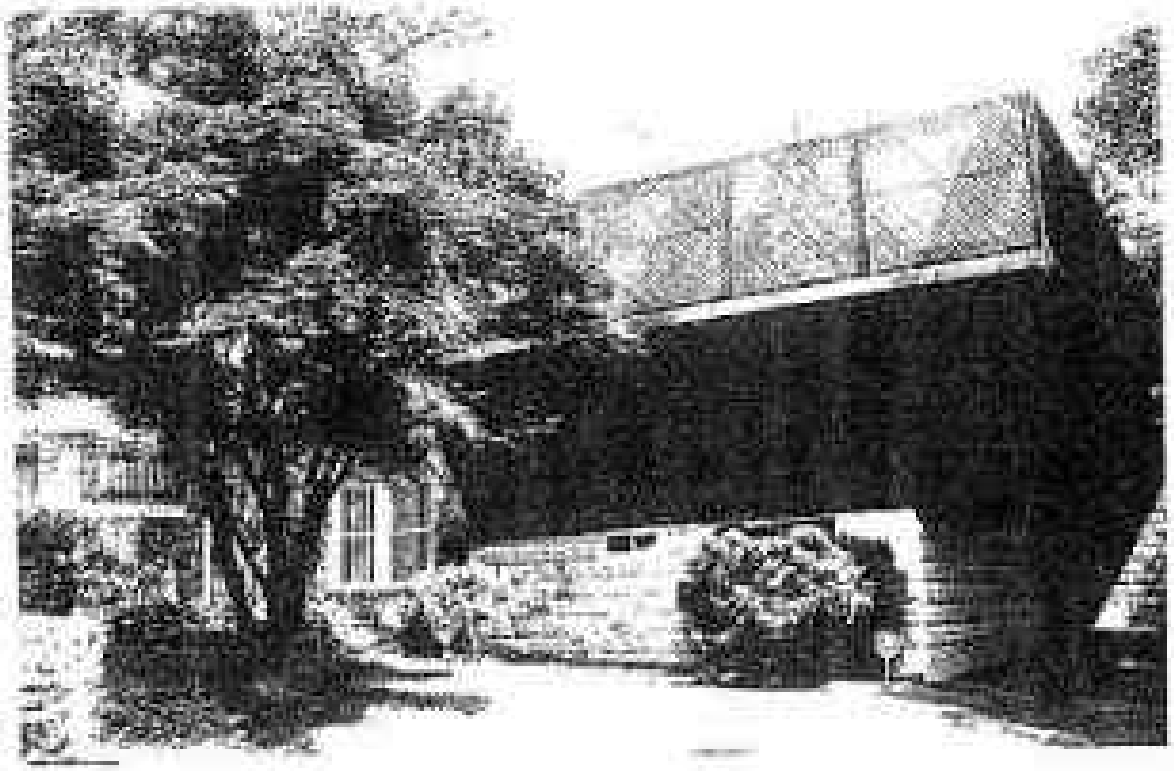
2 1/2-story house with front elevation facing Hemlock Road; stone-enclosed terrace; one-story brick entrance pavilion with door set in entrance arch, fluted Doric pilasters and broken pediment; brick wing to east with shingled pediments at roofline; stone wing facing Edgecliff Terrace with gable end facing Hemlock Road; central brick chimney on Hemlock Road flanked by rectangular windows and, on top story, quarter-round windows; one-story brick sun porch capped by railing extends toward Edgecliff Terrace. Alterations: pool extension to east; clay tile roof replaced with asphalt.

PAUL D. SPERRY, DIRECTOR, APR. CAUSA, 1982

116 Edgecliff Terrace

Page 2

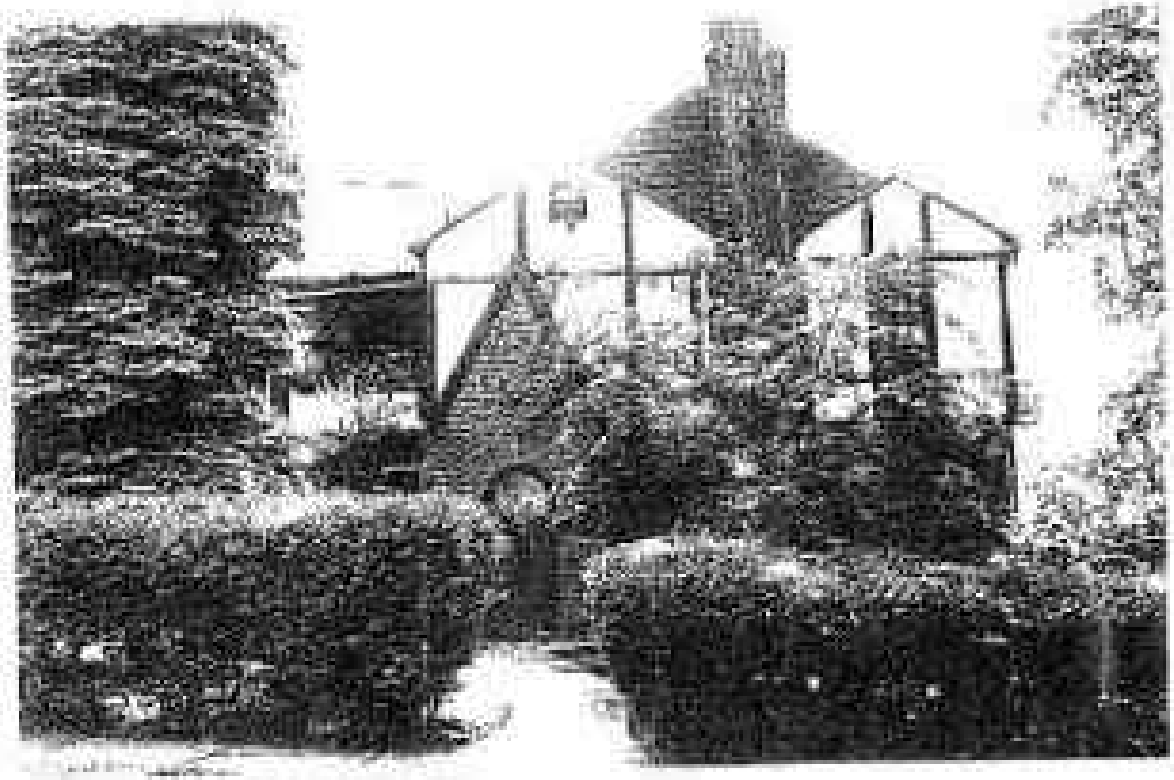




120 Edgecliff Terrace

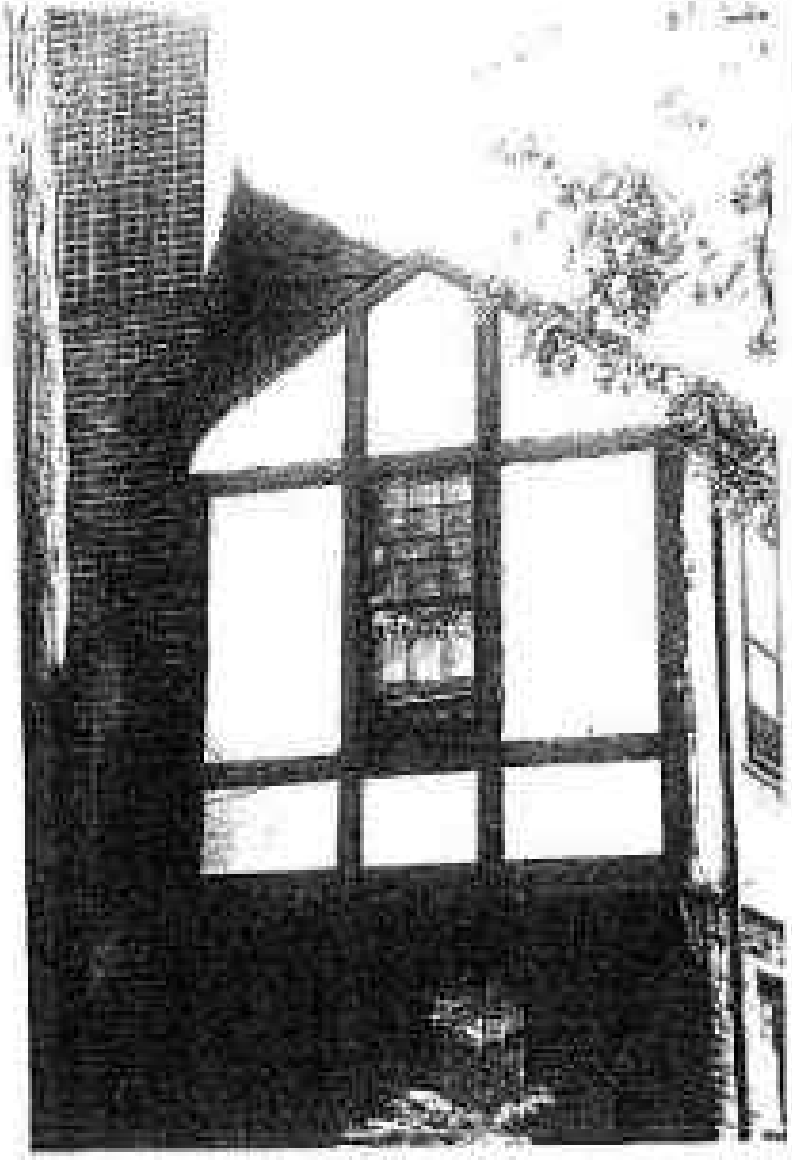
Block: 231 Lot: 5	Date: c. 1908		Contributing: Yes
Architect:	Style: Neo-Tudor		
Garage:	Garage Date:	Shed:	Shed Date:

House:
2 1/2-story and basement house; brick first story with randomly-placed clinkers; round-arch entrance set within projecting brick pavilion with steep roof; wood door with iron hinges; stucco and half timber on second story; projecting, bracketed oriels with sloping roofs; keystone; undulating clapboards in gable; south elevation with rubblestone base, brick, stucco, and half timber above; north elevation with second story sun porch with half-timber gable; brick chimney.



120 Edgecliff Terrace

Page 3

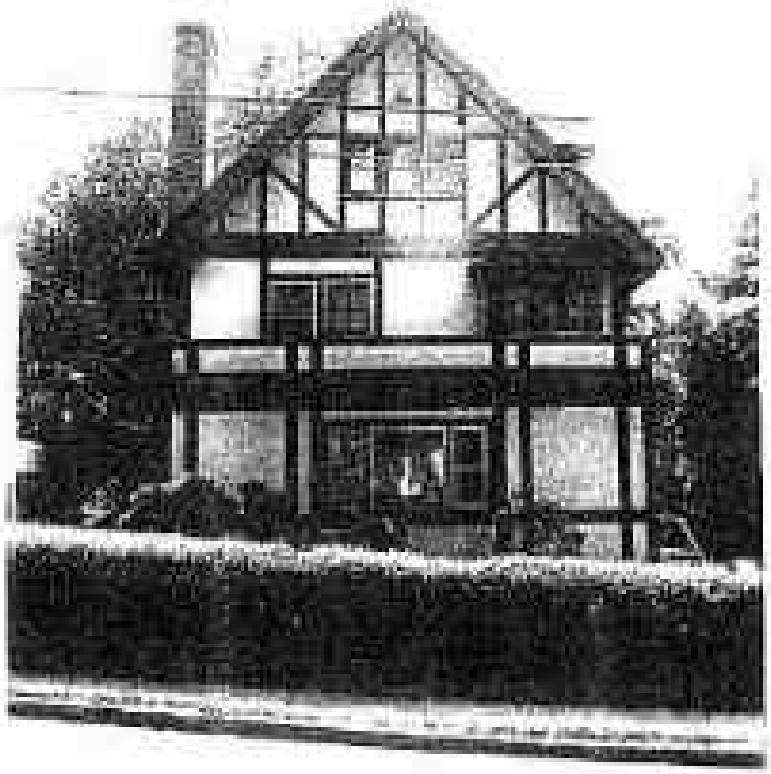


124 Edgecliff Terrace

Block: 231 Lot: 7	Date: c. 1910 (before 1913)	Contributing: Yes	
Architect:	Style: Neo-Tudor		
Garage: One	Garage Date: Unknown	Shed:	Shed Date:

House:
2 1/2-story house; stucco and half-timber siding; rubblestone base and first-story piers; entrance on south elevation; entry set beneath bracketed hood with half-timber gable; entrance flanked by triple casement windows with diamond panes; one story non porch facing street; second story mullioned oriel with leaded- and stained-glass windows; peak roof with gabled dormers; boxy oriel with triple leaded- and stained-glass windows, on second story and attic of north elevation, resting on brackets; brick chimney.

Garage:
One-story stucco and half-timber building with peak roof.



6 Gibson Place

Block: 92 Lot: 13		Date: c. 1980	Contributing: No
Architect:		Style:	
Garage:	Garage Date:	Shed:	Shed Date:

House:
One-story stucco and wood house with flat roof.

10 Gibson Place

Block: 92 **Lot:** 13		**Date:** c. 1915	**Contributing:** Yes
Architect:		**Style:** Arts and Crafts	
Garage: One	**Garage Date:** c. 1915	**Shed:**	**Shed Date:**

House:
2 1/2-story house; rubblestone first story; stucco above; one-story, flat-roof entrance pavilion projecting from north side of front elevation; pavilion with recessed rectangular entrance and multi-pane casement windows; to right of entrance pavilion, one of three rectangular windows with paint roof on brackets; second floor with pair and trio of windows; bracketed planters beneath windows on front elevation; south elevation with brick chimney rising from second story; peak roof with peak-roof dormers.

Garage:
One-story stucco outbldg with peak roof.

14 Gibson Place

Block: 02 Lot: 11	Date:		Contributing:
Architect:	Style:		
Garage:	Garage Date:	Shed:	Shed Date:

Vacant site.

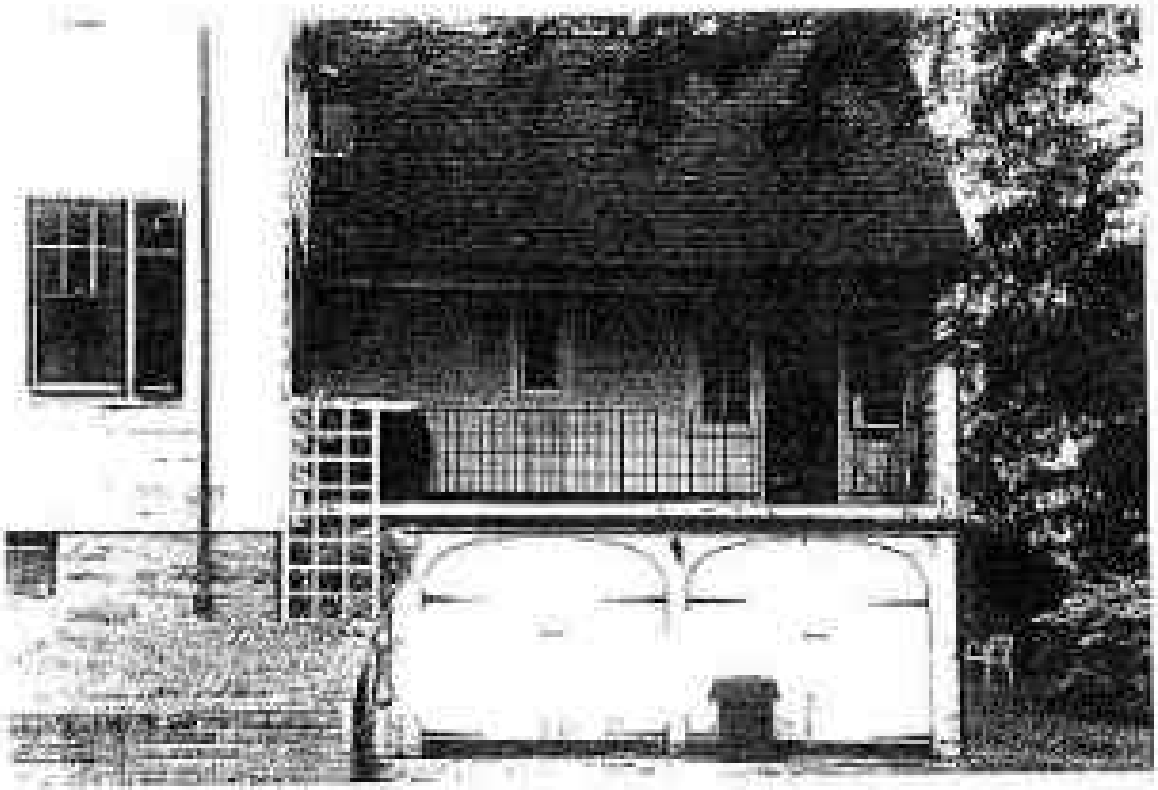
18 Gibson Place

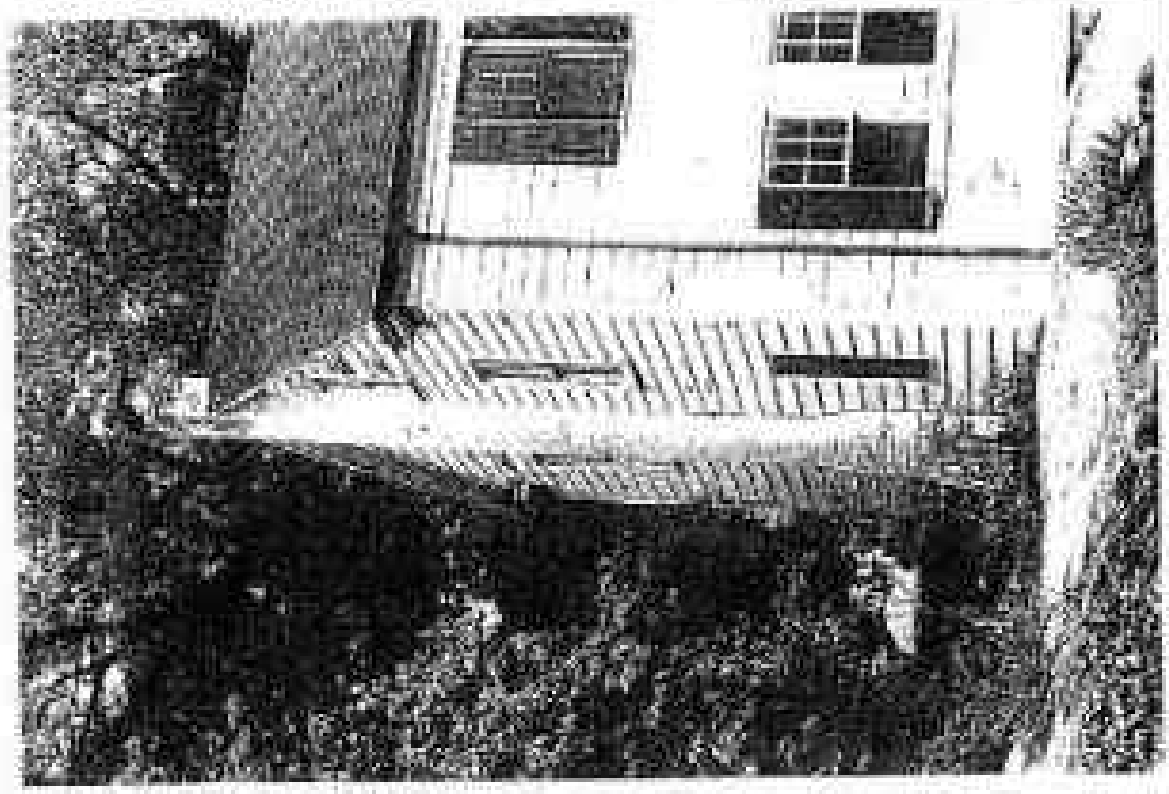
Block: 92 **Lot:** 9		**Date:** c. 1920	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story clapboard house; symmetrical massing; central entrance set beneath pediment hood, two 6x1 windows to either side of entrance, three on second story, and similar windows on side elevations; peak roof with central eyebrow dormer; one-story and basement wing to south with two-car garage in basement, original segmental-arch garage doors with iron hinges; first-story of wing with clapboards and peak roof; one porch on south side with four multi-pane pairs of casements; brick chimney on north elevation.

1P Gibson Place

Page 2





7 Glenbrook Avenue

(aka 325 Glenbrook Avenue; southwest corner Van Cortlandt Park Avenue)

Block: 222 **Lot:** 13		**Date:** 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2 story, shingle frame set on slope with rear basement supported by rubblestone piers; entrance porch at right supported by Doric colonnade; three-sided, angled bay to left; bay supports gable roof separating first and second stories; dormer with windows on second story; gambrel roof with eyebrow dormer; one story rear porch to south; brick chimney.

7 Glenbrook Avenue

Page 2

13 Glenbrook Avenue

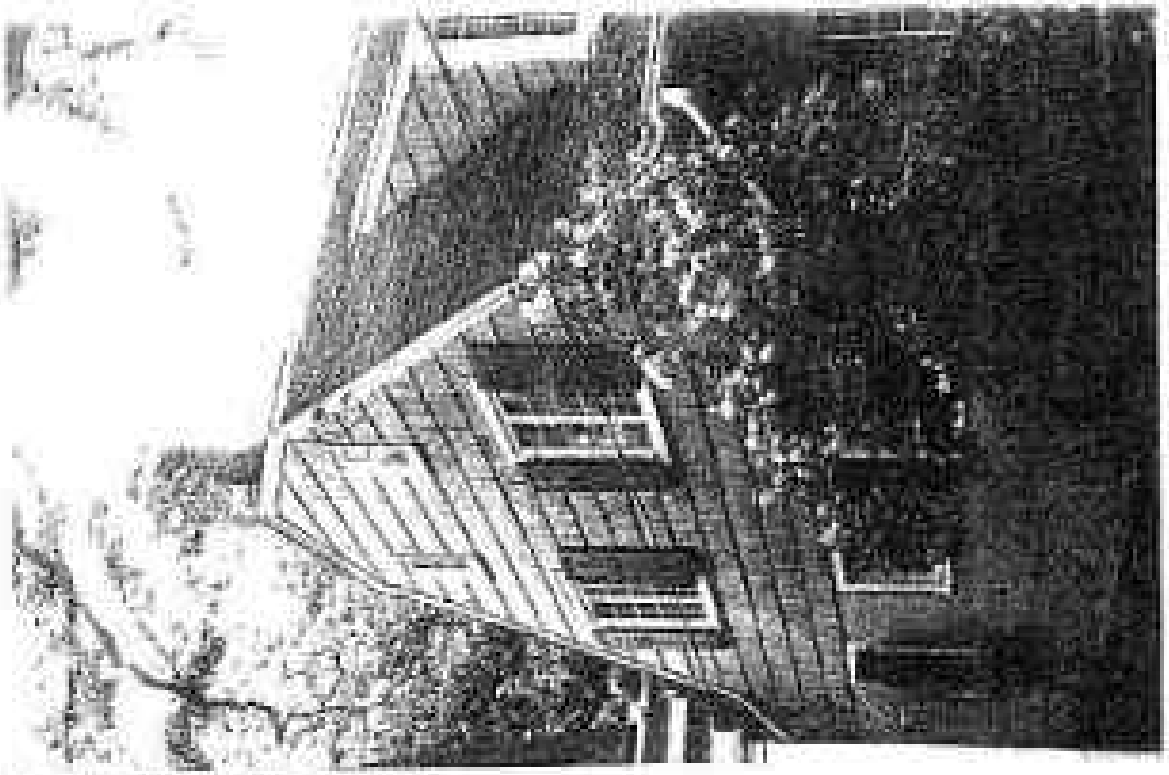
(also 367 Glenbrook Avenue)

Block: 222 **Lot:** 15, 17		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Dutch Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house set on sloping site with rear basement; stucco first story with shingles above; central entrance with tab door flanked by two small, square, four-pane windows; small, six-pane, horizontal rectangular window to right; multi-paned casement windows on first story and in second-story shed dormers; shutters with heart cutouts; gambrel roof with point eave; brick chimneys; two-story and cobblestone basement rear extension with multi-pane casement windows; basement on south side with brick lintels; two-story and basement wing at side of rear elevation with sun porch on first story. Side bay to north. Alterations: green house on rear.

15 Glenbrook Avenue

Page 2



14 Glenbrook Avenue

(aka 20 Glenbrook Avenue)

Block: 322 **Lot:** 13	**Date:** c. 1935	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story, five-bay wide, stucco house; one-story, projecting entrance pavilion supported by fluted Doric half columns; segmental-arch entrance with fanlight and sidelights; entry set beneath pediment with segmental-arch; rectangular, multi-pane sash; peak roof pierced by pedimented semicircular window with web sash. Alterations: iron posts supporting entrance pediment.

15 Glenbrook Avenue

(aka 251 Glenbrook Avenue)

Block: 232 **Lot:** 3	**Date:** 1898		**Contributing:** Yes
Architect:	**Style:** Colonial Revival		
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house raised above street level; rubblestone base, porch supported by Doric columns, porch reached by straight and curving stair with rubblestone wing walls, central entrance flanked by twelve-light windows set above wood panels; rectangular windows; hip roof with large gambrel-roof dormer in front and hip-roof dormers on sides. Aluminum shingles siding.

17 Glenbrook Avenue

(aka 343 Glenbrook Avenue) southwest corner Lakeside Drive

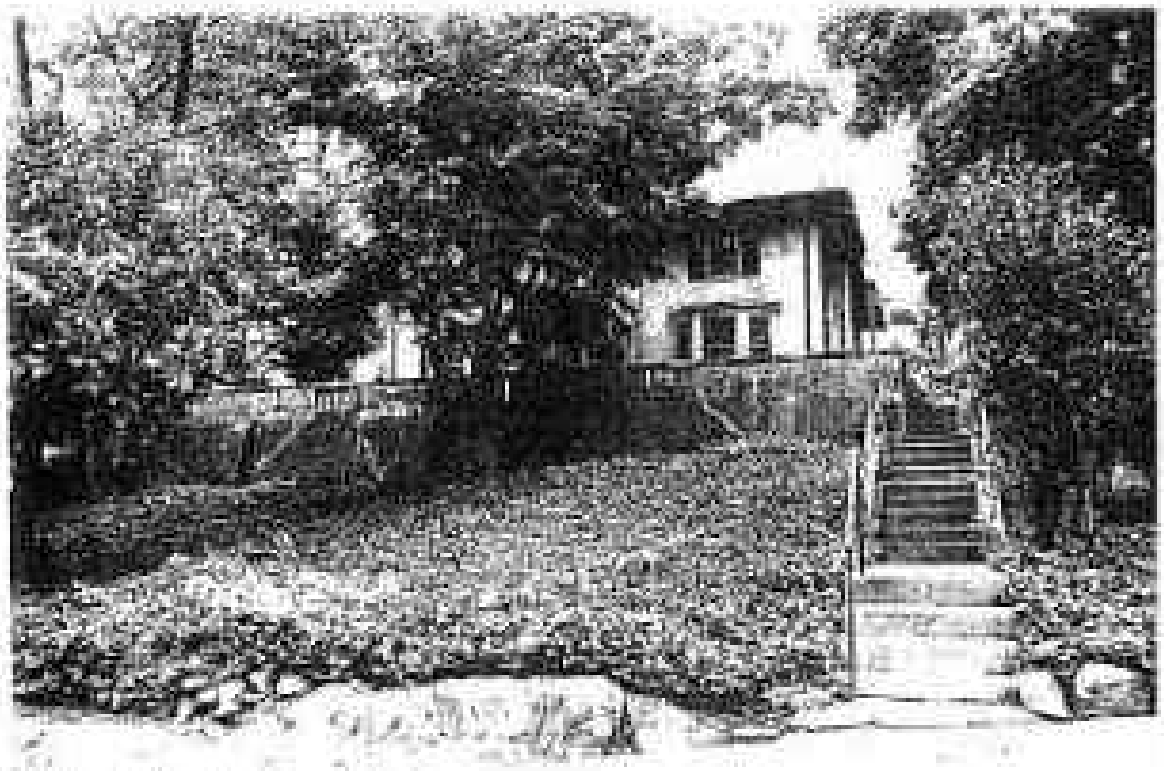
Block: 227 **Lot:** 1	**Date:** c. 1905 (before 1907)	**Contributing:** Yes
Architect: Putnam & Cox (Boston)	**Style:** Colonial Revival	
Garage: One	**Garage Date:** Unknown	**Shed:** **Shed Date:**

House:
2 1/2-story stucco house sited above street level; house set behind walled terrace; central entrance portico with Doric columns and multi-pane glazing; entrance flanked by one-story, three-sided, angular bays; rectangular windows with shutters; hip roof with gray tile and dormers with shallow segmental-arch cornices; tall chimney; rusticated stucco wall on Lakeside Drive.

Garage:
One-story; non-contributing; flat-roof; stucco building.

17 Glenbrook Avenue

Page 3



___ Glenbrook Avenue

Block: 223 Lot: 1		Date: c. 1963	Contributing: No
Architect:		Style:	
Garage:	Garage Date:	Shed:	Shed Date:

House:
Park Hill Racquet Club; One-story brick building with outlying tennis courts.

355 Glenbrook Avenue

Block: 222 Lot: 9	Date: c. 1927		Contributing: Yes
Architect:	Style: Mediterranean		
Garage:	Garage Date:	Shed:	Shed Date:

House:
2 1/2-story and raised basement stucco house; garage in basement; high roof; leads to entrance located on north side of one-story projecting central pavilion with Spanish tile pent roof; wrought iron balconies on second story; peak roof with Spanish tile; chimney with Spanish tile cap.

PARK HILL HISTORIC DISTRICT APPLICATION, 2010

1 Hemlock Road

Address name: Ramsey Road

Block: 230 **Lot:** 3, 6 **Date:** c. 1935 **Contributing:** Yes

Architect: **Style:** English Cottage

Garage: **Garage Date:** **Shed:** **Shed Date:**

Home:

Two-story and basement building; most of house clad in brick with projecting slinker bricks; some stucco and clapboard siding; projecting central wing with steep peak roof; clapboards in cap of gable; stucco shed roof extends from east slope of roof; entrance in central wing, facing east; steep peak roof slopes with slate siding; casement windows; one-story and basement extension to south, along Ramsey Road, with two-car garage; second story of south facade faced in stucco. Side lot to south (127 Ramsey Road).

9 Hemlock Road

Block: 330 **Lot:** 1		**Date:** 1938	**Contributing:** Yes
Architect:		**Style:** English Cottage	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and basement stucco house; brick form entrance set in battered pavilion with steep peak roof; wood door with brick surround; bricks randomly placed in stucco on first story of front facade; steep peak roof slopes; gable end facing street on east portion of front elevation; to west, peak roof with gable end facing side and shed dormer to street; steel casement windows; double window to left of entrance and quadruple window to right; first-story windows and door with keyed brick enhancements; wood enhancements and lintels above; second-story window box; brick soldier course between basement and first story on sides and rear.

2 Hillcrest Avenue

Block: 225 **Lot:** 50	**Date:** c. 1925		**Contributing:** Yes
Architect:	**Style:** Colonial Revival		
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

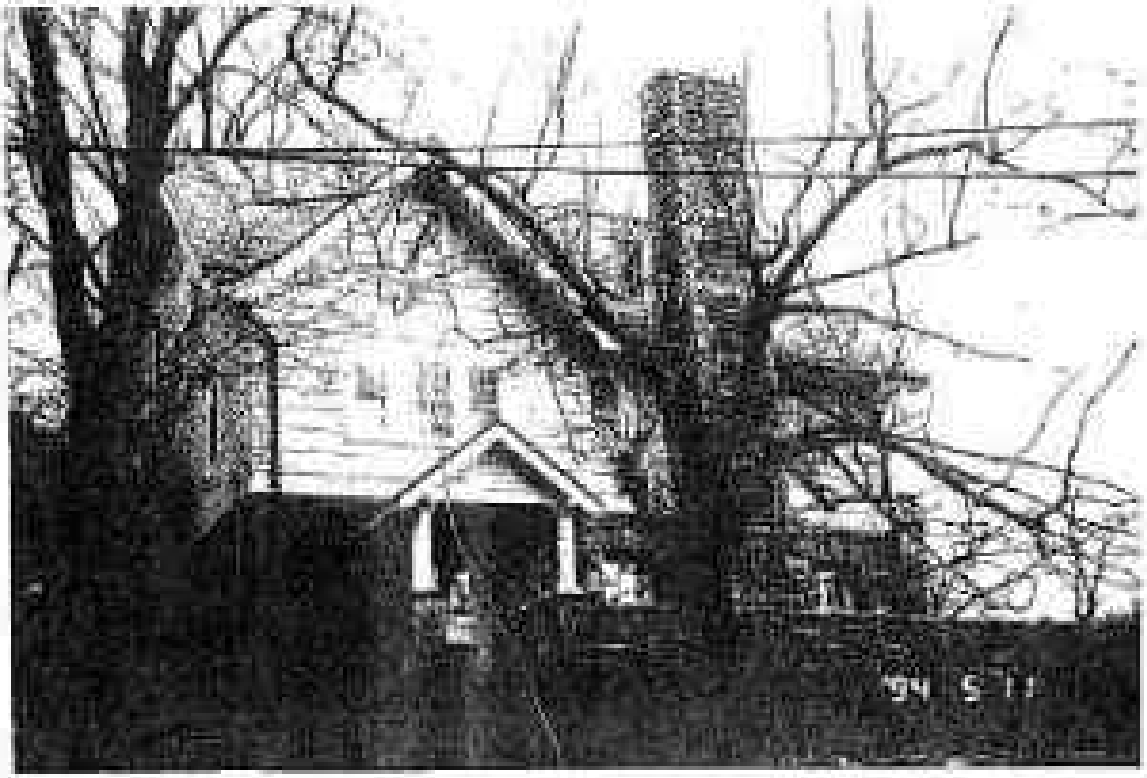
Home:
2 1/2-story shingle house set above street; rubblestone base; symmetrical massing; central entrance with sidelights set beneath portico with rubblestone posts and Doric columns; front porch with rubblestone posts; multi-pane, double-hung sash; peak roof between first and second stories; jerkinhead roof with hip-roof dormers; three-sided, angled bay on first story and three-sided, angled oriel on top story of south elevation.

Fig. 5 h.6.

8 Hillcrest Avenue

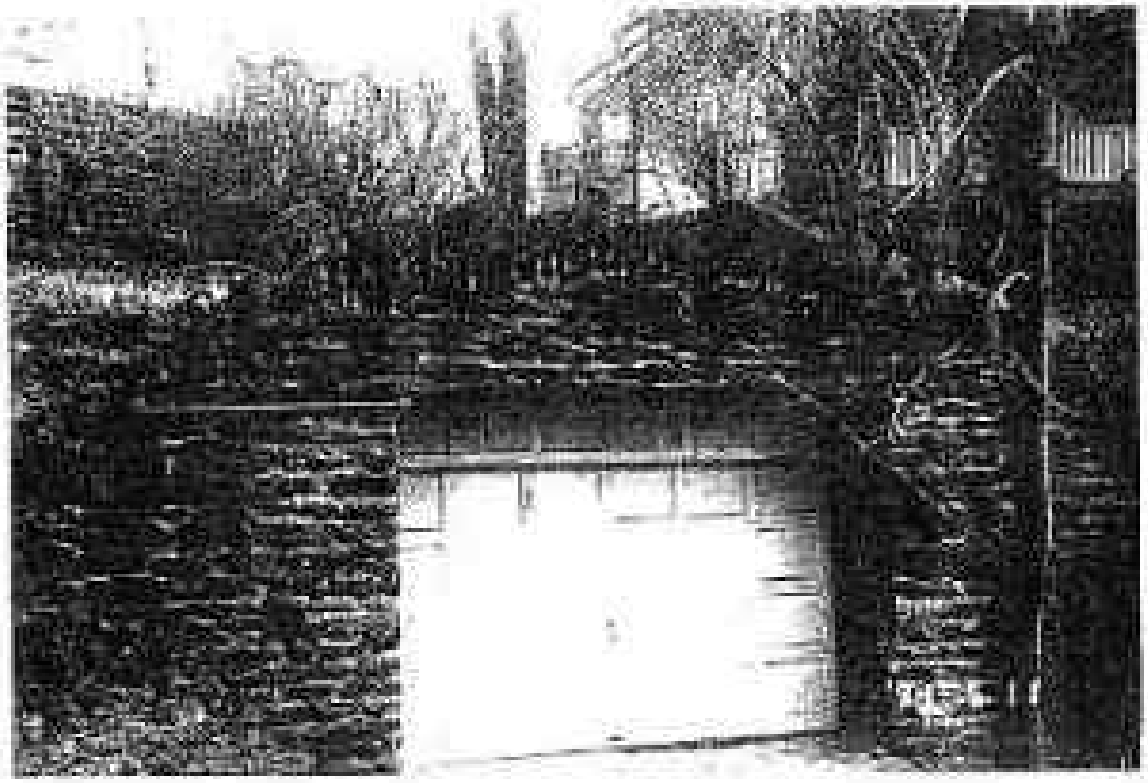
Block: 223 **Lot:** 52		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Arts and Crafts	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

Exterior:
2 1/2-story house set above street; rubblestone retaining wall, base, first story, and chimney on front elevation; shingle above; entrance to left beneath pedimented portico supported by Doric columns; shingles in overlapping bands (three courses to a band); jerkinhead and peak roof slopes; shed dormer; terrace on south side; one-story and basement, shingled, bowy bay on north elevation; garage cut into retaining wall.



8 Hillcrest Avenue

Page 2



9 Hillcrest Avenue

Block: 224 **Lot:** 39	**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Neo-Tudor	

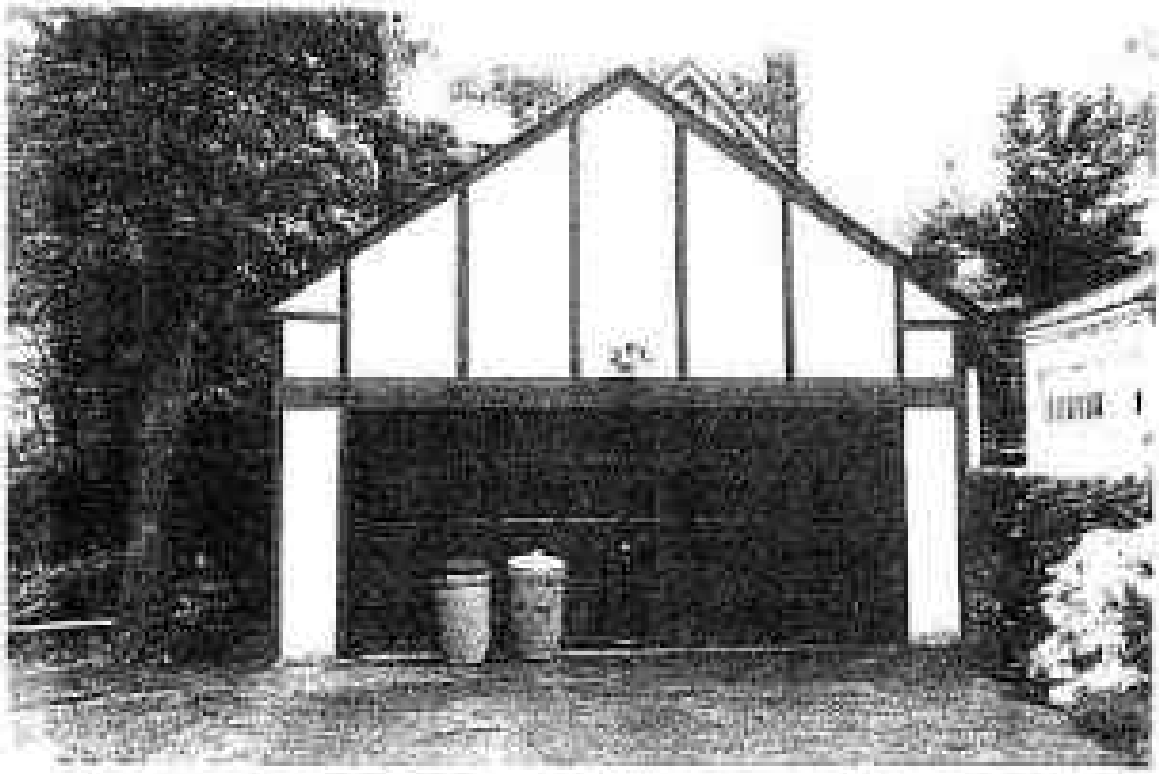
Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story and basement house; rubblestone base; stucco and half timber above; central entrance set beneath half-timber hood with brackets; stairs lead to modest landing in front of entrance with rubblestone walls and built-in benches; door flanked by diamond-pane sidelights; paired and triple, double-hung windows with multi-pane upper sash; peak roof shapes; one-story, rubblestone sun porch to south, bracketed cornice, shed dormer; rubblestone sun porch to south; one-story wing to south with secondary entrance.

Garage:
One-story, non-contributing, peak-roof building.

9 Hillcrest Avenue

Page 1



10 Hillcrest Avenue

Block: 525 **Lot:** 53	**Date:** c. 1900 (before 1903)	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	

Garage: One	**Garage Date:** early 20th cen.	**Shed:**	**Shed Date:**

House:
2 1/2-story clapboard house; rounded entrance porch with paired Ionic columns in southwest corner of building; one-story, three-sided bay to left of porch; deeply projecting upper stories with brackets; steep gambrel roof slopes; two round-arch windows with diamond-pane upper sash on second story; gable on each elevation resting on first-story bay; pair of rectangular windows on second story in side gable, flanked by small beveled windows; exhibit chimney between gables.

Garage:
Small 1 1/2-story clapboard building with steep peak roof; original double doors with diamond-pane lights; diamond-pane gable window.

17 Hillcrest Avenue

Block: 224 **Lot:** 35	**Date:** c. 1910 (before 1913)	**Contributing:** Yes	
Architect:	**Style:** Mediterranean		
Garage: One	**Garage Date:** c. 1907	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house; cubic massing; three round-arch openings on first story; entrance to arch to right; pair of rectangular windows on second story with balcony, flanked by tiny rectangular openings; quoins; hip roof with hip-roof dormers; Spanish tile roofs; one-story and basement stucco porch to south with large multi-pane round-arch windows; and rooftop terrace.

Garage:
One-story stucco building with Spanish-style hip roof.

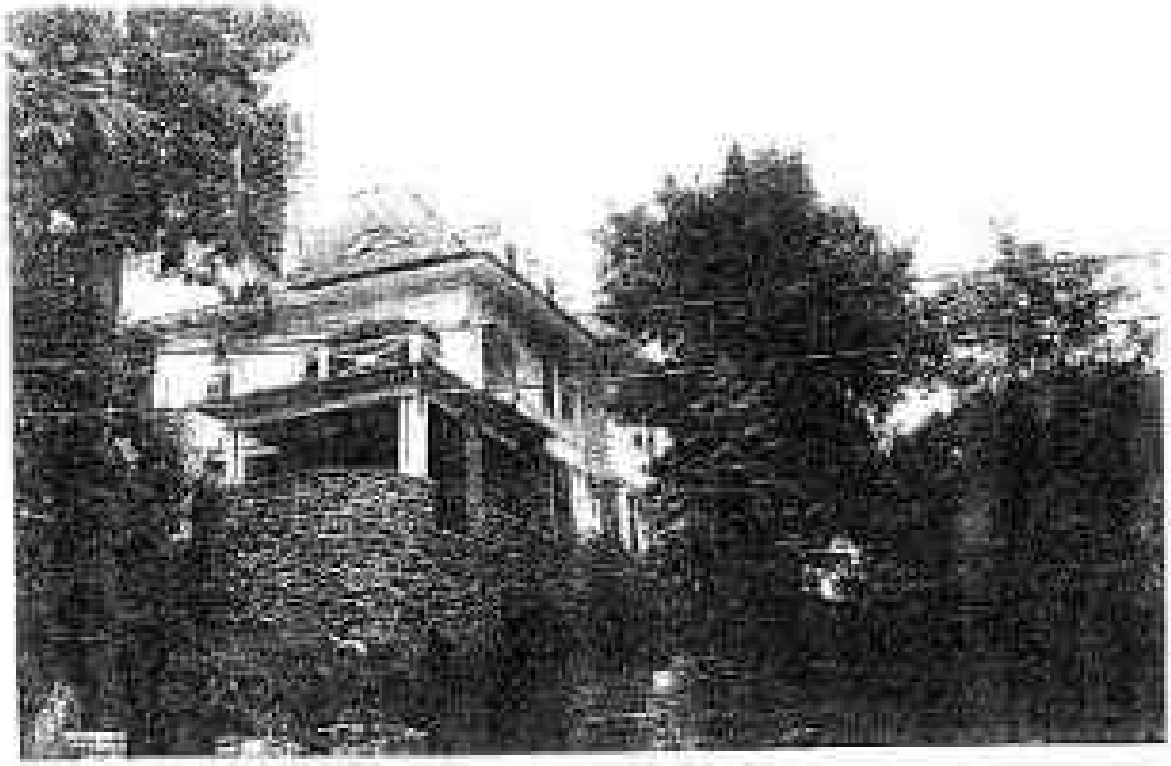
17 Hillcrest Avenue

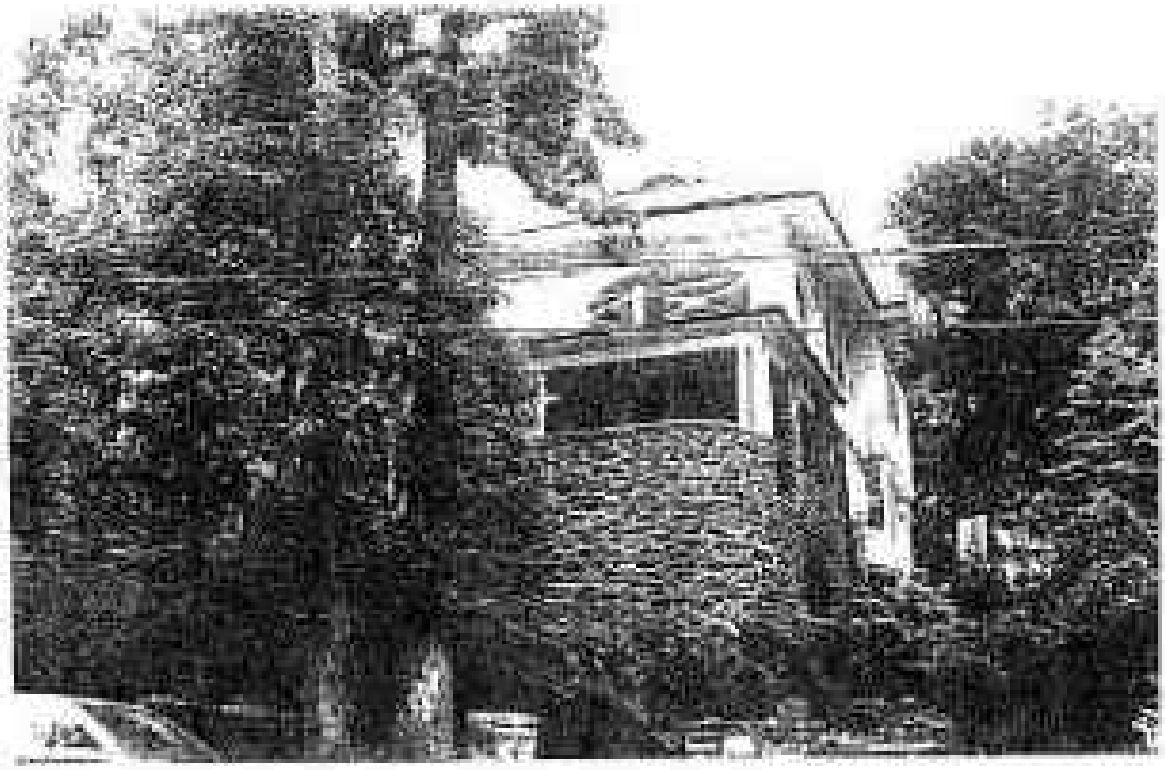
Page 1

22 Hillcrest Avenue

Block: 333 **Lot:** 37, 38, 60 **Date:** c. 1900 (before 1903) **Contributing:** Yes
Architect: **Style:** Shingle
Garage: **Garage Date:** **Shed:** **Shed Date:**

Houses:
2 1/2-story and basement house set above street; rubblestone base, chimney, and retaining walls; shingle above with some clapboard to rear; stair at southwest side of house leads to round arch in south face of stone basement with entrance door and access to porch; porch in southwest corner supported by slender Doric columns and rubblestone piers, loggia with segmental arches on second story above porch; two-story, three-sided, angled oriel to left of porch, resting on stone brackets; windows on first story with rope moldings; oriel supports projecting bracketed gable; three-sided, angled oriel on south side resting on stone brackets; oriel supports projecting gabled pavilion; steep hip roof with pedimented and eyebrow dormers, diamond-pane sash.





25 Hillcrest Avenue

Block: 224 Lot: 33	Date: c. 1910 (before 1913)	Contributing: Yes
Architect:	Style: Dutch Colonial Revival	
Garage: Garage Date:	Shed: Shed Date:	

House:
2 1/2-story shingle house; symmetrical facade; porch supported by Doric columns; entrance with wood door and multi-pane sidelights; hexagonal oriel in center of second story; rectangular windows, some with multi-pane upper sash; gambrel roof with pent eaves extending over front porch and rear sun porch with Doric posts; bracketed eaves; second floor with sloping roof, projects from gambrel; hip roof dormer; one-story, three-sided, angled bay on south elevation; one-story sun porch at rear; rubblestone chimney.

26 Hillcrest Avenue

Block: 225 **Lot:** 62		**Date:** c. 1935	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and basement house; rubblestone basement and first story, retaining and wing walls; clapboard above; one-story, central, projecting entrance pavilion capped by loggia with railing and thin square columns supporting pediment; entrance flanked by sidelights; multi-pane rectangular windows; peak roof; rubblestone chimney; garage in basement.

30 Hillcrest Avenue

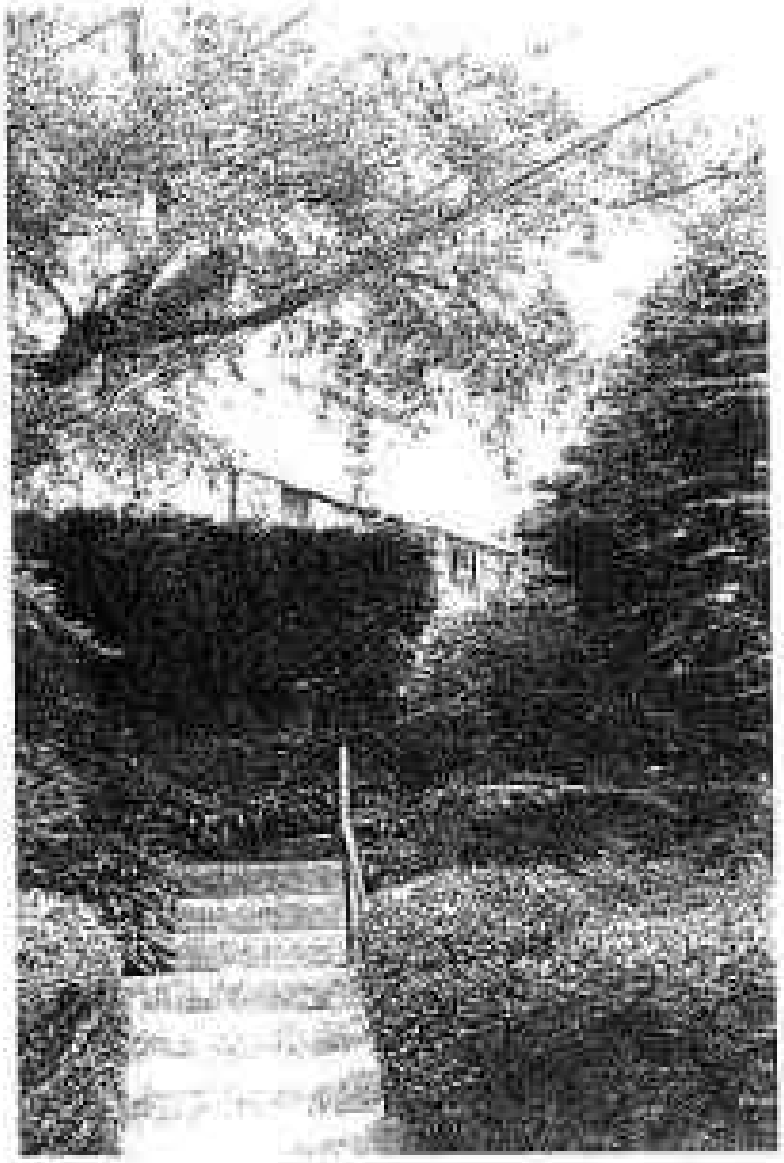
Block: 225 Lot: 65	Date: c. 1967	Contributing: No
Architect:	Style:	
Garage:	Garage Date:	Shed:	Shed Date:

House:
One-story brick and wood house.

31 Hillcrest Avenue

Block: 224 **Lot:** 29	**Date:** c. 1965	**Contributing:** No
Architect:	**Style:**	
Garage:	**Garage Date:**	
Shed:	**Shed Date:**	

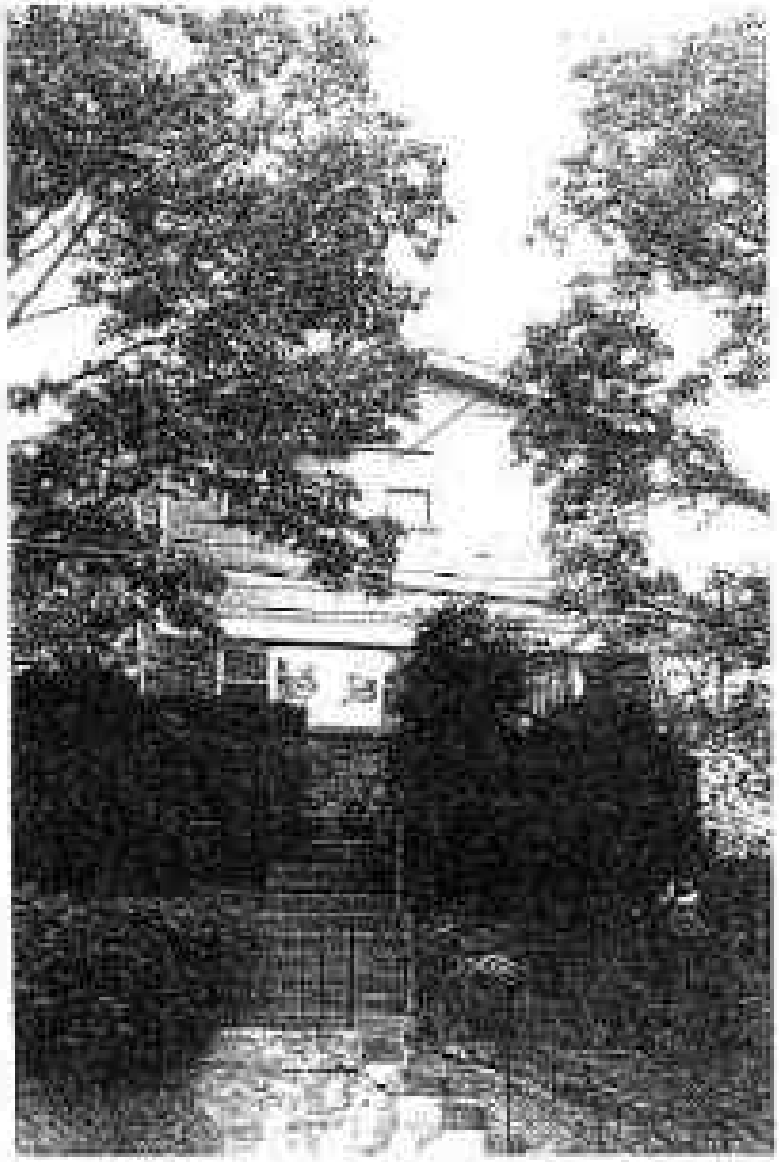
Home:
Two-story brick and shingle house.



33 Hillcrest Avenue

Block: 224 **Lot:** 27		**Date:** c. 1965	**Contributing:** No
Architect:		**Style:**	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

Home:
Two-story brick and shingle house.



34 Hi crest Avenue

Block: 225 Lot: 67	Date: c. 1955	Contributing: Yes
Architect:	Style: Neo-Tudor	

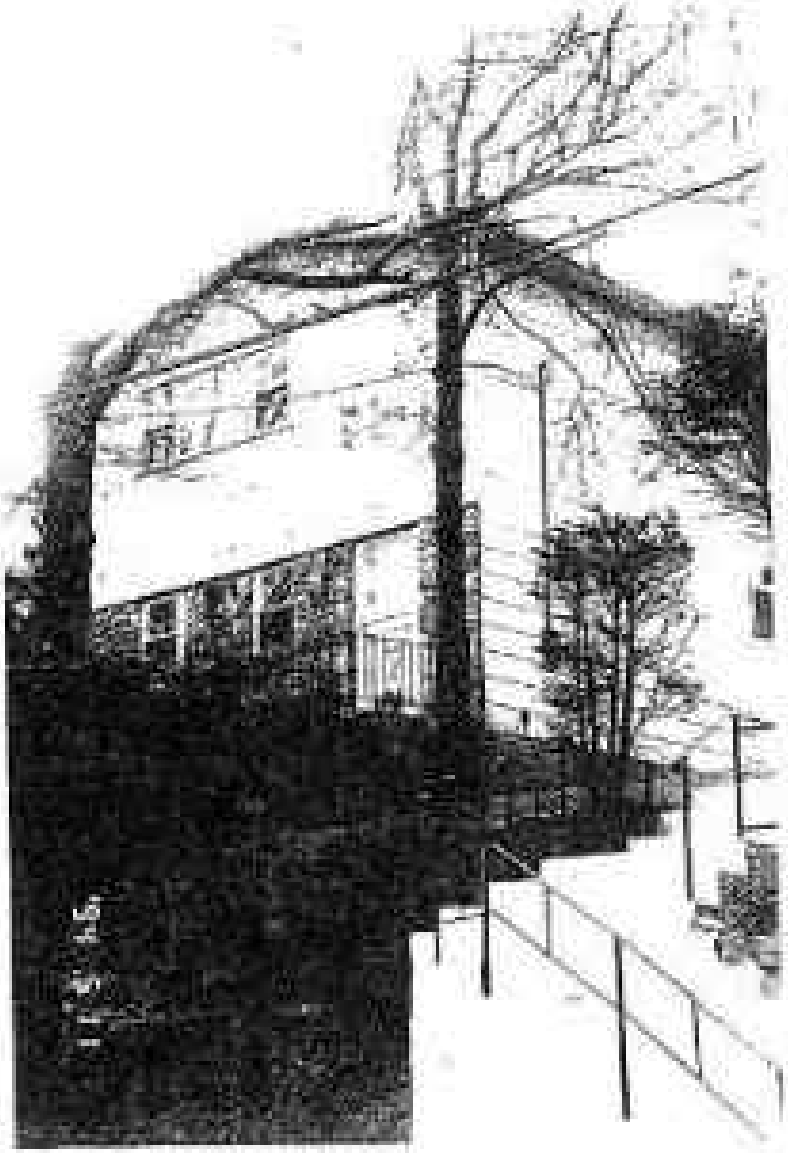
Garage:	Garage Date:	Shed:	Shed Date:

House:
2 1/2-story house; rubblestone f[illegible]ck first story with randomly placed clinkers; projecting entrance pavilion with step[illegible] of and round-arch entrance with original wood door; stucco and half-timber above, projecting second story gables resting on brackets; brick chimney on front elevation; peak roof, garage in basement of wing to right. Alterations: aluminum siding, probably replacing clapboards at end of gables and on second story of side wing.

35 Hillcrest Avenue

Block: 224 Lot: 23		Date: c. 1965	Contributing: No
Architect:		Style:	
Garage:	Garage Date:	Shed:	Shed Date:

House:
Two-story brick and shingle house.



37 Hillcrest Avenue

Block: 224 Lot: 23		Date: c. 1965	Contributing: No
Architect:		Style:	
Garage:	Garage Date:	Shed:	Shed Date:

Home:
Two-story brick and shingle house.

38 Hillcrest Avenue

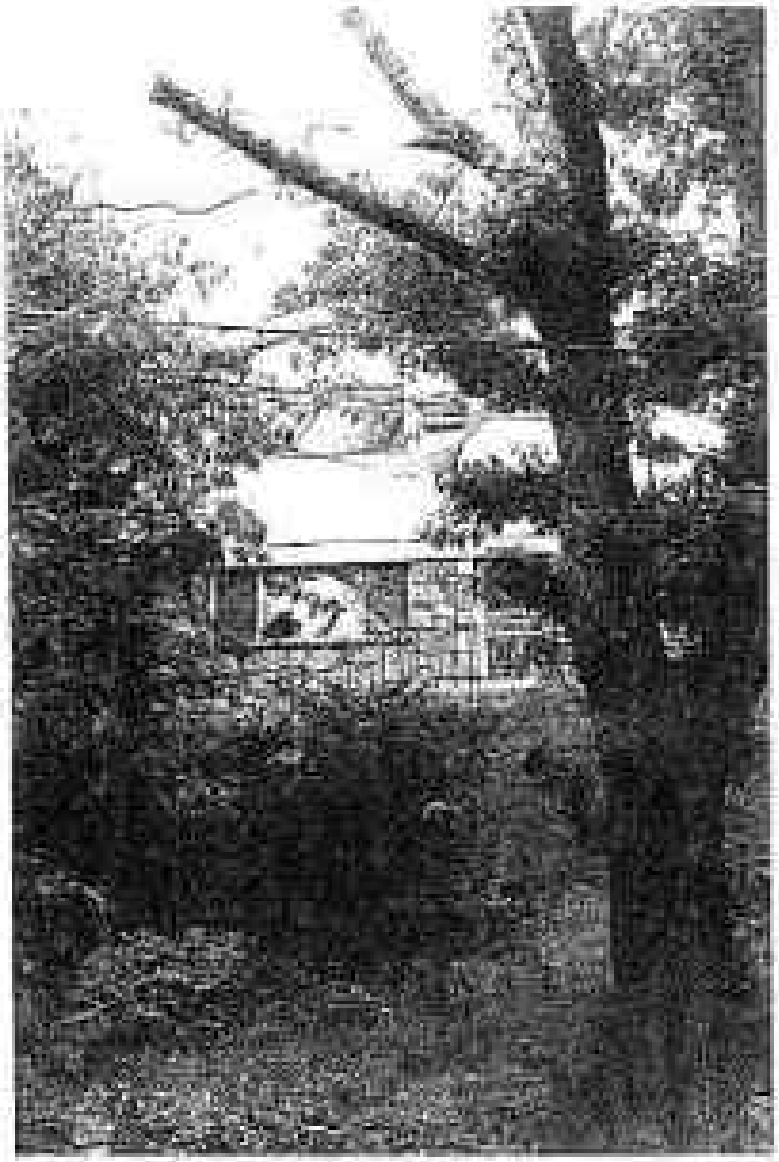
Block: 225 **Lot:** 69		**Date:** c. 1928	**Contributing:** Yes
Architect:		**Style:** Neo-Georgian	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

Home:
2 1/2-story brick house; brick laid in common bond; symmetrical facade; central entrance with segmental-arch, leaded fanlight and leaded sidelights; entrance flanked by triple windows with wide central lights; peak roof; one-story sun porch wing to south. Alterations: windows.

39 Hillcrest Avenue

Block: 224 Lot: 22	Date: c. 1965		Contributing: No
Architect:	Style:		
Garage:	Garage Date:	Shed:	Shed Date:

House:
Two-story stone and shingle house.

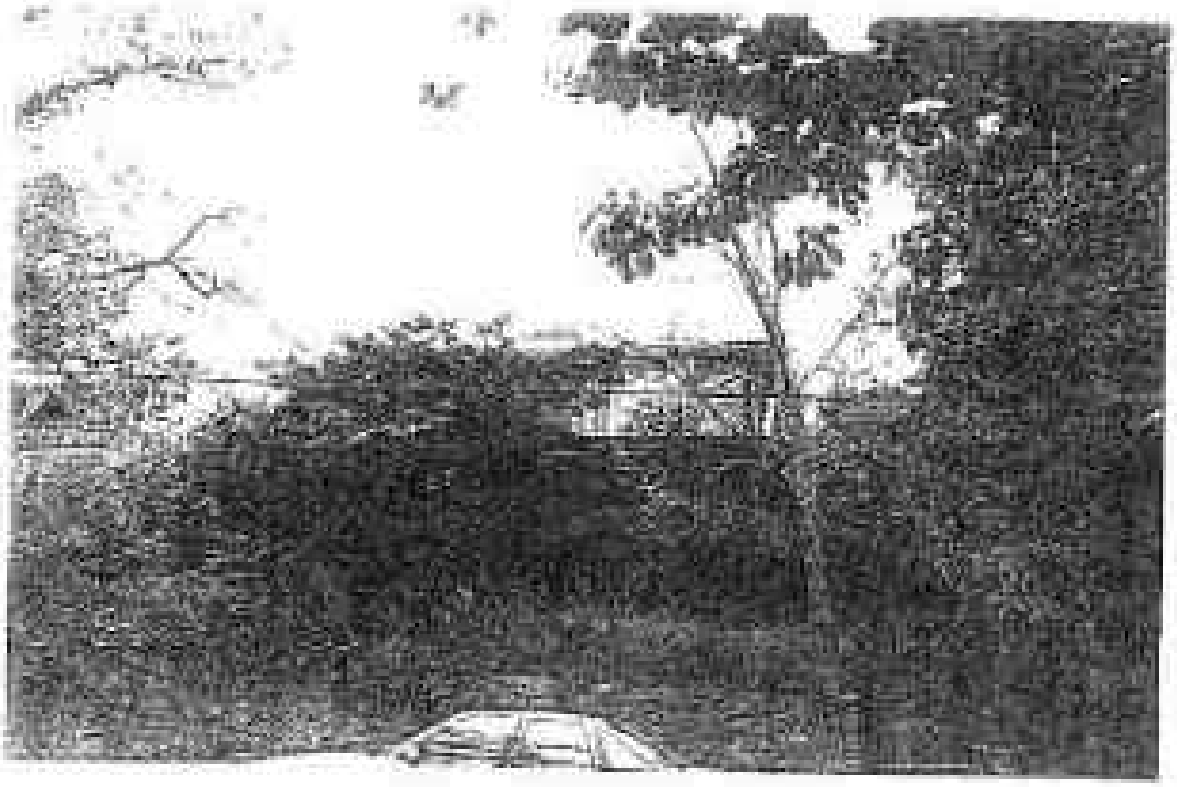


41 Hillcrest Avenue

Block: 224 Lot: 20	Date: c. 1968	Contributing: No
Architect:	Style:	

Garage:	Garage Date:	Shed:	Shed Date:

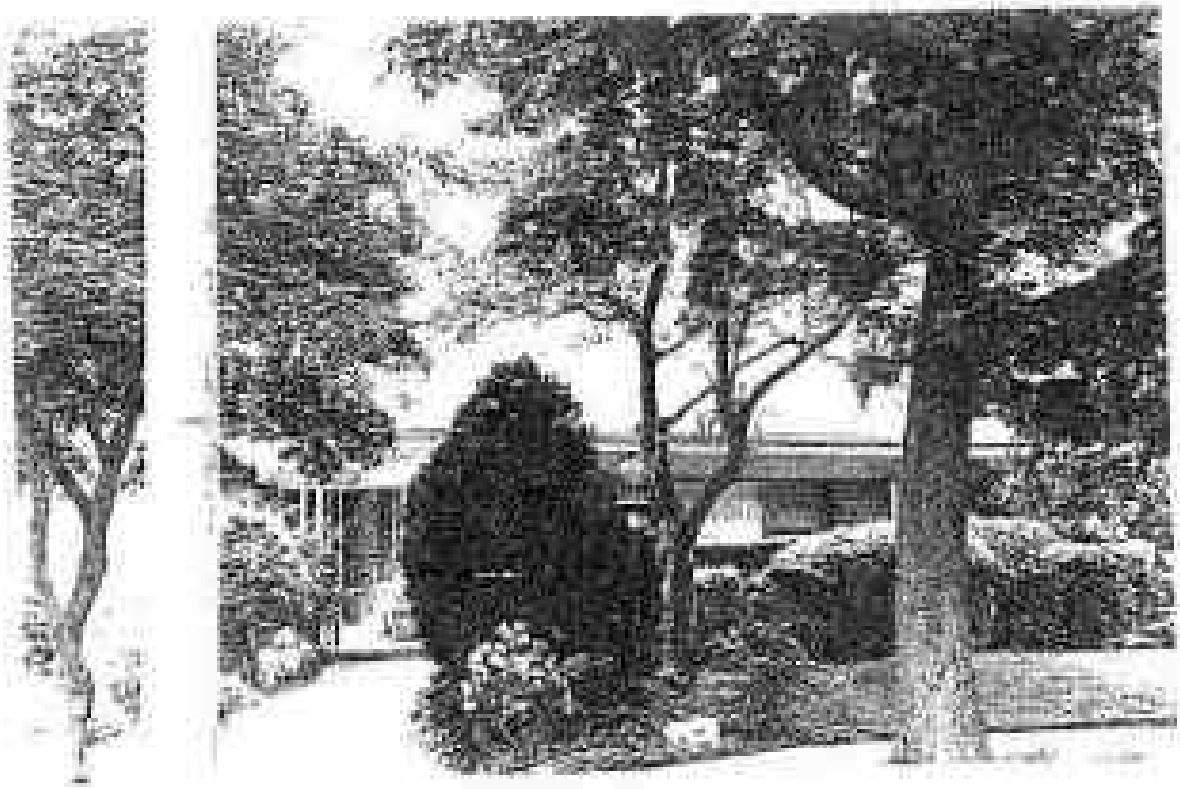
Houses:
One-story and basement stone and glass house.



42 Hillcrest Avenue

Block: 225 Lot: 21		Date: c. 1959	Contributing: No
Architect:		Style:	
Garage:	Garage Date:	Shed:	Shed Date:

House:
1 1/2-story brick and aluminum house.



45 Hillcrest Avenue

Block: 22d **Lot:** 11	**Date:**		**Contributing:**
Architect:	**Style:**		
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

Vacant site.

48 Hillcrest Avenue

Block: 225 **Lot:** 75		**Date:** c. 1915 (before 1921)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house; symmetrical massing; porch with Doric columns; porch roof forms terrace; two glazed doors on second story with pair of small rectangular windows between; peak roof with shed dormer; brick chimney. Alterations: porch enclosed.

Garage:
One-story stucco building with peak roof; clapboard in gable.

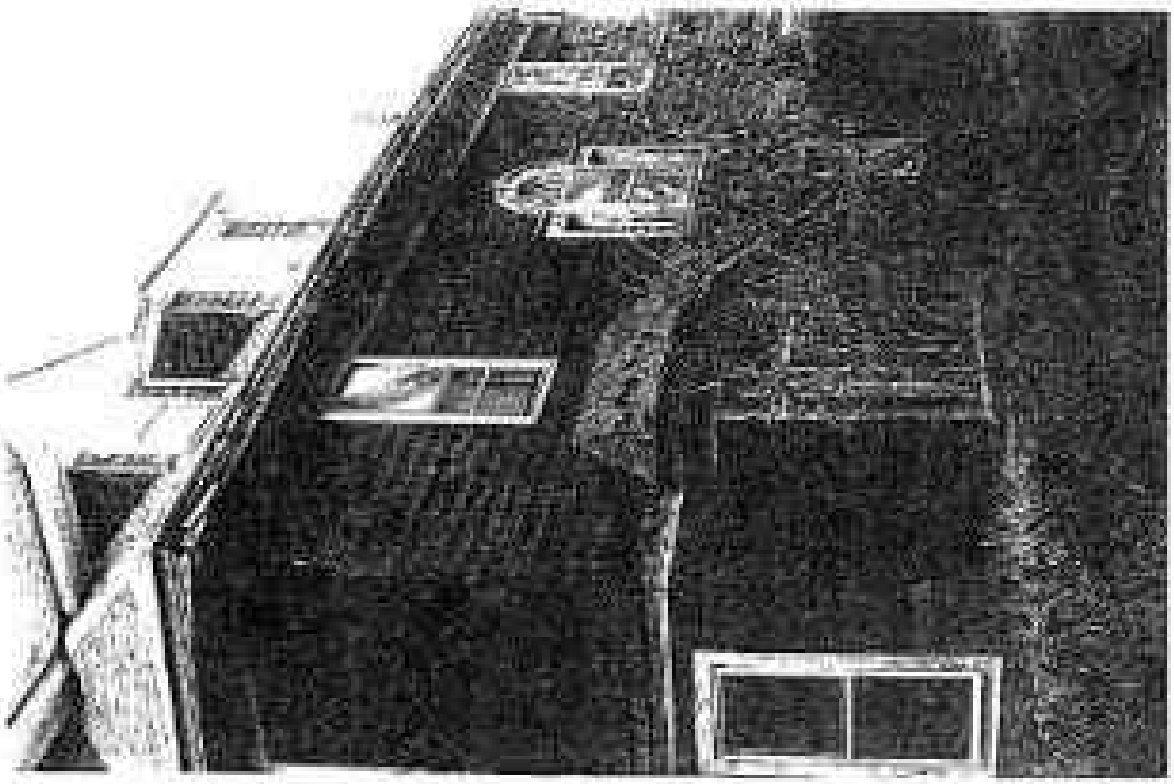
52 Hillcrest Avenue

(realignment corner Park Hill Place)

Block: 225 **Lot:** 75		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Shingle	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story shingle house; rubblestone base; entrance facade faces Park Hill Place; entrance porch at southeast corner of building with Ionic columns; entrance reached through pedimented portico; entrance with double doors flanked by fluted Doric pilasters; gable over porch with triple window on second story and semi-circular window in attic; gable facing Hillcrest Avenue with two quarter-round windows; peak roof slopes with shed and peak-roof dormers with Gothic and diamond-pane sash; boxy, bracketed oriel on south facade; Palladian window with Gothic sash in arch and diamond-pane sash in sidelights; portico with Doric columns at southeast corner of house; brick chimney.

52 Hillcrest Avenue



54 Hillcrest Avenue

northeast corner Park Hill Place

Block: 235 **Lot:** 22		**Date:** c. 1900 (before 1907)	**Contributing:** Yes
Architect:		**Style:** Shingle	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:

2 1/2-story house raised above street; rubblestone base, first story, chimney, and porch posts; shingles above; stairs lead to recessed projecting porch at southwest corner of house; terrace to right curving around corner of house; southwest corner curved on first story, supporting a round tower with onion-case roof, peak roof slopes with multiple gables; some leaded- and diamond-pane windows; gable windows on front facade with swan's-neck entablatures; south elevation facing Park Hill Place with one-story and basement three-sided, angled bay with side entrance; rear elevation with projecting first story bay supported by rubblestone piers; garage cut into rear of south elevation (may not be original).

57 Hillcrest Avenue

Block: 224 Lot: 8		Date: c. 1922*	Contributing: Yes
Architect:		Style: Arts and Crafts Bungalow	
Garage:	Garage Date:	Shed:	Shed Date:

Home:
2-1/2-story and raised basement house; rubblestone base with central segmental-arch window; front porch, with flared square piers, extending to south of house; entrance facing south with glazed door and glazed frame; peak roof slopes with deep bracketed eaves; second story gambrel roof slope; multi-pane windows.

* Stylistically, this house appears to date from c. 1913; however, it does not appear on the 1922 map of Park Hill.

57 Hillcrest Avenue

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66 Hillcrest Avenue

Block: 335 **Lot:** 24, 27		**Date:** c. 1915 (before 1931)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house; cobblestone base and porch posts; shingles above; symmetrical massing; capped by Classical railing; French doors on second story lead onto terrace; central entrance with diamond-pane sidelights; peak roof with pedimented dormers. Side lot to south (No 58). Alterations: porch placed.

70 Hillcrest Avenue

Block: 735 **Lot:** 30	**Date:** c. 1898 (before 1903)	**Contributing:** Yes	
Architect:	**Style:** Colonial Revival		
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and basement house; rubblestone & lead-pint stoop to projecting rounded entrance. Palladian window on second floor above entrance with pedimented dormer above; main mass of house with peak roof and eyebrow dormer; diamond-pane sash; north elevation with three-sided, angled bay, oval window, and round-arch window with diamond and web sash; gable roof slopes with deep bracketed eaves. Alterations: aluminum siding; one-story garage added to south side.

74 Hillcrest Avenue

Block: 235 Lot: 32		Date: c. 1925	Contributing: Yes
Architect:		Style: vaguely Arts and Crafts	
Garage:	Garage Date:	Shed:	Shed Date:

House:
2 1/2-story stucco house; rubblestone base; entrance to left set below bracketed, segmental-arch hood; boxy oriel in center of second story with triplet window; multi-pane sash and casement windows; peak roof with long, four-window dormer with battered ends; two-story wing to south with segmental-arch sun porch; entrance on north side with bracketed hood. Alterations: garage extending from front of south wing.

75 Hillcrest Avenue

northwest corner Lakeside Drive (Map 6-1)

Block: 236 **Lot:** 15 **Date:** **Contributing:**

Architect: **Style:**

Garage: **Garage Date:** **Shed:** **Shed Date:**

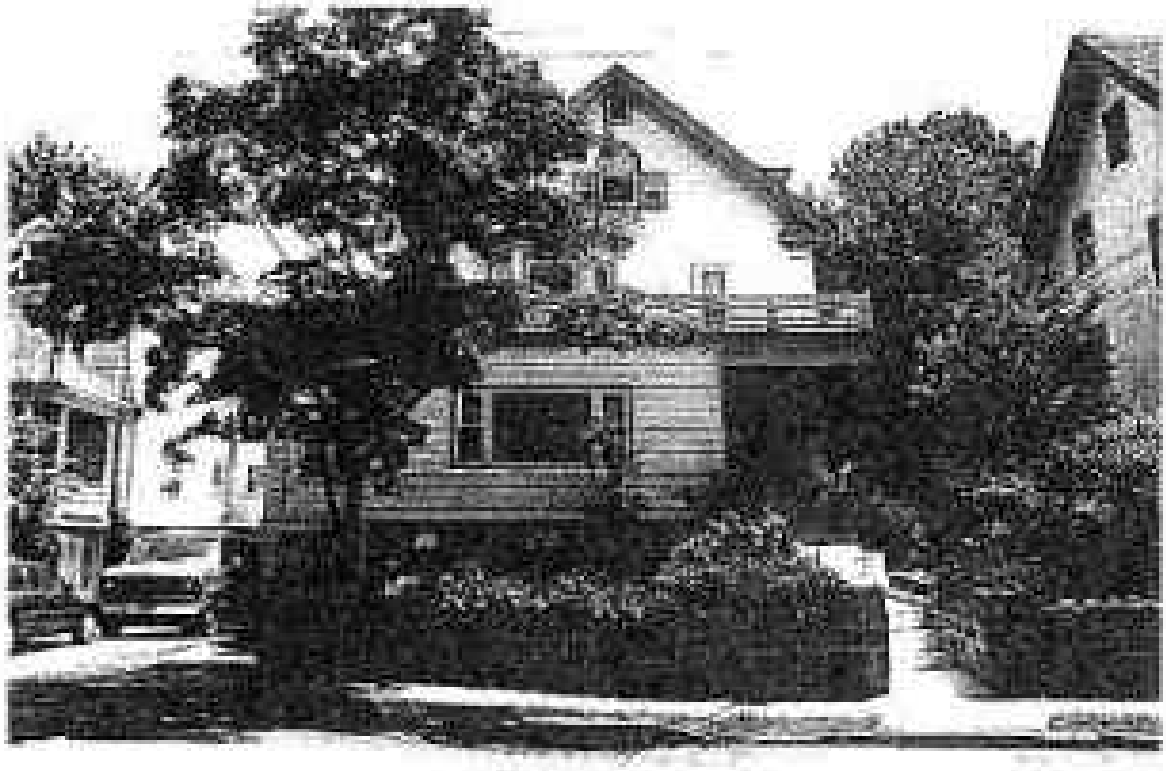
Vacant site.

78 Hillcrest Avenue

Block: 235 Lot: 36	Date: c. 1910 (before 1913)	Contributing: Yes
Architect:	Style: Colonial Revival	

Garage:	Garage Date:	Shed:	Shed Date:

House:
2 1/2-story house; rubblestone base and chimneys; entrance at right of front elevation, three-sided, angled bay on second story; Palladian windows in front gable and second story of north elevation; peak roof with pedimented and shed dormers. Alterations: aluminum siding; one-story and basement addition to north side incorporating a garage; front porch enclosed.



81 Hillcrest Avenue

Block: 338 **Lot:** 11	**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Arts and Crafts Bungalow	

Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

Home:
2 1/2-story house, rubblestone base, battered porch posts, and chimney; stairs leading to porch are parallel to street; steep peak roof with bracketed eaves; upper stories pierce roof slope; south elevation with shallow rectilinear bay and rubblestone terrace; one-story rubblestone wing at southwest corner. Alterations: extensive aluminum siding, including brackets and eaves; porch enclosed.

Garage:
One-story, two-car garage with clapboard siding and peak roof. Contributing.

82 Hillcrest Avenue

southeast corner Cross Place

Block: 235 **Lot:** 36		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Neo-Georgian	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story clapboard house closely resembling mid-18th-century, New England Georgian style mansion; front facade faces Cross Place; symmetrical facade; projecting central pavilion capped by pediment with semicircular window; monumental fluted Doric pilasters at ends of central pavilion and at corners; central entrance with leaded sidelights and transom set beneath portico supported by slender Ionic columns; railing atop portico; Palladian window on second story above portico; rectangular first-story windows with projecting lintels; multi-pane sash; hip roof with pediemented dormers; porch on west facade facing Hillcrest Avenue supported by paired slender Ionic columns; porch railing and roof railing; French doors on second story; three-sided, angled oriel on east elevation; one-story and basement, rectilinear bay on south side; brick chimney. Alterations: one-story garage added to south side.

82 Hillcrest Avenue

Page 2

84 Hillcrest Avenue

northwest corner Crest Place

Block: 234 **Lot:** 1		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Neo-Georgian	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story clapboard house; front facade facing Crest Place; rubblestone base; symmetrical massing; stoop leading to central entrance set beneath Doric portico with rooftop railing; entrance flanked by window groups with central 8x8 sash window flanked by 4x4 sidelights, each section with a transom; central second-story window with 8x8 central section flanked by 2x2 sidelights; peak roof with pedimented dormers with Doric pilasters; one-story porch facing Hillcrest Avenue with Doric columns and French doors; Palladian windows in gable ends; boxy one-story bay on east elevation; brick chimney and rear entrance with bracketed hood on north side; small porch at northeast corner.

88 Hillcrest Avenue

Block: 334 Lot: 3	Date: c. 1968	Contributing: No
Architect:	Style:	

Garage:	Garage Date:	Shed:	Shed Date:

House:
Two-story and basement house with brick front and aluminum side elevations.

92 Hillcrest Avenue

Block: 234 **Lot:** 5	**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	

Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story clapboard house; L-shaped porch with paneled square posts; porch and rooftop railings; slightly projecting central entrance flanked by Doric pilasters; multi-pane upper sash; hip roof with deep eaves; hip-roof dormers; bay, one story bay with shed roof on south elevation; side entrance with bracketed hood on north side; brick chimney.

Garage:
One-story, hip-roof built with multi-pane window.

96 Hillcrest Avenue

Block: 234 **Lot:** 7	**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	

Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house; front porch extending to south of house, with slender paired Doric columns; bracketed pediment on porch over entrance, entrance with fanlight with web sash, flanked by Doric half columns; row of four casements to right of entrance; small square window in center of second story with cupid's-bow sill; hip roof with pedimented dormers; south elevation with rubblestone chimney and one-story, three-sided, angled bay; north elevation with side entrance with betsy oriel, resting on brackets, above.

Garage:
One-story stucco building with hip roof.

96 Hillcrest Avenue

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100 Hillcrest Avenue

Block: 234 **Lot:** 9		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Neo-Medieval	
Garage: One	**Garage Date:** c. 1910	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house; rubblestone base; central entrance set beneath Tudor portico with barge board, wood posts, and rubblestone bases; rounded bay with five slender 6x1 windows to left of entrance; pair of rectangular windows to right of entrance; second story with two rectangular windows above bay and a triplet to right; peak roof pierced on street elevation by pair of gables; gable to left slightly smaller than that to right; finial posts at gable crests; single, tiny square window in right gable and pair in left gable; one-story sun porch to south; chimney to north.

Garage:
Small, stucco building with steep peak roof; finial post at crest; double wood doors with glazing.

101 Hillcrest Avenue

Block: 233 **Lot:** 16	**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Neo-Medieval	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house; rubblestone base; entrance to left of center set below Tudor hood; polygonal 1 1/2-story tower to right of door; triple casement window with transoms to left; quadruple casement window with transoms to right; second-story with three-sided, angled oriel to left and boxy oriel with Tudor gable to right; peak roof with eyebrow dormer; multi-pane windows; one-story sun porch to south; north elevation with first-story boxy oriel with shed roof and band of narrow horizontal windows, and second-story boxy oriel with gable; bracketed eaves.

103 Hillcrest Avenue

Block: 233 **Lot:** 18	**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	

Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story house; stucco first story with shingles above; projecting glazed entry pavilion to right; large gambrel roof, second story with sloping roof and bracketed eaves extends from gambrel; off-center shed-roof dormer with three pairs of casements; rubblestone chimney on south elevation. Alterations: front porch removed; entry pavilion and dormer not original.

Garage:
One-story stucco building with hip roof.

103 Hillcrest Avenue

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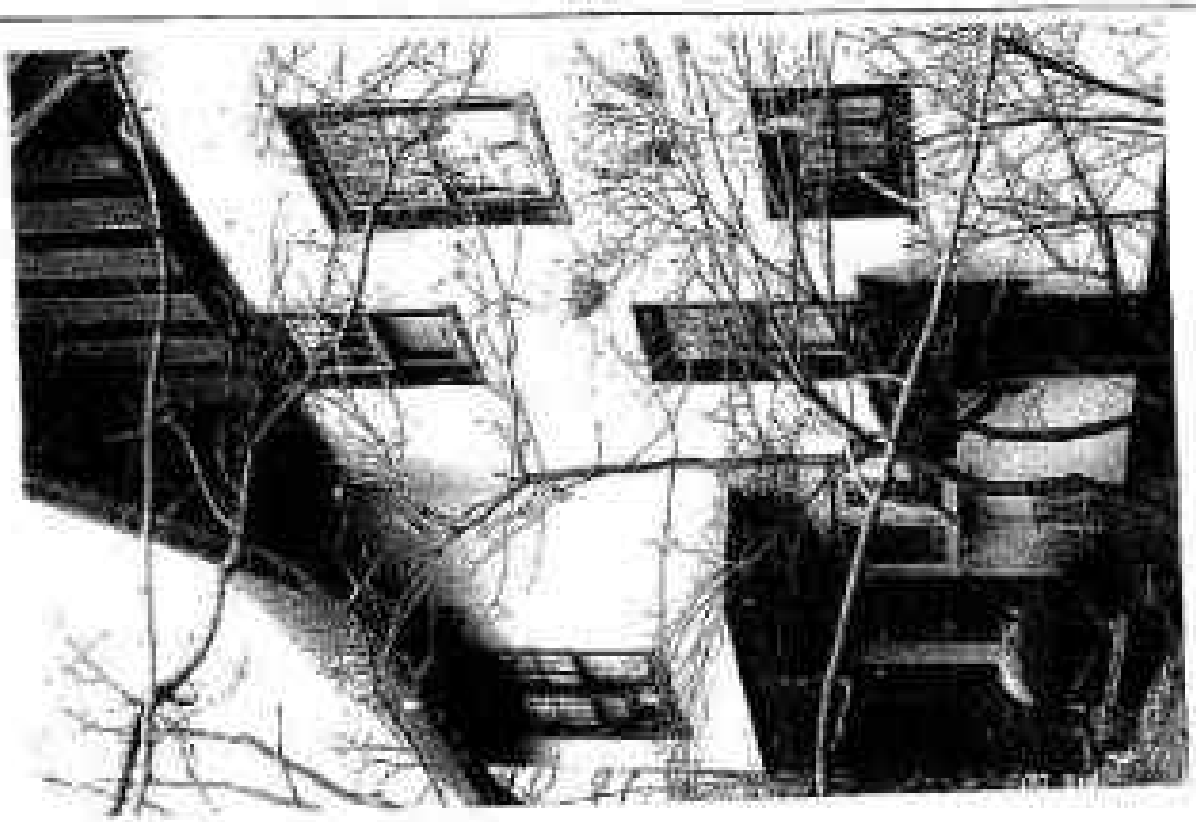
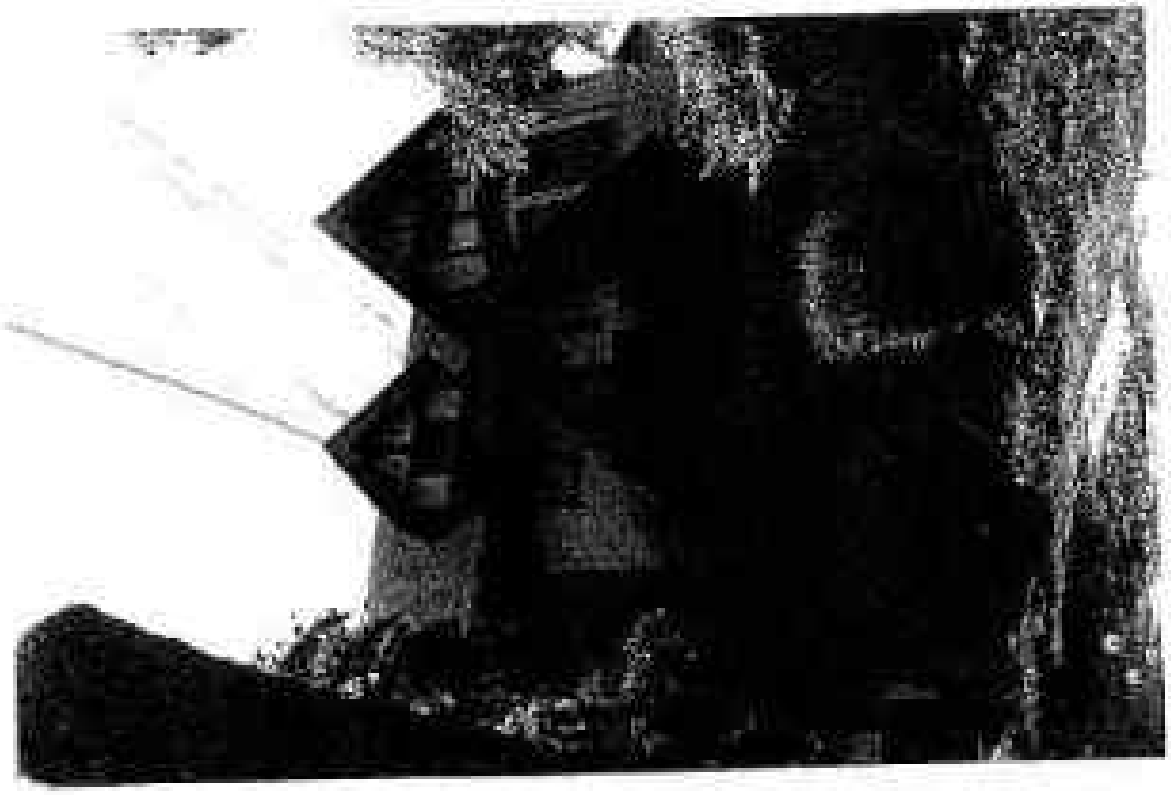
104 Hillcrest Avenue

Block: 234 **Lot:** 13	**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Neo-Tudor	
Garage: One **Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house; rubblestone base; entrance to left set beneath portico with wood piers and half-timber gable; arcade to right of entrance; two-story, three-sided, angled bay to right of entrance with half-timber gable above; peak roof with half-timber gables and peak-roof, half-timber dormers; north elevation with side entrance set beneath bracketed hood, and second-story, boxy bay with shed roof supported on wood posts; one-story sun porch to south with flat roof; pair of French doors on second story with bracketed shed roofs; double-hung windows with multi-pane upper sash and diamond-pane casements.

Garage:
One-story building with peak roof and half-timber gable.





107 Hillcrest Avenue

Block: 331 **Lot:** 20	**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Neo-Tudor	

Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story house; rubblestone base, porch piers, and chimney; shingle siding; front porch with railing; stucco and half-timber pediment over entry stairs; entrance recessed to right; wide square window to right of door; peak roof slopes with multiple gables with stucco and half timber siding; extensive diamond-pane sash.

Garage:
One-story, two-car stucco and half-timber building with peak roof.

109 Hillcrest Avenue

Block: 333 **Lot:** 22	**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Arts and Crafts	

Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house; one-story entrance pavilion to left of front elevation; entrance with sidelights and small segmental-arch fanlight; row of three casement windows to right; chamfered bay to right with polygonal cap; modest one-story sun porch to south; peak roof slopes may once have had shingles laid to resemble thatch.

Garage:
One-story stucco building with hip roof.

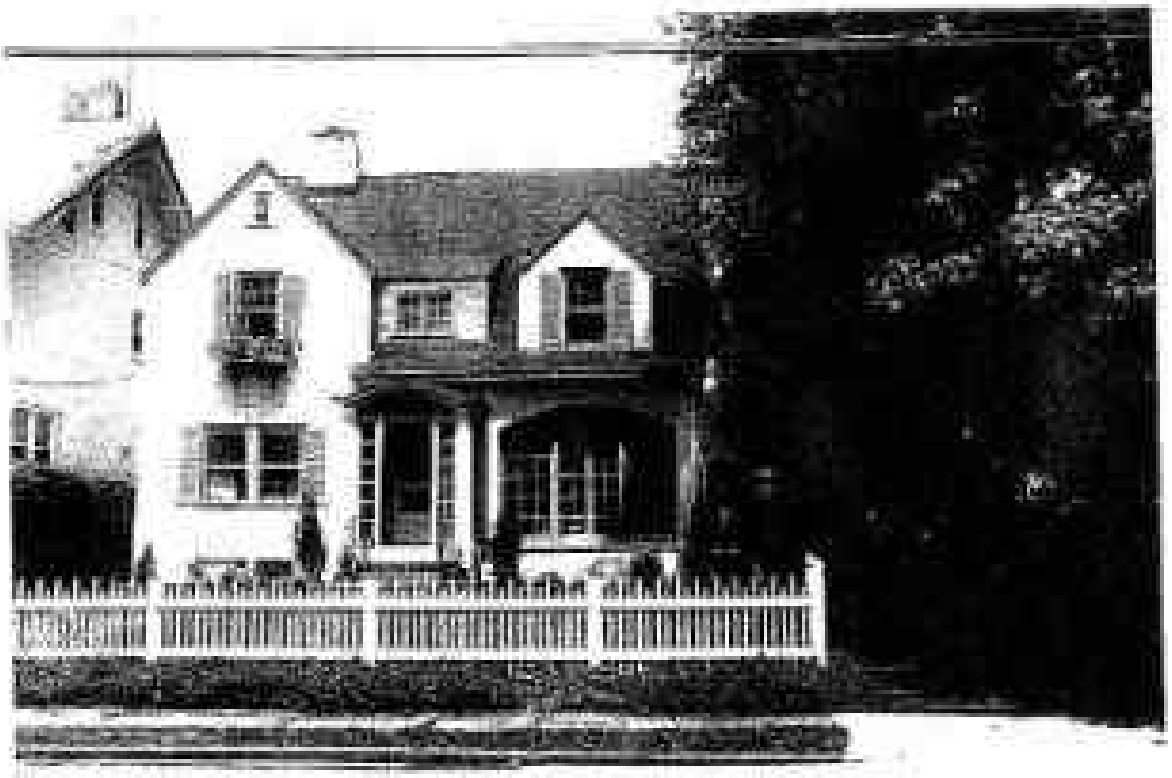
111 Hillcrest Avenue

Block: 193 **Lot:** 14	**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:	**Style:** English Cottage	

Garage: One	**Garage Date:** c. 1920s	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house; central entrance with portico of slender Doric columns supporting eyebrow roof; sun porch to right with wide segmental-arch openings with multi-pane glazing; gabled pavilion to left; peak roof slopes with peak-roof and eyed dormers.

Garage:
One-story brick building with peak roof.



112 Hillcrest Avenue

Block: 334 **Lot:** 17, 19	**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Arts and Crafts	
Garage: **Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story shingle house set above street, rubblestone base and porch posts; central entrance flanked by wide diamond-pane sidelights; three-sided, angled bay to left; porch with bracketed sloping roof; second story with central triple window with shed roof, flanked by gables; pair of windows with shed roof to left on second story; triple window with wider center light to right; diamond-pane sash on second story; gable ends above with small pairs of casement windows; peak roof with shed dormer and rubblestone chimney; gable to south with pair of square diamond-pane casements with roundel above; on north side, small, double-hung window with roundel above and side entrance with portico. Side lot to southwest (No. 106).

116 Hillcrest Avenue

southwest corner Rockland Avenue

Block: 334 **Lot:** 21, 23	**Date:** c. 1910 (before 1915)	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	
Garage: One **Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story house, porch with fluted Doric columns, central entrance with sidelights, three-sided angled bay on second story; rubblestone chimney at rear, gambrel roof, second story with sloping roof, eyebrow from gambrel; bay, first-story oriel on first story of east facade. Side lot to northeast (No. 120). Alterations: aluminum siding, porch may have extended across entire front, now filled in.

Garage:
One-story stucco building with hip roof.

119 Hillcrest Avenue

Block: 333 **Lot:** 28	**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Arts and Crafts	

Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House
2 1/2-story cantilever clapboard house; central entrance set beneath segmental-arch bracketed hood; entrance flanked by triple pairs of casement windows; hip roof with bracketed eaves; one-story sun porch to west.

Garage:
One-story clapboard building with hip roof.

123 Hillcrest Avenue

Block: 233 **Lot:** 30		**Date:** c. 1910 (before 1918)	**Contributing:** Yes
Architect:		**Style:** Arts and Crafts/Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house; rubblestone porch piers, wing walls, and chimney; central entrance with segmental-arch fanlight and sidelights; bracketed cornice; flat-topped hip roof; round-arch dormers; one-story and basement, three-sided, angled bay on east side. Alterations: aluminum siding.

127 Hillcrest Avenue

northwest corner Rockland Avenue

Block: 233 Lot: 32, 34	Date: c. 1910 (before 1915)	Contributing: Yes
Architect:	Style: Colonial Revival	

Garage:	Garage Date:	Shed:	Shed Date:

House:
2 1/2-story stucco house, brick terrace in front, rubblestone terrace on east side; entrance on west side with one-story porch capped with sloping roof supported by round, tapered, brick columns; angled, three-sided brick bay in center of front elevation with round-arch openings; rectangular windows, hip roof with shed-roof dormers. Alterations: front porch may have been removed and other elements altered.

127 Hillcrest Avenue

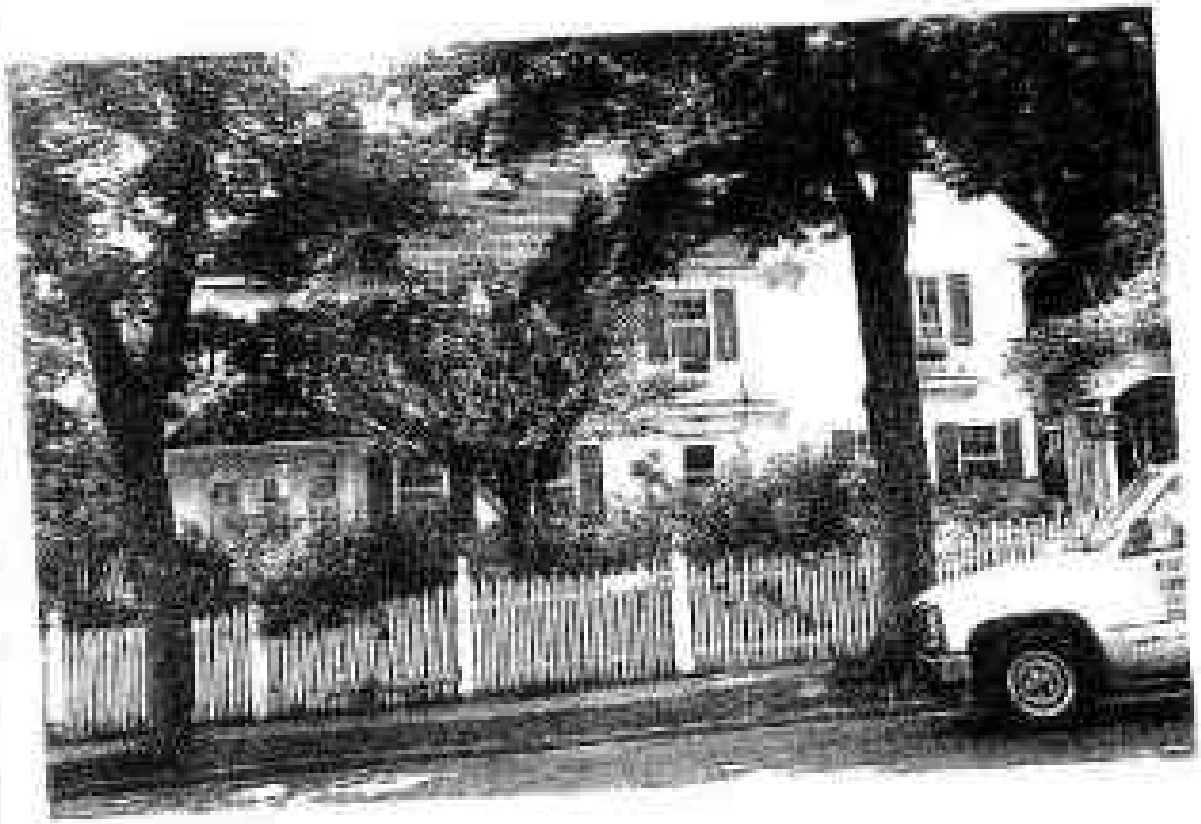
128 Hillcrest Avenue

southeast corner Rockford Avenue

Block: 337 **Lot:** 11	**Date:** c. 1925	**Contributing:** Yes
Architect:	**Style:** English Cottage	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house, L-shaped massing; entrance near center, with simple bracketed hood with railing; entrance flanked by Doric pilasters; projecting gabled pavilion to right, hip roof; sun porch at northeast portion of house; steep sloping roof to northeast, incorporating sun porch.



128 Hillcrest Avenue

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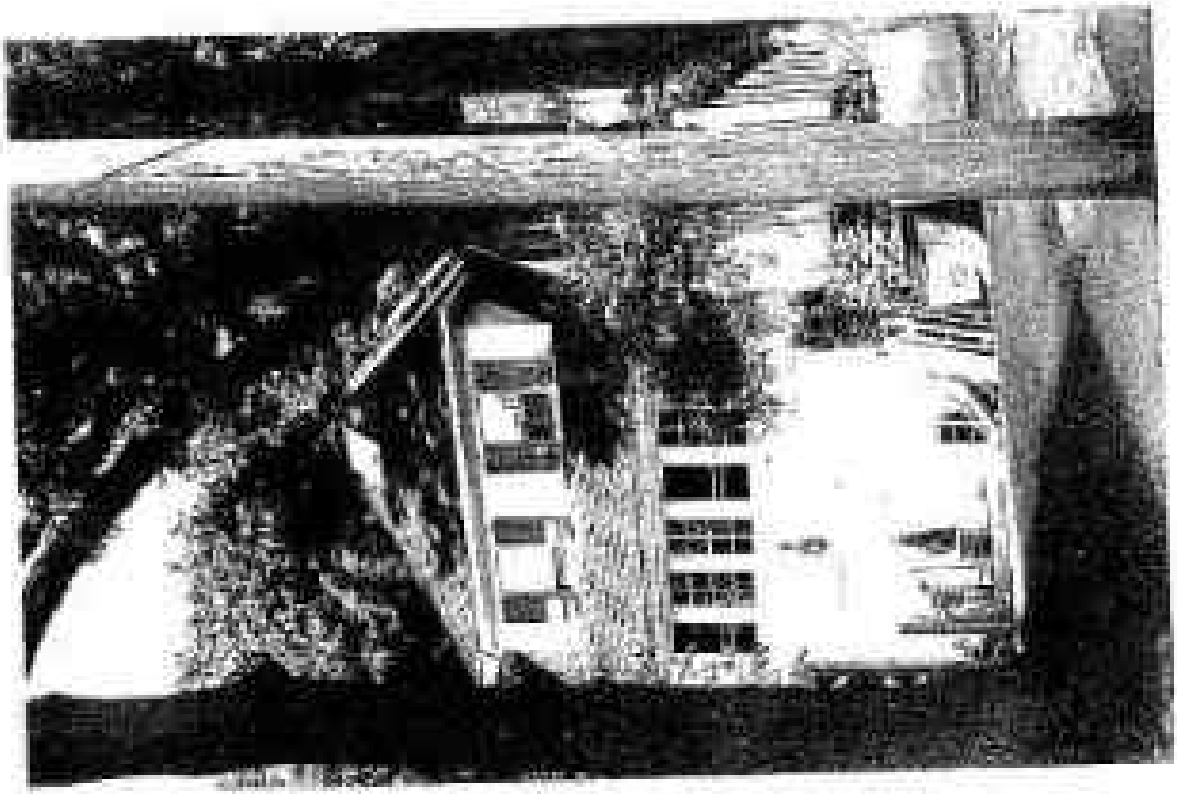

9 Hillside Drive

Block: 210 **Lot:** 19		**Date:** c. 1910 (before 1915)	**Contributing:** Yes
Architect:		**Style:** Shingle	
Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story shingle house; rubblestone base; central, projecting, steep gambrel-roof bay with one-story entrance porch supported by thin tuscan posts and single Ionic colonnette; three-sided, angled bay on second story; polygonal tower with loggia to right; side elevations with projecting, gambrel-roof gables; angled oriels; second-story windows with pediments; brick chimney; three-sided, angled oriel on east elevation; side entrance portico to east; basement entrance on west elevation flanked by Ionic pilasters.

Garage:
One-story, rubblestone garage with arched entrance and flat roof.

9 Hillside Drive

19 Hillside Drive

Block: 510 **Lot:** 24	**Date:** c. 1895 (before 1896)	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	

Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story, rectilinear house; rubblestone base; shingle siding; central porch supported by Ionic columns and capped by balustrade; entrance flanked by horizontal windows above wood panels; full-height corner Ionic pilasters; rectangular windows with unusual elliptical upper sash; arched doorway in center of second story facade leading onto open porch, bowed bay on west elevation; hip roof with hip-roof dormers; bracketed cornice; tall stone chimney.

Garage:
One-story, rubblestone building with flat roof, entrance flanked by pilasters and capped by lintel with cartouche.

19 Hillside Drive

Page 1

24 Hillside Drive

Block: 203 **Lot:** 11	**Date:**		**Contributing:**
Architect:	**Style:**		
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

Vacant site

25 Hillside Drive

Block: 210 **Lot:** 36	**Date:** c. 1925	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	
Garage: **Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story, L-shaped house; stucco facade; three-bay wide main section; central, projecting pedimented entrance pavilion with pilasters and segmental-arch doorway; panelled door and beaded fanlight; first-story windows flanking doorway with shed roofs; deep eaves, gable roof with gable ends facing sides; brick chimney; mansard wing to east. Alterations: garage extends in front of west section of house.

27 Hillside Drive

Block: 210 **Lot:** 28	**Date:** c. 1905 (before 1907)	**Contributing:** Yes
Architect:	**Style:** Shingle	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story rectilinear house; high rubblestone base; shingle siding; one-story angled bay with railing faces street; entrance on east side with portico supported by single Doric column; one-story and basement, three-sided, angled bay in center of front elevation; high gambrel roof with shed and pediment-end dormers; cross gables; angled bay to west; multi-pane window sash; brick chimney; garage set into terrace.

27 Hillside Drive

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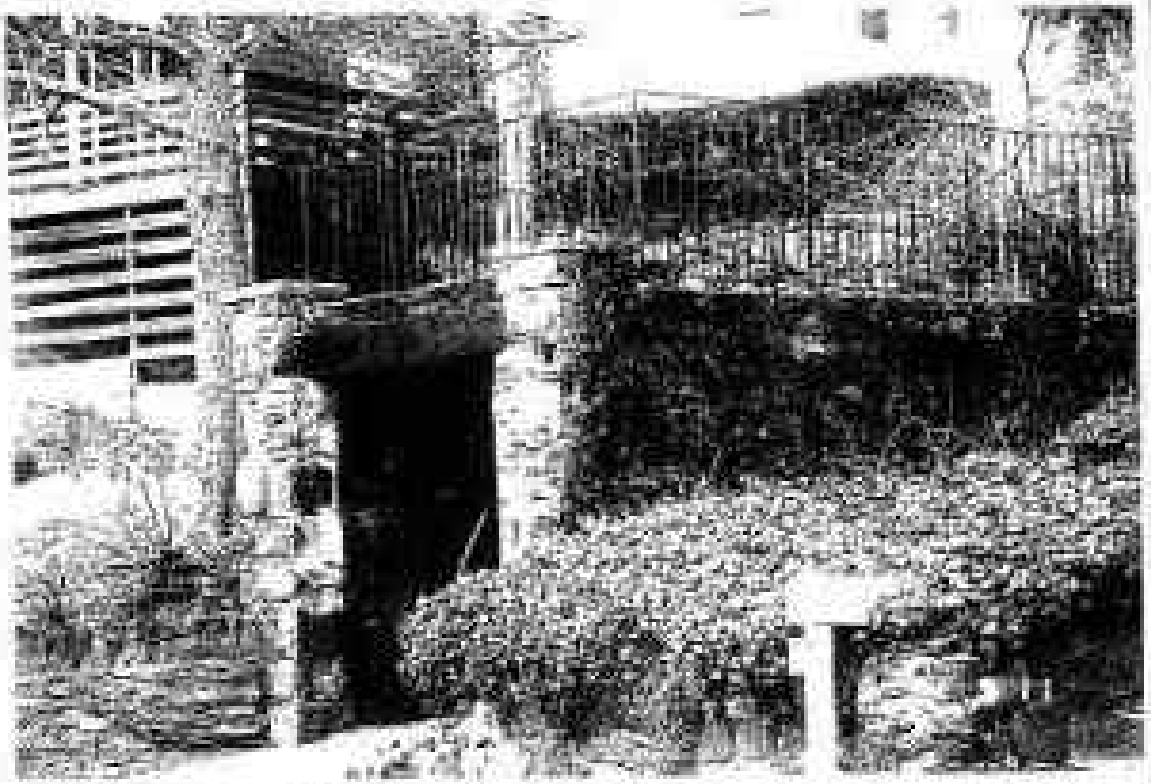


28 Hillside Drive

Block: 205 Lot: 109		Date:	Contributing:
Architect:		Style:	
Garage:	Garage Date:	Shed:	Shed Date:

Vacant site.

29 Hillside Drive

Block: 210 **Lot:** 29	**Date:** 1965	**Contributing:** No
Architect:	**Style:**	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
Two-story and basement brick, stucco and shingle house

31 Hillside Drive

Block: 210 Lot: 30	Date: 1965	Contributing: No
Architect:	Style:	

Garage:	Garage Date:	Shed:	Shed Date:

House:
One and two-story split level wood, stucco and asphalt shingle house.

34 Hillside Drive

Block: 203 **Lot:** 100		**Date:** c. 1915	**Contributing:** Yes
Architect:		**Style:** Shingle	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
Garage, built for 150 Alta Avenue, converted into residence; 1 1/2-story structure with central vehicular entrance; rubblestone base; clapboard above; gambrel hip roof with eyebrow dormer; bracketed cornice; brick chimney. Alterations: replacement of vehicular entrance with window; large Modern addition to south; parking deck to east.

52 Lakeside Drive

Block: 236 **Lot:** 26	**Date:** c. 1960		**Contributing:** No
Architect:	**Style:**		
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

Home:
Two-story and high basement, stone and aluminum house.

53 Lakeside Drive

northwest corner Hillside Avenue

Block: 224 **Lot:** 1	**Date:** c. 1980	**Contributing:** No
Architect:	**Style:**	
Garage:	**Garage Date:**	**Shed:** / **Shed Date:**

House:
One-story and basement brick home.

56 Lakeside Drive

northwest corner Hilltop Avenue

Block: 736 **Lot:** 22, 24		**Date:** c. 1905 (before 1907)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage: One	**Garage Date:** c. 1910	**Shed:**	**Shed Date:**

House:
Single, 2 1/2-story mariner house set high above street; shingle siding; cobblestone base; one-story front porch with wood piers; porch with polygonal section at southwest corner extending past house; round tower with conical roof at northwest corner; three-sided, angled bay on second-story of west elevation; hip roof with hip-roof dormers; tall brick chimneys.

Garage:
One-story, hip roof, cobblestone garage.

56 Lakeside Drive

Page 2

1 Lanark Road

northwest Van Cortlandt Park Avenue

Block: 233 Lot: 1	Date: c. 1960	Contributing: No
Architect:	Style:	
Garage:	Garage Date:	Shed:	Shed Date:

House:
Two-story brick and shingle house.

10 Lanark Road

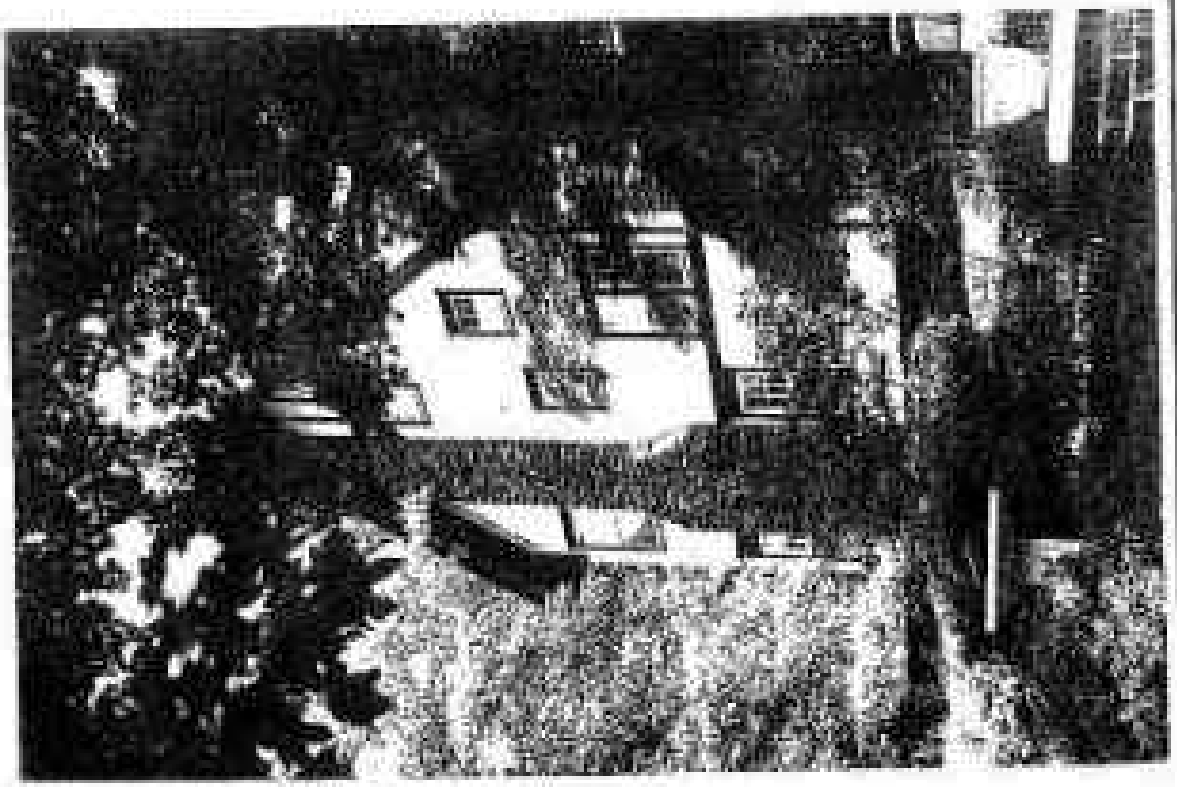
Block: 236 **Lot:** 1		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Arts and Crafts	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house; entrance to left beneath Doric-column portico; single, double, and triple rectangular windows; steep sloping roof incorporating sun porch with casement windows on east elevation; cross gable, tall chimney.

11 Lamark Road

Block: 353 **Lot:** 6, 76		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Neo-Tudor	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house with half-timber detail, rubblestone base, porch piers, and chimney; L-shaped plan with entrance porch in angle of L; heavy wood door; single, double, and triple windows; boxy oriel with three windows on first story, supporting projecting upper stories; peak roof with shed dormer; bracketed eaves; terrace in rear. (Side lot to north 114 Bryant Road).



181 Lamark Road

Block: 236 **Lot:** 5	**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Arts and Crafts	

Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house, cobblestone base; cross gable meeting with sweep roof slopes; rectangular windows; first story of front facade with corner porches, each supported by a single Doric column; entrance to right; triple window with wider central light in between; one-story rear wing; tall chimney. Alterations: porch at left of front facade enclosed.

Garage:
One-story, stucco building with hip roof.

19 Lanark Road

Block: 233 **Lot:** 8		**Date:** c. 1910 (before 1912)	**Contributing:** Yes
Architect:		**Style:** Neo-Georgian	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house; symmetrical massing, central entrance with leaded transom, flanked by Doric columns and pilasters; eight-pane rectangular windows with projecting lintels; flat-top hip roof with pedimented dormers flanked by Doric pilasters; one-story projecting wings to either side with segmental-arch openings with web sash in fanlights. Alterations: asphalt siding; sliding window in front elevation of wing to east.

22 Lanark Road

(southwest corner Hillcrest Avenue)

Block: 206 **Lot:** 7	**Date:** c. 1925	**Contributing:** Yes
Architect:	**Style:** Neo-Medieval	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and basement stucco house; rubblestone base; L-shaped plan with rounded, rubblestone entrance tower with conical roof set in angle of L; round-arch entrance and small round window on first story and small rectangular casements on second story of tower; wing to right, projecting toward street, has one-story and basement, three-sided, angled bay with casement window band and diamond transoms, bay and paired iron brackets support projecting upper story; east side, facing Hillcrest Avenue, with rounded oriel supported on iron brackets; oriel with leaded casements and leaded, diamond transoms; stained-glass coat-of-arms in central casement; hip-roof dormer above oriel; hip roof slopes with heavy slate shingles; garage with hood in basement on south side.

22 Lanark Road

PARK HILL HISTORIC DISTRICT ARCHIVES, 2003

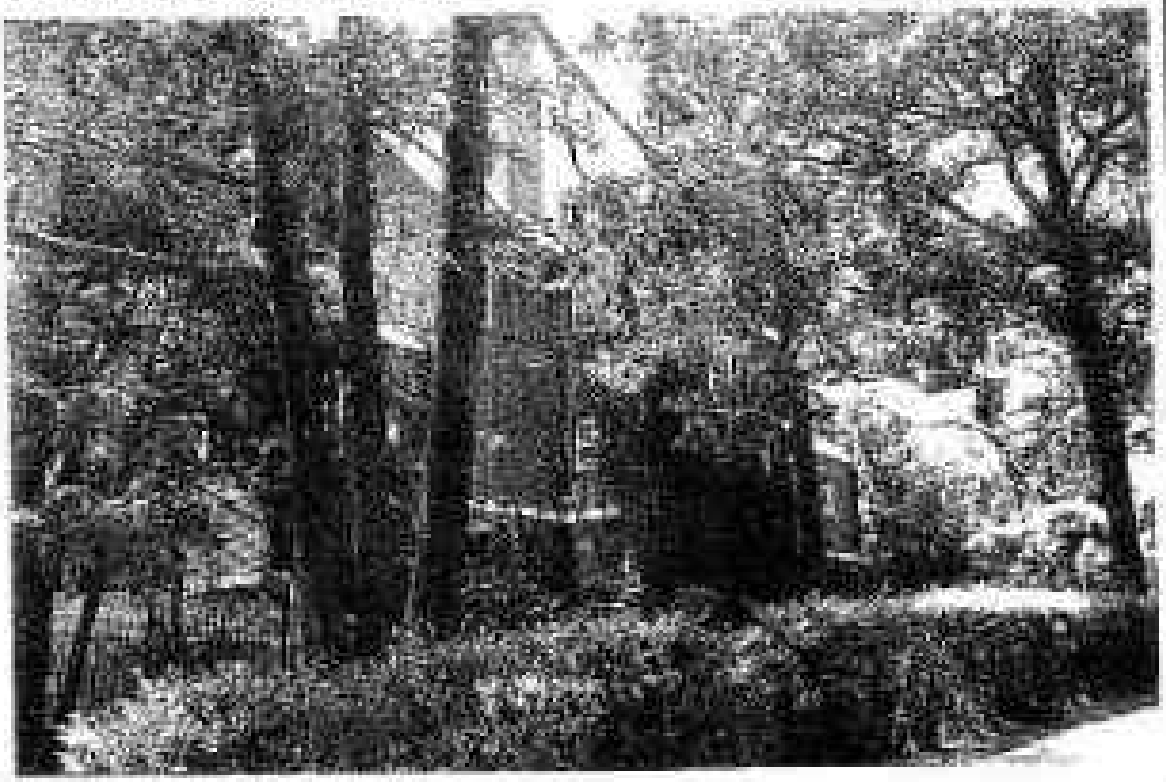
25 Lanark Road

northwest corner Hillcrest Avenue

Block: 233 **Lot:** 13, 15		**Date:** c. 1925	**Contributing:** Yes
Architect:		**Style:** Neo-Georgian	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and basement house faced with brick laid in English bond, symmetrical massing; central entrance in stepped Doric portico; two rectangular windows to either side, each with a blind brick fanlight; six rectangular windows above with soldier-brick enframements; peak roof; pedimented dormers with Doric pilasters and Gothic upper sash; one-story wings to either side with segmental-arch openings; rear elevation to north with two-story and basement wing with one-story, three-sided, angled bay.

PARKHILL HISTORIC DISTRICT ASSOCIATION, 2001



2 Lattin Drive

Northwest corner Madison Parkway

Block: 99 **Lot:** 46	**Date:** c. 1920	**Contributing:** Yes
Architect:	**Style:** Neo-Georgian	
Garage: **Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house faced in brick laid in Flemish bond with random burned bricks; brick posts and stairs leading to entrance; symmetrical massing; rubblestone base and retaining wall to east; central entrance with sidelights; entrance beneath hip-roof portico supported by Doric columns; row of four windows to either side of entrance; soldier lintels; second story with three groups of three windows; jerkinhead roof with slate shingles; brick chimney; one-story sun porch wing to west, single, paired, and triple windows on east elevation; garage in basement on east side (now enclosed); small, one-story, hip-roof wing at rear; rear facade with single, paired, and quadruple windows.

PARK HILL HISTORIC DISTRICT APPLICATION, 2010

10 Lattin Drive

Block: 99 **Lot:** 44	**Date:** c. 1925		**Contributing:** Yes
Architect:	**Style:** Colonial Revival		
Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2 story house; rectangular windows; peak roof with pediatemed dormers; brick chimneys.
Alterations: aluminum siding; front porch enclosed.

Garage:
One-story stucco building with peak roof.

14 Lattin Drive

Block: 99 **Lot:** 43	**Date:** c. 1923		**Contributing:** Yes
Architect:	**Style:** Neo-Tudor/Mission		
Garage: One	**Garage Date:** c. 1923	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house; unusual combination of Mission form and Tudor-inspired half timber, similar to 48 Marshall Road; enclosed, one-story front porch with sloping roof and end piers with buttresses and peak roof caps; porch lit by wide segmental-arch windows; door in arch to right; half timber on upper floors; projecting central bay on upper floors with triple window on each level; shallow, projecting attic level on brackets; segmental-arch window on attic level; center of attic level rises above roofline and has segmental-arch roof slope; single window to either side of bay at second story; peak roof; north elevation with three-sided, angled bay on first story; stucco chimneys; first-story windows on south elevation with small bracketed hoods.

Garage:
Small peak roof building with deep eaves.

14 Lattin Drive

Page 1

18 Lattin Drive

Block: 99 **Lot:** 40	**Date:** c. 1923		**Contributing:** Yes
Architect:	**Style:** Mission		
Garage: One	**Garage Date:** c. 1923	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house; one-story enclosed porch with sloping roof and flat-top end piers; front of porch articulated by wide segmental-arch with entrance in center, narrower segmental-arch windows on side elevations of porch; second story with central pair of windows with single window to either side; peak roof with central, four-window-wide dormer with shallow peak roof with side brackets; side elevations with curving "Mission" gables, stucco chimneys; windows with bracketed hoods on north and south elevations; one-story, three-sided, angled bay on north elevation; square attic window on north elevation set at angle.

Garage:
One-story stucco building with peak roof.

18 Lattin Drive

Page 2

22 Latin Drive

Block: 99 **Lot:** 37	**Date:** c. 1927	**Contributing:** Yes	
Architect:	**Style:** Colonial Revival		
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and rear basement house; brick first story laid in common bond with random burned bricks, cobblestone base; entrance in 1 1/2-story, recessed, peak-roof wing to south; brick first story articulated by three small windows with soldier course at lintel level; peak roof; second story with shed roof picturs peak roof slope; brick chimney; brick basement to rear. Alterations: aluminum siding above brick.

26 Lattin Drive

Block: 99 Lot: 36		Date: c. 1953	Contributing: No
Architect:		Style:	
Garage:	Garage Date:	Shed:	Shed Date:

House:
One-story and basement brick, concrete, cobblestone, artificial siding and stucco frame.

PARK HILL HISTORIC DISTRICT APPLICATION, 2007

41 Lattin Drive

Block: 101 **Lot:** 44	**Date:** c. 1905 (before 1908)	**Contributing:** Yes
Architect:	**Style:** Neo-Gothic/Colonial Revival	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
Two-story and rear basement house set on slope; cobblestone base and chimneys; symmetrical facade; central, projecting, one-story entrance pavilion with pointed-arch entry with sidelights and pointed fanlight; narrow, pointed-arch, multi-pane windows on side elevation of pavilion; entrance pavilion flanked by 2/x/1 windows; above entrance is large hip-roof dormer with pair of diamond-pane casements; dormer flanked by large gambrel gables; north elevation with one-story projecting wing supported on posts; peak roof dormers on north and south facades; one-story cobblestone garage wing (probably later addition) extends to south. Alterations: aluminum siding.

41 Lattin Drive

Page 2

Leslie Sutherland Park

Block:	Lot:	Date:	Contributing:
Architect:		Style:	
Garage:	Garage Date:	Shed:	Shed Date:

House:
Location Bounded by Overcliff Street and Alta Avenue on the north, Park Hill Terrace and the rear lot lines of buildings facing McLean Avenue on the west, the rear lot lines of buildings facing McLean Avenue on the south, and the rear lot lines of buildings facing Van Cortlandt Park Avenue on the east. Landscaped park with cobblestone retaining walls, benches, and memorial. Granite monument with bronze plaque including bust of Leslie Sutherland and text reading "For more than fifty years an outstanding leader in the political, civic and charitable life of the City of Yonkers. He lived in a house by the side of the road and was a friend to man." The monument was erected by his friends and associates in 1966.

Leslie Sutherland Park

Page 2

1 Lewis Parkway

Block: 101 **Lot:** 51	**Date:** c. 1910 (before 1912)	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house; rubble/stone base; symmetrical massing; one-story porch with stout Doric columns resting on cobblestone bases; central entrance with sidelights; entrance flanked by three-sided, angled bays; center of second story with pair of small rectangular windows with diamond-pane upper sash; single window to either side; hip roof with hip-roof dormer; brick chimney. Alterations: aluminum siding.

10 Lewis Parkway

northeast corner Greenlee Avenue

Block: 180 **Lot:** 1		**Date:** c. 1920	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story building, symmetrical facade facing Courter Avenue, rubblestone base, peak roof entrance pavilion, rectangular windows; peak roof, brick chimney; one-story wing to west with garage at base; one-story sun porch projecting toward street. Alterations: aluminum siding.

15 Lewis Parkway

Block: 101 **Lot:** 47		**Date:** c. 1910 (before 1912)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story house; rubblestone base; L-shaped porch with Doric columns and pedimented ends; projecting pedimented secom over stairs, at left, leading to entrance door with oval window; steep peak roof slopes; peak-roof dormers; three-sided, angled bay on first story of north elevation; tall brick chimney. Alterations: aluminum and faux-stone siding; iron porch railing.

Garage:
One-story wood and stucco building.

16 Lewis Parkway

Block: 100 **Lot:** 3	**Date:** c. 1905 (before 1908)	**Contributing:** Yes
Architect:	**Style:** Arts and Crafts	
Garage: One	**Garage Date:** Unknown	**Shed:** **Shed Date:**

House:
2 1/2-story house; rubblestone base; L-shaped porch at southwest corner of house with square piers resting on rubblestone bases, diagonal brackets, and hip roof; entrance with sidelights; polygonal tower at southwest corner with rubblestone first story, pointed-arch windows with Gothic tracery on second story, and low roof with dormer; steep hip roof with dormers; rubblestone terrace around tower; deep bracketed eaves; polygonal, one-story bay on north elevation; open porch at northeast corner; entrance with hood on south elevation. Alterations: aluminum siding.

Garage:
Two-car garage with stucco siding and peak roof.

20 Lewis Parkway

Block: 100 **Lot:** 6	**Date:** c. 1930	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house; rubblestone base; symmetrical massing; central segmental-arch entrance with fanlight and sidelights; entrance set beneath segmental-arch hood with peak roof and large brackets; benches flank entrance; rows of triple windows to either side of entrance; paired windows on second story; jerkinhead roof with pedimented dormers with round-arch windows; one-story and basement wing to south with garage in basement and sun porch on upper level; brick chimney.

23 Lewis Parkway

northwest corner Little Drive

Block: 99 **Lot:** 29	**Date:** c. 1915	**Contributing:** Yes
Architect:	**Style:** Arts and Crafts/Colonial Revival	
Garage: **Garage Date:**	**Shed:**	**Shed Date:**

House:
Two-story and high basement stucco house; front facade faces Little Drive; rubblestone base with wide segmental-arch openings; garage at east side of front elevation; high steps lead to porch with fluted Doric columns and square piers; central columns project and support projecting second story with triple window; central entrance; rectangular windows; hip roof slopes; west elevation with one-story porch with rectangular slab piers and terrace; one-story sun porch with terrace to east; rubblestone chimney.

23 Lewis Parkway

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25 Lewis Parkway

south side former Lattin Drive

Block: 99 Lot: 29	Date:		Contributing:
Architect:	Style:		
Garage:	Garage Date:	Shed:	Shed Date:

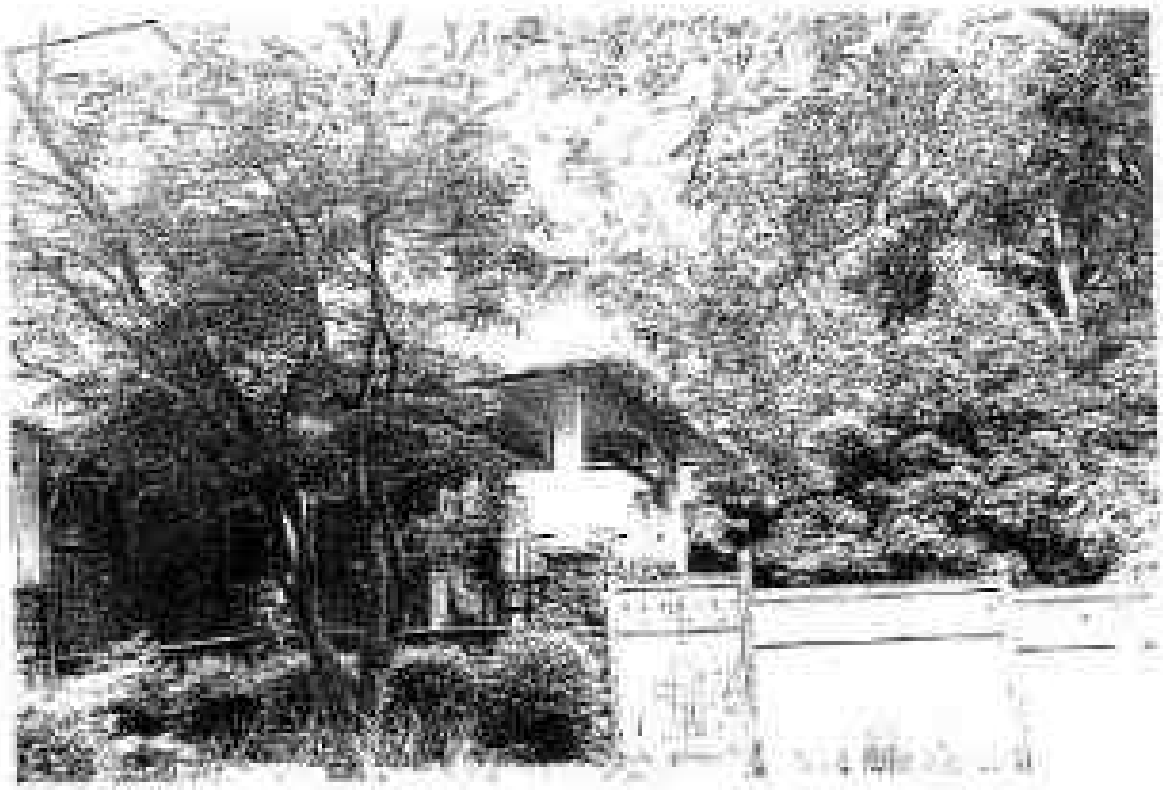
Vacant site.

28 Lewis Parkway

Block: 100 **Lot:** 8	**Date:** c. 1905 (before 1908)	**Contributing:** Yes
Architect:	**Style:** Arts and Crafts	
Garage: One **Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story house; cobblestone base; L-shaped, hip-roof porch extending across most of front and semi south elevation, square, bracketed porch posts rest on cobblestone bases; porch projects at stair leading to entrance; round tower at southwest corner with rubblestone first story and pointed-arch windows with Gothic sash on second story; rubblestone terrace around tower; remainder of front facade is stucco; 8x1 windows; steep hip roof slopes with hip-roof dormer; deep eaves; brick chimney. Alterations: aluminum siding on side and rear facades.

Garage:
One-story hip roof building.



31 Lewis Parkway

Block: 99 **Lot:** 25, 27	**Date:** c. 1918	**Contributing:** Yes
Architect: William Heapy	**Style:** Arts and Crafts	
Garage:	**Garage Date:**	**Shed:** **Shed Date:**

House:
2 1/2-story and basement house; rubblestone base; entrance to right set beneath peak-roof, bracketed portico supported by Doric columns; triple window to left with 8x1 central light flanked by 6x1 windows; pair of 6x1 double windows on second story and small rectangular central window with pediment supported on brackets; steep peak roof extends over first story; second story with sloping roof extends from peak roof at rear; bracketed eaves; one-story and rubblestone basement wing at south side extends toward street; garage in basement and sun porch on upper level; side entrance with hood; three-sided, angled bay on first story of south elevation; small, one-story, boxy bay at rear; brick chimney. Side lot to north (No. 33).
Alterations: asphalt siding.

FAIRVIEW HISTORIC DISTRICT APPLICATION 2001

32 Lewis Parkway

Block: 190 Lot: 12	Date: c. 1938	Contributing: Yes
Architect:	Style: Colonial Revival	
Garage:	Garage Date:	Shed:	Shed Date:

House:
2 1/2-story and basement house; rubblestone base, entrance to left beneath pediment-hood; deep peak roof extends over first story; second story with gambrel roof extending from peak roof, one-story and basement wing to south with garage in basement and sun porch on upper level. Alterations: asphalt siding.

41 Lewis Parkway

Block: 99 **Lot:** 21		**Date:** c. 1910 (before 1912)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and basement house; rubblestone base and portion of first story; front terrace with garage beneath; one-story, rounded, rubblestone bay extends from north side of front elevation; entrance on north side adjoining bay; rubblestone extends along first story of north elevation; rounded bay capped by rounded, projecting oriel on second story; Palladian window in center of second story on front elevation; sash of Palladian window with Gothic sash; flanking lights of Palladian window with vertical pointed-arch sash; pointed-arch sash elsewhere on house; ocular window with complex web sash above; round-arch window in gables of north and south elevations, with Gothic sash; peak roof slopes; rubblestone chimneys; rear elevation facing Latin Drive with wide, two-story, angled bay. Alterations: aluminum siding.

46 Lewis Parkway

northwest corner Ridge Drive

Block: 109 **Lot:** 14		**Date:** c. 1905 (before 1908)	**Contributing:** Yes
Architect:		**Style:** Shingle	
Garage: One	**Garage Date:** c. 1920	**Shed:**	**Shed Date:**

House:
2 1/2-story house; rubblestone base; shingle above; complex massing; entrance facing west set beneath portico with clustered Doric columns; round-arch door with small vertical window to right; porch projects from full-height round tower with rubblestone first story and onion-dome roof; brick chimney extends up side of tower; tiny rectangular windows below roof of tower; unusual casements on first story with large central pane and two small panes below and above; two-sided, angled oriel on second story to right of porch; extensive diamond-pane upper sash; gambrel roof; shallow, three-sided, angled oriel on first story of west elevation; curved porch supported by clustered Doric columns at southwest corner; oval windows in gables on west and east elevations; Palladian windows on second story of east and west elevations with Gothic sash.

Garage:
One-story brick building with peak roof.

46 Lewis Parkway

Page 3

47 Lewis Parkway

Block: 99 **Lot:** 15		**Date:** c. 1915	**Contributing:** Yes
Architect:		**Style:** Arts and Crafts/Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house; rubblestone base; symmetrical massing; porch with fluted Doric columns and square piers, central columns project and support projecting second story; entrance with sidelights and multi-pane door; extensive 6x1 double-hung sash, peak roof with shed roof dormer with casement windows; one-story sun porch to south, balanced to north by one-story porte-cochère, each with a terrace; rubblestone chimney

52 Lewis Parkway

southeast corner Ridge Drive

Block: 93 Lot: 9	Date: c. 1965	Contributing: No
Architect:	Style:	
Garage: Garage Date:	Shed:	Shed Date:

House:
Two-story brick and asphalt shingle house.

60 Lewis Parkway

southwest corner Closson Place

Block: 93 **Lot:** 12	**Date:** c. 1910 (before 1912)	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	

Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
Three-story stucco house; L-shaped porch with Doric columns; porch rounded to left; rectangular windows; peak roof shape; large gambrel on north elevation of gabled pavilion that extends to east. Alterations: two-story section at left of front elevation and one-story rear extension with aluminum siding. Note: there was a house on this site by 1906, but the present house does not appear to date from this period.

Garage:
Aluminum and stucco, non-contributing garage with peak roof.

61 Lewis Parkway

Block: 94 **Lot:** 19		**Date:** c. 1910 (before 1912)	**Contributing:** Yes
Architect:		**Style:** Arts and Crafts	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

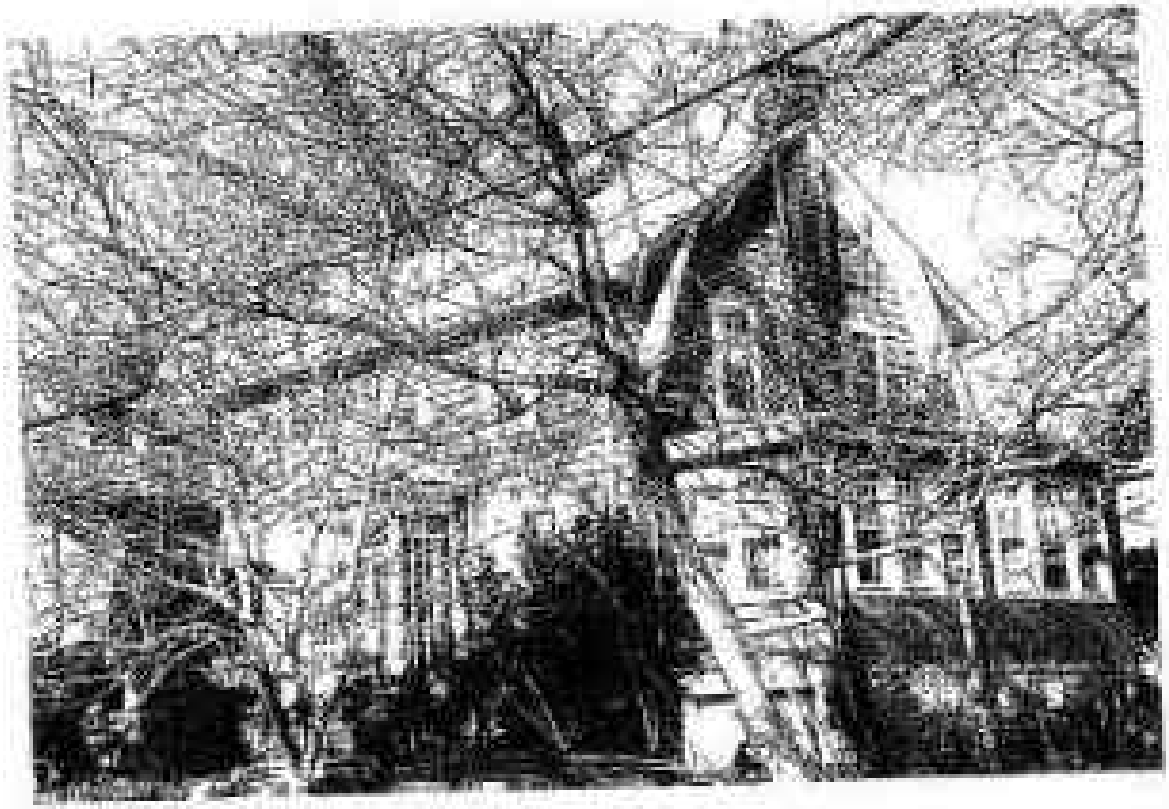
House:
2 1/2-story house; rubblestone base and retaining wall; rubblestone on most of first-story; shingle siding on remainder of house; projecting entrance pavilion to left; shallow, boxy oriels with shed roofs on upper stories of front elevation; steep peak roof with shed and peak-roof dormers; boxy bay and three-sided, angled oriel on east elevation; west elevation with shallow, projecting, gabled wing and two-story, three-sided, angled bay. Alterations: porch enclosed; garage cut into retaining wall.

'94 1 3

65 Lewis Parkway

Block: 94 **Lot:** 17		**Date:** c. 1915	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story clapboard house; rubblestone base; symmetrical massing; central entrance in projecting, pedimented portico with multi-pane glazing; wood door with two panels and 9/4 lights; rectangular windows; gambrel roof; second story with sloping roof extends from gambrel; semi-circular louvered opening on attic level of west side; one-story sun porch extends to east; garage in basement of sun porch with rock-faced, cast-stone blocks.



66 Lewis Parkway

intersect: corner Gibson Place

Block: 92 **Lot:** 17		**Date:** c. 1930	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story rubblestone house; one-story porch supported by Doric columns; porch curves at west side and extends past house; entrance to left; paired and single windows on second story; shallow hip roof with hip-roof dormers; bracketed cornice; full height, three-sided angled bay on east elevation; west elevation with smaller bay and large recessed rear pavilion with two-car garage cut into base; two pairs of double doors with iron hinges on garage. Alterations: porch partially glazed.

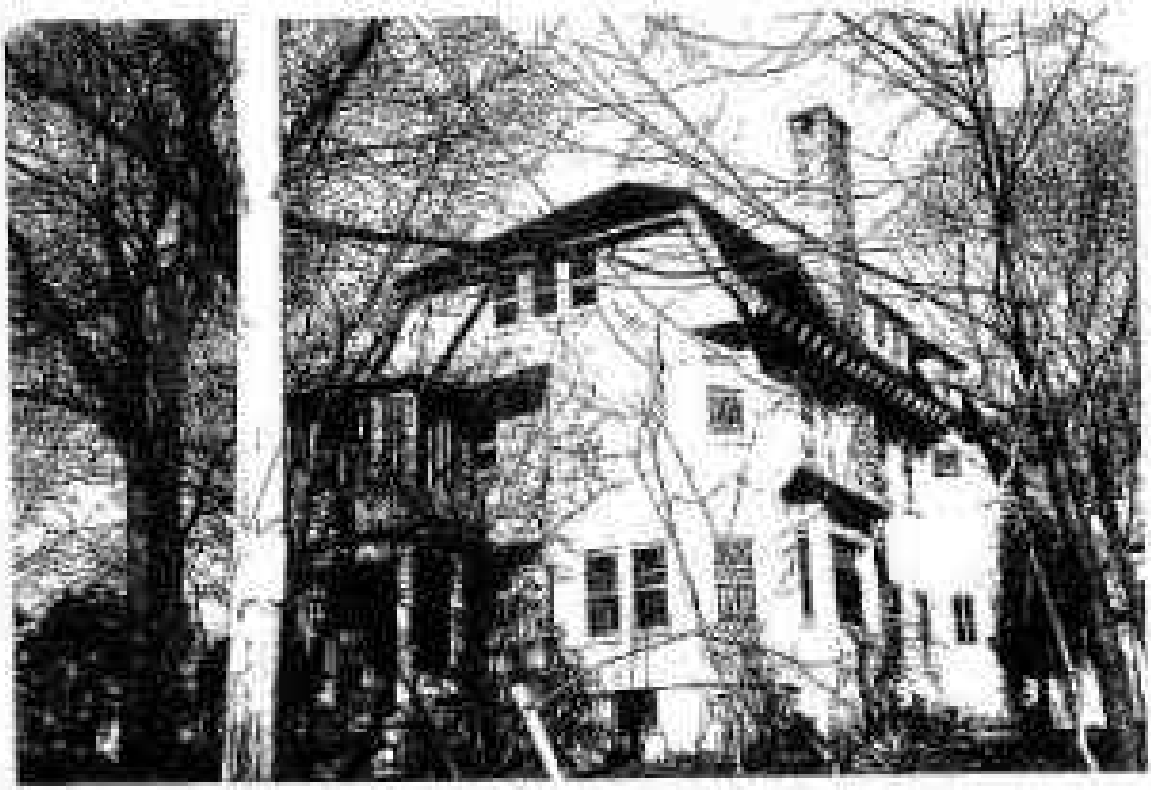
79 Lewis Parkway

(between house Ridge Drive)

Block: 9# **Lot:** 10	**Date:** c. 1905 (before 1908)	**Contributing:** Yes
Architect:	**Style:** Arts and Crafts	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house; rubblestone base; entrance portico with polygonal piers; two-story sun porch, two-story, polygonal wing to west with multi pane sun porch on first story; jerkinhead roofs; bracketed eaves; rectangular windows of varied sizes; rubblestone chimneys; one-story bay bay on east elevation. Alterations: stucco siding on original bachelor wear original siding was; porch piers enclosed; aluminum siding on portions of second story.



80 Lewis Parkway

southwest corner Elisha Drive

Block: 92 **Lot:** 20	**Date:** c. 1920	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	
Garage: **Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house, gambrel roof, second story with sloping roof extends from gambrel. Alterations: extensive one-story stone addition in front, eliminating entire first story of front facade; extension extends to west past house; garage in basement of extension. Alterations: aluminum siding above.

11 Madeleine Parkway

Block: 101 **Lot:** 12	**Date:** c. 1925		**Contributing:** Yes
Architect:	**Style:** Colonial Revival		
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house designed to resemble medieval colonial dwellings of seventeenth century; rubblestone first story, entrance to right with sidelights; two regular size and one small rectangular window on front elevation of first story; first-story windows with brick lintels and sills; paired windows on second story; peak roof; rubblestone chimney; one-story rubblestone garage wing to south with flat roof. Alterations: aluminum siding on upper stories.

12 Madeleine Parkway

Block: 98 Lot: 38		Date: c. 1920	Contributing: Yes
Architect:		Style: Colonial Revival	
Garage:	Garage Date:	Shed:	Shed Date:

House:
2 1/2-story clapboard house; side elevation faces street; cobblestone base with garage facing street; garage supports 1 1/2-story wing with segmental-arch porch with square piers and peak roof on first story; main mass of house rises to rear; L-shaped massing; entrance facing south in one-story pavilion in angle of L; entrance pavilion with steep slopping roof; entrance with tiny segmental-arch fanlight and narrow sidelights; one-story, three-sided, angled bay to rear of entrance; rectangular windows; peak roof slopes with slate shingles; gable end facing street with quarter-round windows flanking brick chimney; Chippendale-style railing.

16 Madeleine Parkway

Block: 98 Lot: 36		Date: c. 1935	Contributing: Yes
Architect:		Style: Colonial Revival	
Garage:	Garage Date:	Shed:	Shed Date:

Form:
2 1/2-story house faced with brick laid in Flemish bond with painted header; rubblestone base; entrance to left set beneath peak-roof portico supported by Doric columns; pediment with slate shingles; triple window to right; paired windows on second story; gambrel roof with Spanish tile; one story and basement wing to south with garage in basement and sun porch on upper level; brick chimney.

19 Madeleine Parkway

Block: 101 **Lot:** 18		**Date:** c. 1925	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house, rubblestone base and first story; symmetrical massing; central entrance with paneled door with six lights; doorway with fanlight and sidelights, all set beneath peak-roof bracketed portico with openwork pediment, supported by Doric columns set on rubblestone bases; triple windows to either side of entrance; high gambrel roof with shed dormers; south elevation with boxy, one-story and basement bay with shed-roof portico leading to side entrance; rubblestone chimneys; two-story rear porch with Doric columns; rear terrace; side lot to north. Alterations: aluminum siding.

19 Madeleine Parkway

Page 2

24 Madeleine Parkway

Block: 98 **Lot:** 28, 34		**Date:** c. 1905 (before 1908)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage: One	**Garage Date:** c. 1920	**Shed:**	**Shed Date:**

House:
2 1/2-story house; cobblestone base; porch supported by Doric colonettes; polygonal porch bay at south west corner of house, set around polygonal, full-height tower with finial; small horizontal windows with Gothic lush in top level of tower; entrance with leaded sidelights and fluted Doric pilasters; two-story, three-sided, angled bays on east and west elevations; hip and peak roof slopes. Side lot to north (No. 30). Alterations: aluminum siding.

Garage:
One-story clapboard building with peak roof and bracketed eaves.

24 Madeleine Parkway

Page 2

30 Madeleine Parkway

northwest corner Ridge Drive

Block: 98 **Lot:** 23		**Date:** c. 1905 (before 1908)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house; rubblestone base, shingle siding on first story and attic; rounded porch projects on front facade, supported by Doric columns; porch walls shingled, entrance flanked by windows with transoms; polygonal, flat-top, rubblestone tower at southeast corner; horizontal rectangular window on second story of tower with diamond-pane sash; quadruple window above porch, as well as single rectangular window, and small window with diamond sash; upper floors on east elevation project and are supported by brackets; rectangular stained-glass window on second story of east elevation; rectangular window with diamond-pane sash on second story on west elevation; hip and peak roof slopes; one-story rear wing; hip-roof dormers; widow's walk. Alterations: aluminum siding on second story; porch columns stuccoed.

8 Marshall Road

Southwest corner Madisonville Parkway

Block: 101 **Lot:** 5	**Date:** c. 1915	**Contributing:** Yes
Architect:	**Style:** Neo-Tudor	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and basement stucco house; entrance to right set beneath peak roof, bracketed hood with half timber detail; boxy bay to right with triple casement window and shed roof; small rectangular window in center of second story flanked by single larger windows; jerkinhead roof with slightly raised shed roof slopes above each of large second story windows; bracketed half timber gables on side elevations; one-story sun porch wing extends to east; rubblestone base at rear with soldier course of brick; two-story rear wing with entrance portico supported by Doric columns; second-story sun porch; shed roof over second story; shed-roof dormer; one-story, boxy oriel with shed roof on west side.

8 Marshall Road

9 Marshall Road

northwest corner Ridge Road

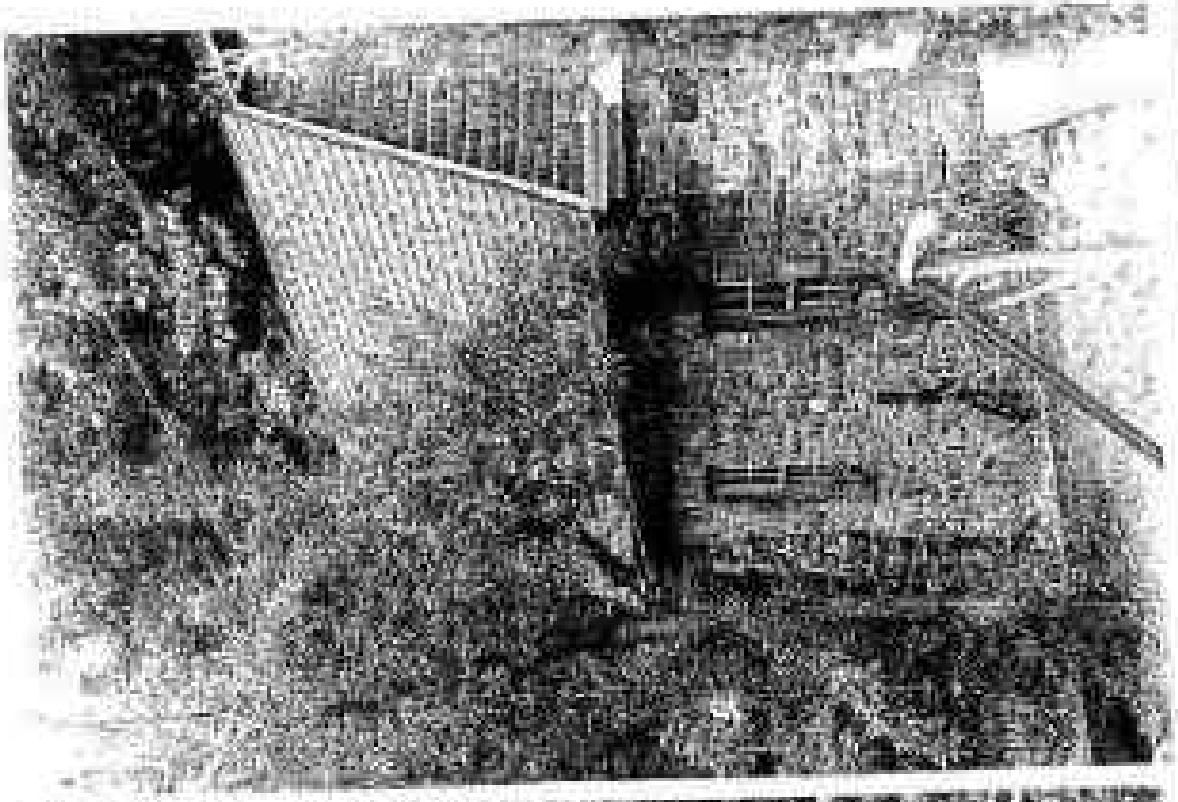
Block: 107 **Lot:** 29		**Date:** c. 1905 (before 1908)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage: One	**Garage Date:** c. 1905	**Shed:**	**Shed Date:**

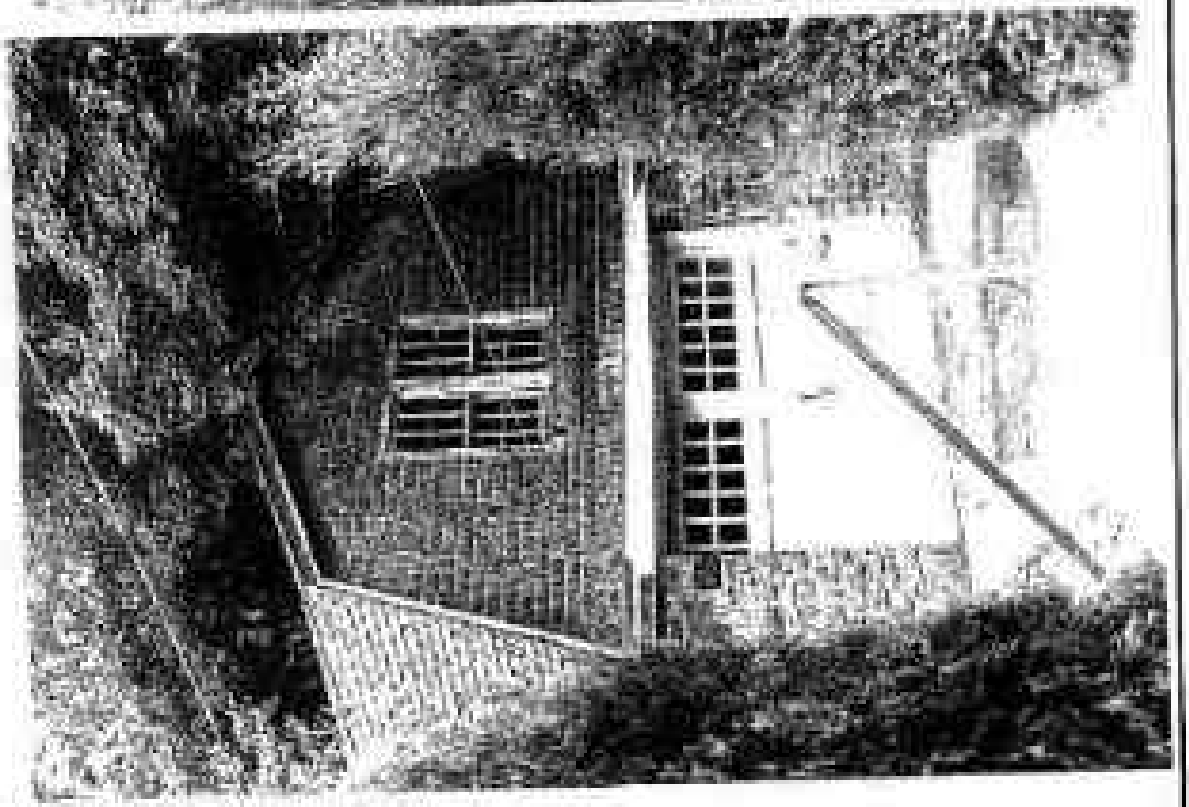
House:
2 1/2-story house; rubblestone base and first story; L-shaped porch supported by Doric columns; central entrance with double doors; entrance flanked by three-sided, angled bays; second story with three-sided, angled bays; triple group of small windows in center of second story; gambrel roof with hip-roof dormers; east elevation with two-story, three-sided, angled bay; brick chimneys; bowed second-story oriel on west elevation. Alterations: asphalt shingle siding; terrace on second story above porch with doors cut into flanking angled bays.

Garage:
Two-story rubblestone and shingle building; wide double-door entrance with two panels and twelve lights in each leaf; paired 6x6 windows in gable end side elevations; gambrel-roof.

9 Marshall Road

Page 2





19 Marshall Road

aka Great Camp Ridge Road

Block: 97 **Lot:** 33		**Date:** c. 1905 (before 1908)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story house; rubblestone base; front porch with polygonal end extending to west past house; porch supported by Doric columns, entrance to right, flanked by thin pilasters and sidelights; three-sided, angled bay to left; two, three-sided, angled bays on second story with bracketed peak roof above; gambrel roof with gable end facing street; Palladian window in gable, with blind central arch; west elevation with one-story, three-sided, angled oriel and shed dormer; rear porch with square Doric piers. Alterations: asphalt siding; porch partially enclosed; stair at rear leading to attic.

Garage:
One-story, non-contributing stucco building with flat roof.

19 Marshall Road

Page 2

20 Marshall Road

southeast corner Vadeirive Parkway

Block: 38 **Lot:** 1		**Date:** c. 1915	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and basement house; rubblestone base and first story; entrance to left flanked by fluted Doric pilasters; single window to right of entrance; projecting, one-story sun porch supported by Doric columns; gambrel roof slopes, second story gable above entrance projects through gambrel and is supported by brackets; smaller gambrel shows sun porch with door leading onto terrace atop sun porch, brick chimney; one-story and basement terrace on west side with garage in basement; two-story peak roof wing to rear. Alterations: aluminum siding on upper floors.

20 Marshall Road

Page 2

22 Marshall Road

Block: 98 **Lot:** 7		**Date:** c. 1910 (before 1912)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house; rubblestone base; porch with stout Doric colonnes set on rubblestone bases; hoxy oriel to right on second story; peak roof slopes with pedimented dormers. Alterations: asphalt and aluminum siding; porch enclosed

22 Marshall Road

Page 2

25 Marshall Road

Block: 97 **Lot:** 31	**Date:** c. 1950	**Contributing:** No
Architect:	**Style:**	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
1 1/2-story rubblestone and aluminum-sided house.

26 Marshall Road

Block: 98 **Lot:** 9		**Date:** c. 1930	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house set above street; symmetrical massing, shallow, projecting, central entrance pavilion with peak roof; entrance pavilion flanked by shallow, projecting wings with triple windows and hip roof; four windows on second story, peak roof with dormer; one-story and basement wing to west; rubblestone chimney. Alterations: aluminum siding; brick garage extending from one-story wing toward street.

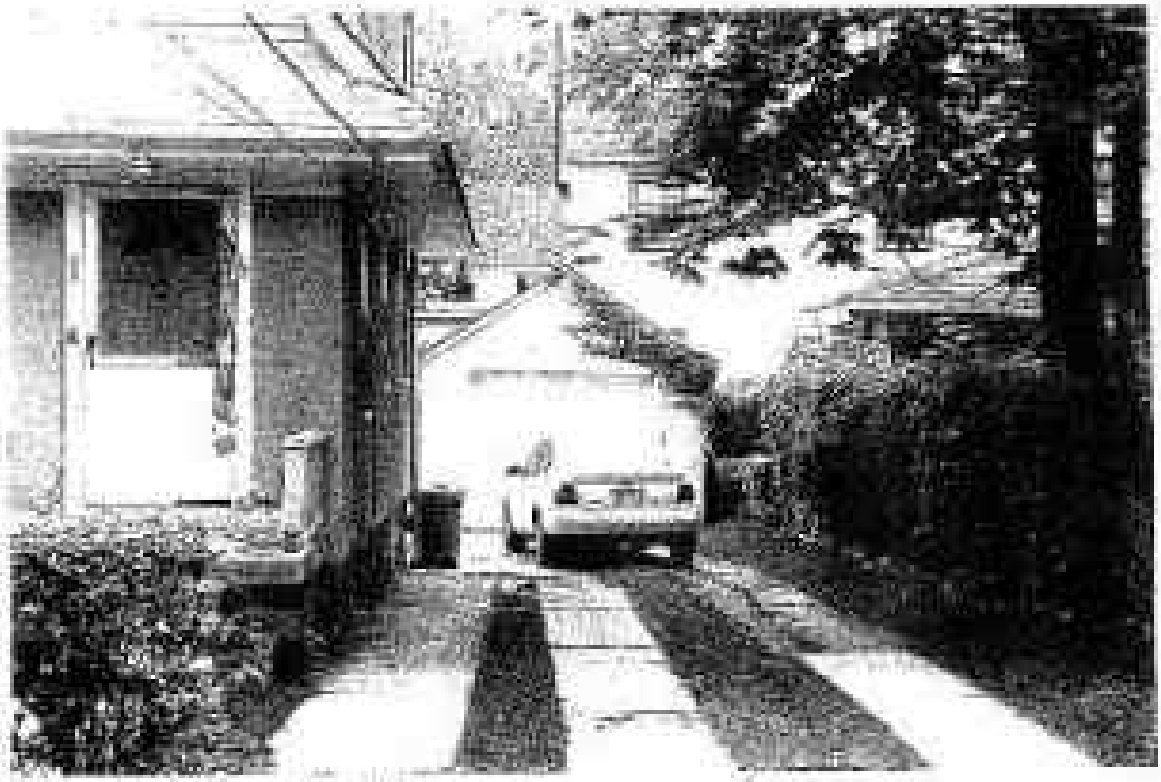
29 Marshall Road

Block: 97 **Lot:** 29	**Date:** c. 1915	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	

Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house; rubblestone base; entrance to right; one-story, three-sided, angled bay to left of entrance, supporting pent roof; large gambrel roof with gable end facing street; two second-story windows with shutters; multi-pane sash; attic articulated by two quarter-round windows; second story on side elevations with sloping roofs extending from gambrel; two-story gambrel-roof wing to west.

Garage:
One-story stucco building with peak roof.



30 Marshall Road

approximate Corner: Ridge Drive

Block: 95 **Lot:** 11, 13		**Date:** c. 1910 (before 1914)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house; rubblestone base and retaining wall; unusual porch shape along front and east elevations with convex moat at corner; Doric columns resting on rubblestone base; entrance with sidelights; three-sided, angled bay on second story; peak roof slopes; second-story projection at rear supported by square piers. Side lot to east (No. 30). Alterations: aluminum and asphalt siding.

36 Marshall Road

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40 Marshall Road

southeast corner Ridge Drive

Block: 95 **Lot:** 1	**Date:** c. 1910 (before 1912)	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	

Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story house set above street; cobblestone retaining wall; hip roof with hip-roof dormers; side lot to west. Alterations: stucco and aluminum siding; porch removed.

Garage:
One-story building with hip roof.

48 Marshall Road

Block: 95 **Lot:** 3		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Neo-Tudor/Mission	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and high basement stucco house set above street; cobblestone retaining wall; unusual combination of Mission form and Tudor-inspired half timber, similar to 14 Little Drive; high flight of stairs leads to enclosed entrance porch with buttressed end piers with caps; wide, central, segmental-arch window; original entrance door to left no longer accessible; entrance to right half under an upper storey; central bay with triple window in center of second story; projecting attic supported by brackets; segmental-arch triple window at attic level with segmental-arch roof; multi-pane sash on upper floors; piers at either end of house similar to those at ends of porch; one-story, three-sided, angled bay on east elevation. Alterations: garage extends from basement towards street causing entrance to be moved.

52 Marshall Road

Block: 95 **Lot:** 5	**Date:** c. 1910 (before 1912)	**Contributing:** Yes
Architect:	**Style:** Arts and Crafts	

Garage: One	**Garage Date:** c. 1915	**Shed:**	**Shed Date:**

House:
1 1/2-story house; rubblestone base, porch posts, and porch railing; stucco siding on first story of front elevation; stairs curve to right and of porch; entrance to right; wood brackets support porch at right; rectangular openings; stout round tower; like bay on top of porch; peak roof; one-story boxy bay on east elevation. Alterations: aluminum siding.

Garage:
One-story clapboard building with peak roof.

56 Marshall Road

northwest corner Ritchie Drive

Block: 95 **Lot:** 9		**Date:** c. 1930	**Contributing:** Yes
Architect:		**Style:** English Cottage	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house with brick, clapboard, rubblestone, stucco, and half-timber siding; L-shaped plan with rounded entrance tower with conical roof in angle of L; round-arch entrance; rubblestone on first story of tower with stucco and brick above; leaded, diamond-pane casements with coloured glass on second story of tower; projecting brick wing to left with basement garage and clapboard gable; wing to right of entrance with brick first story and stucco and half timber above; steel casement windows; peak roof slopes with slate shingles; shallow shed above window on half-timber wing; rear elevation with brick, stucco, half-timber, and clapboard; side lot to east.

56 Marshall Road

12 Overcliff Street

Block: 203 Lot: 187		Date: 1892	Contributing: Yes
Architect:		Style: Savage	
Garage:	Garage Date:	Shed:	Shed Date:

House:
"Falenthurst," 2 1/2-story and basement rectilinear house; rubblestone base; shingle above; complex massing; porch with rubblestone end posts and paired bulbous columns on rubblestone bases; central entrance with windows to right; gable on porch with diamond-cut shingles; round tower at corner with conical finial; rounded corner to south; ziggurat; varied roof slopes; bracketed cornice; diamond-cut shingles at top of main gable.

PARK HILL HISTORIC DISTRICT APPLICATION, 2002

18 Overcliff Street

Block: 203 **Lot:** 184	**Date:** c. 1895 (before 1896)	**Contributing:** Yes
Architect:	**Style:** Shingle	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house, rubblestone base and portion of first story; shingle above, porch with chamfered thin columns supporting "Japanese" brackets; loggia on second story above porch; Palladian window in loggia, round tower to south with finial, row of diamond-pane windows in mid level of tower; rounded sun porch extends to north; rubblestone retaining wall with garage.

24 Overcliff Street

Block: 205 **Lot:** 123, 181	**Date:** 1939		**Contributing:** Yes
Architect: J. Jacobsen	**Style:** Colonial Revival		
Garage: One	**Garage Date:** 1929	**Shed:**	**Shed Date:**

House:
Two-story mahlestone house; symmetrical massing; central entrance with leaded fanlight and sidelights; three-sided, angled bays with "Regency" roofs flank entrance; rectangular windows above; peak roof with slate shingles; chimney; one-story sun porch to south. Side lot to east (151 Alta Avenue).

Garage:
One-story, stone, building with flat roof.

24 Overcliff Street

Page 3

29 Overcliff Street

Block: 203 **Lot:** 221		**Date:** c. 1900 (before 1903)	**Contributing:** Yes
Architect:		**Style:** Shingle	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
"Overcliff House," 2 1/2-story house partially set below street level of slope; rubblestone first story with shingle above; one-story stone entrance pavilion; central round arch with stained-glass door; rectangular axial with brackets on second story; hip roof with hip-roof dormers each with a projecting hood and wood casement windows; rubblestone chimney; west side with high foundation on slope; round tower at southwest corner.

29 Overcliff Street

Page 2

141 Park Hill Avenue

Block: 198 **Lot:** 46		**Date:** c. 1912 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Neo-Tudor	
Garage: One	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house set far back from street; entrance faces south; entrance with hood; complex massing with projecting jerkinhead gables supported by brackets; half-timber gables; some semi casement windows; rubblestone and brick chimney

Garage:
One-story stucco building with jerkinhead roof and half-timber gable; noncontributing addition.

141 Park Hill Avenue

161 Park Hill Avenue

Block: 199 **Lot:** 6		**Date:** 1896	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house set above street; rubblestone base and first story; round porch to right of front facade, with Doric columns on rubblestone bases; conical roof with finial; segmental-arch doorway; rectangular stained-glass window to right of entrance; segmental-arch windows on first story; some diamond-pane upper sash; polygonal tower at southeast corner with finial; peak roof slopes, modillion cornice; two sided, angled oriel on second story of north elevation; rubblestone chimney; garage beneath terrace in front of house. Alterations: asphalt shingles on upper stories; some porch columns missing.

161 Park Hill Avenue

171 Park Hill Avenue

Block: 199 Lot: 9		Date: c. 1960	Contributing: No
Architect:		Style:	
Garage:	Garage Date:	Shed:	Shed Date:

House:
One-story brick and stone house.

179 Park Hill Avenue

Block: 199 **Lot:** 13		**Date:** c. 1915 (before 1921)	**Contributing:** Yes
Architect:		**Style:** Neo-Georgian	
Garage: One	**Garage Date:** c. 1914	**Shed:**	**Shed Date:**

House:
2 1/2-story rectilinear house faced in brick laid in common bond; symmetrical facade; projecting, pedimented, central pavilion; central entrance set beneath bowed porch supported by Ionic columns; wrought-iron railing on roof of porch; doorway with paneled door, leaded sidelights, and fanlight; brick quoins at ends of building and central pavilion; stone belt course between first and second stories; triplet windows with wide central light and narrow side lights flank entrance; single window in center and double windows to either side on second story; multi-pane upper sash; semicircular window in pediment; bracketed cornice; hip roof with pedimented dormers; one-story porch on south elevation with rusticated brick piers and Ionic columns; tall brick chimney; rubblestone and brick wall with concrete coping and wooden gates around property.

Garage:
One-story, hip-roof, brick garage

191 Park Hill Avenue

northwest corner Rose Lane

Block: 197 **Lot:** 19		**Date:** c. 1925	**Contributing:** Yes
Architect:		**Style:** Neo-Georgian	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house; symmetrical, three-bay facade; pediimented entry portico supported by Doric columns; Palladian entry with paneled door and leaded fanlight and sidelights; 6x1 windows with shutters; hip roof with semicircular dormers, deep bracketed eaves; tall brick chimney; one-story rear extension; garage in cobblestone base beneath terrace at rear of south elevation on Rose Lane (probably later addition).

197 Park Hill Avenue

southeast corner Rose Lane

Block: 200 **Lot:** 1	**Date:** 1899	**Contributing:** Yes
Architect:	**Style:** Shingle	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house; rubblestone base; front porch supported by Doric columns and by brick piers with stone caps; segmental-arch portal leading to front door; doorway with sidelights; round tower at southeast corner with conical roof; windows with Gothic upper sash; recessed loggia with angled bay on second floor above entrance; oriels on side elevations; on south side, heavy console brackets support projecting second story; peak roof slopes with pediemented and eyebrow dormers; diamond panes, leaded-glass windows on top story; brick chimneys; one-story rear wing. Alterations: resided with aluminum and asphalt.

197 Park Hill Avenue

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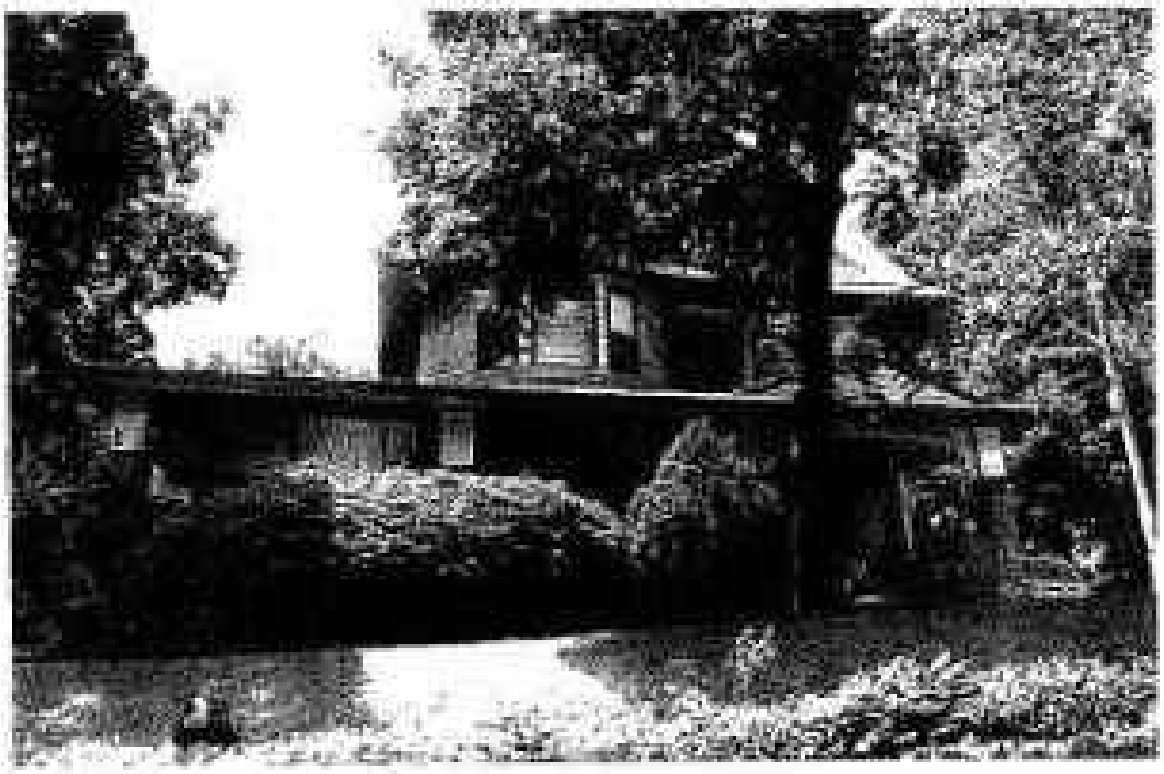


203 Park Hill Avenue

Block: 206 **Lot:** 3	**Date:** c. 1900 (before 1903)	**Contributing:** Yes
Architect:	**Style:** Shingle	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house; rubblestone base, entrance set beneath three-sided, angled hood; three-sided, angled bay to left of entrance, with leaded-glass window on first story. Alterations: aluminum siding; porch removed, second-story arched loggia converted to rectangular window; house appears to have had a fire or been abandoned.

225 Park Hill Avenue

northwest corner Lakeside Drive and southwest corner Underhill Street

Block: 201 **Lot:** 1	**Date:** c. 1927	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	
Garage: **Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story rectilinear brick house with raised basement; brick laid in Flemish bond, symmetrical facade with recessed central section and portico set in antis; four slender two-story Doric columns; entrance with sidelights and swan's-neck pediment, flanked by multi-pane French doors with shutters; wrought-iron balcony above entrance, with French doors; multi-pane double hung sash, splayed brick lintels; peak roof; brick chimneys; round-arch windows with Gothic sash on top story of side elevations; dormers on rear elevation; terrace to north above basement; garage in basement in antis.

235 and 239 Park Hill Avenue

southwest corner Undercliff Street

Block: 210 **Lot:** 1, 5	**Date:** c. 1895 (before 1898)	**Contributing:** Yes
Architect: Adolf F. Leicht	**Style:** Shingle	

Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
"Rock Villas"; two, 2 1/2-story rectilinear attached houses that read as a single structure; rustic, rubblestone wall at base and most of first story; rugged rubblestone, segmental-arch entrance porch in No. 239; doorway beneath porch with leaded sidelights and transom; bowed bay on first floor beneath porch; angled bay to right; rounded facade to left of porch with rugged stone chimney; angled oriels on second story; hip roof, with hip roof, eyebrow, and shed-roof dormers with diamond-pane sash; oriels on south elevation; many windows with diamond-pane "Colonial" sash; three-sided, angled bay on first story of north elevation, with leaded- and stained-glass transom; two-sided, angled bay on second story; entrance to No. 235 on north elevation. Alterations: aluminum siding above stonework; "Colonial" entrance enhancement to No. 235.

Garage:
One story, non-contributing concrete-block structure

235 and 239 Park Hill Avenue

Page 2

236 Park Hill Avenue

northeast corner Lakeside Drive

Block: 222 **Lot:** 51		**Date:** c. 1960	**Contributing:** No
Architect:		**Style:** Modern	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House

One-story and basement brick, rubblestone, and aluminum house. Along Lakeside Drive, property has a contributing rubblestone wall.

239 Park Hill Avenue

Block: 310 **Lot:** 5	**Date:** 1895 (before 1896)	**Contributing:** Yes
Architect: Adolf F. Leicht	**Style:** Shingle	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
See 235 Park Hill Avenue.

243 Park Hill Avenue

Block: 210 **Lot:** 7		**Date:** 1905 (before 1907)	**Contributing:** Yes
Architect:		**Style:** Mission	
Garage: One	**Garage Date:** 1912	**Shed:**	**Shed Date:**

House:
2 1/2-story, rectilinear stucco house; one-story front porch pierced by segmental-arch openings set above classical balustrades; entrance located on north elevation, set back from sidewalk and reached via curving stair; entry in small portico with corner columns; 6x1 windows; chamfered southeast corner on second story; hip roof with deep bracketed overhang, hip-roof dormers; curved "Mission" gable rises in center of front elevation; peak roof over rear pavilion; oriel and side entrance with bracketed shed roof on north facade; three-sided, angled oriel on south facade; Spanish tile roof slopes.

Garage:
One-story, hip-roof, stucco garage. Not visible from street.

247 Park Hill Avenue

Block: 310 **Lot:** 9	**Date:** c. 1939*	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House.
2 1/2 -story house set on high rubblestone base; rubblestone first-story on front facade, first two stories on side elevation, tall chimney, and long stairway walls; shingles on second story of front facade and gable ends of side elevations; central entrance opens onto terrace; panelled door flanked by sidelights; overhanging second story with brackets and "Colonial" pendants; 8x8 windows; second story windows capped by pediments; one-story wing with shed roof on north elevation; shallow rectangular bay with shed roof above; two-story rear wing with steep roof; garage cut into northeast corner of terrace.

*There is a house on this lot in 1913, but stylistically, this house does not appear to be from that date.

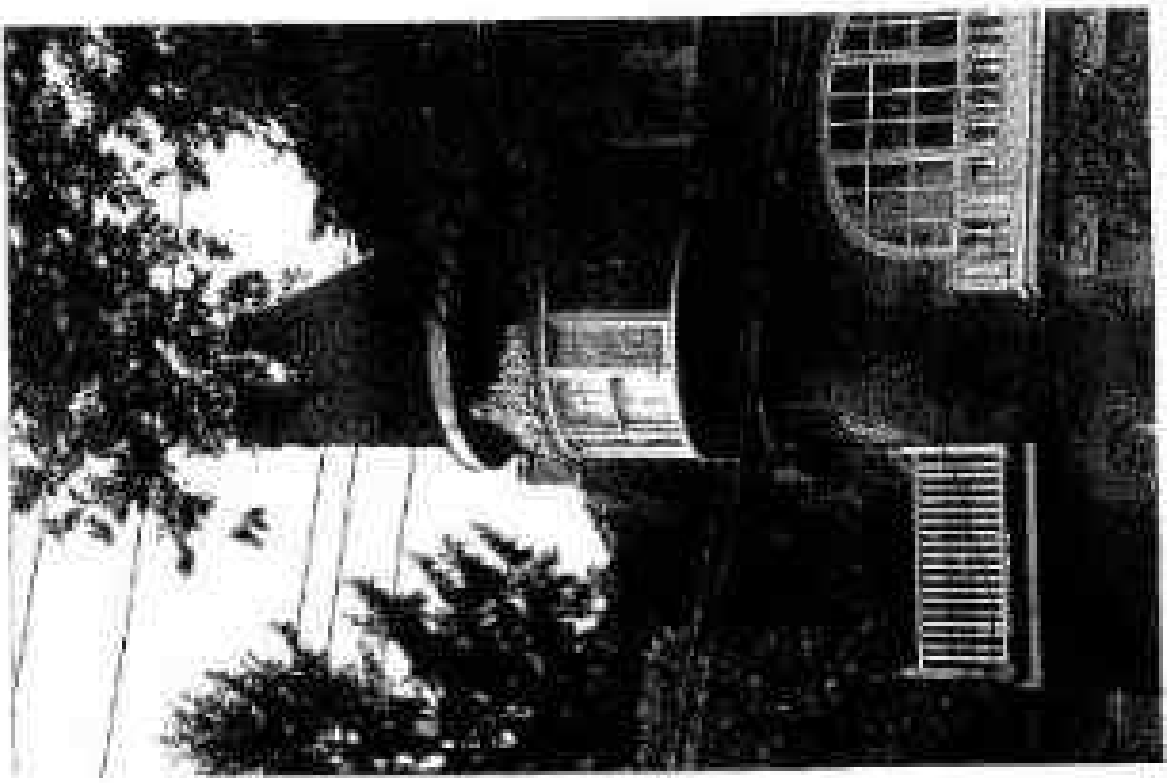
244 Park Hill Avenue

Block: 322 **Lot:** 47, 48	**Date:** c. 1900 (before 1903)	**Contributing:** Yes
Architect:	**Style:** Shingle/Colonial Revival	
Garage: One **Garage Date:** early 30th	**Shed:**	**Shed Date:**

House:
3 1/2-story house; rubblestone first story, portion of second story, retaining wall, and posts at stair leading from sidewalk; door with three lights, flanked by multi-pane sidelights and Ionic columns supporting shallow projecting entablature with garland frieze and wreaths; brackets at ends of frieze support second-story balcony with railing set in front of large tripartite, multi-pane segmental-arch window; leaded-glass windows above; to right of entrance, shallow projecting wing with stone buttresses flanking segmental-arch tripartite window with leaded-glass upper sash on first story; gent roof separates first and second stories above this window; leaded-glass Palladian window on second story, balcony on third story in front of leaded-glass tripartite window; round window to left of entrance in one-story wing capped by terrace; north facade with segmental-arch window on second story, similar to window above front entrance; window leads onto terrace; round oriel with conical roof, triplet leaded-glass window, and ornate cartouche at northwest corner; oriel, oval window, and side entrance set beneath deep bracketed hood on south facade; complex hip roof slopes, pediments and eyebrow dormers; dormer on front elevation with ornate cartouche and diamond-paned frame; tall stone chimney. Side lot to south.

Garage:
One-story, rubblestone, two-car garage built into hillside to south of house.

244 Park Hill Avenue



248 Park Hill Avenue

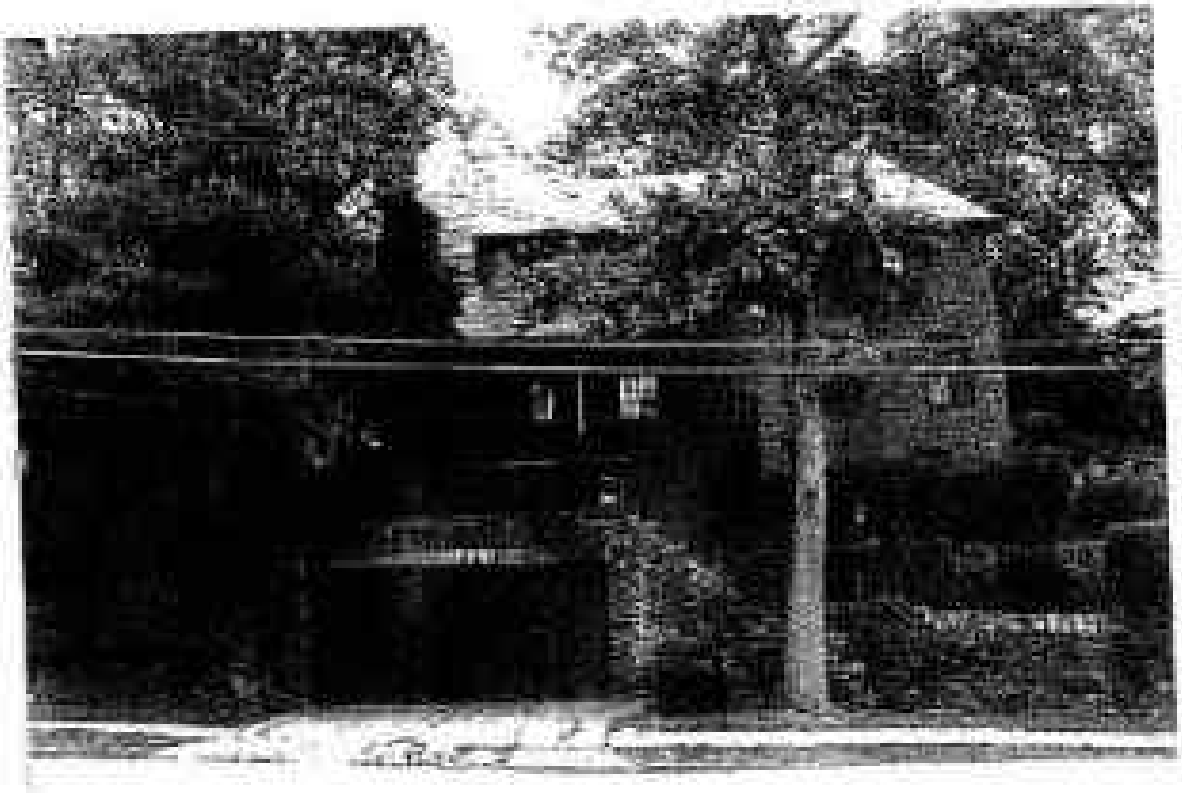
Block: 222 Lot: 44, 45	Date: c. 1925	Contributing: Yes
Architect:	Style: Neo-Medieval	

Garage:	Garage Date:	Shed:	Shed Date:

House:
Two-story and raised basement common bond brick house on above street; rubblestone retaining walls and stairs; round tower with conical roof near center of front facade; one-story porch to left of tower, recessed beneath sloping roof, porch supported by wood posts; entrance at south end of porch, to tower; steel casement windows; one window balcony on second story; hip, peak, and shed roofs with heavy irregular slates; tall brick chimney; segmental arch garage beneath terrace in front of house. Side lot to south.

248 Park Hill Avenue

Page 2



257 Park Hill Avenue

Block: 710 **Lot:** 11, 13	**Date:** 1897	**Contributing:** Yes
Architect:	**Style:** Shingle	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house, rubblestone base; massive polygonal and round tower with conical roof at southeast corner; first story of tower is rubblestone; front porch with rubblestone post bases; entrance flanked by sidelights; angled bay on second story above porch and on north elevation; stucco second story; shingles above second-story windows of tower and on pedimented dormers piercing hip roof; windows with small-pane upper sash, up to thirty panes per sash; two-story, three-sided, angled bay on north side; tall chimney. Alterations: porch columns replaced by wrought iron; skylights in tower roof; ornate tower frieze removed. Side lot to north (No. 253).

257 Park Hill Avenue

261 Park Hill Avenue

southwest corner Hillside Drive

Block: 210 **Lot:** 15	**Date:** c. 1925	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	
Garage: **Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story, rectangular, stucco house; central entrance set beneath segmental-arch, pedimented hood supported on brackets; bands of wood casement windows of both floors; gent roof separates first and second stories; one-story extension to south with rooftop railing; two-story wing to north; peak roof; chimney on south elevation; shed dormer on rear elevation. Alterations: wood deck to right of entrance.

261 Park Hill Avenue

265 Park Hill Avenue

northwest corner Hillside Drive

Block: 303 Lot: 1	Date: c. 1910 (before 1912)	Contributing: Yes
Architect:	Style: Arts and Crafts	
Garage: Garage Date:	Shed:	Shed Date:

House:
2 1/2-story, rectilinear, brick house; one-story front porch with brick piers and walls and hip roof with clay tile; porch piers with stone caps; entrance with sidelights and stone lintel; triple window to left of entrance with wide central light and multi-pane narrow lights; multi-paned upper sash; hip roof with hip-roof wood-shingled dormers and clay tile; bracketed eaves; brick chimney; south elevation with two side entrances with hoods; two-story west extension with garage and loggia; two original wood doors with lights; loggia with brick piers and hip roof. Alterations: loggia enclosed; first-story windows beneath porch replaced with plate glass.

265 Park Hill Avenue

266 Park Hill Avenue

Block: 222 Lot: 38		Date: 1896	Contributing: Yes
Architect:		Style: Shingle	
Garage:	Garage Date:	Shed:	Shed Date:

House:
2 1/2-story house set atop rubblestone retaining walls; complex massing and use of materials; rubblestone on most of first story and stairway walls; stucco on remainder of first story and on second story; shingle above; round entrance tower capped by candle-snuffer roof with dormer; round-arch entrance with fanlight; stone bays to side of tower; steep peak roof slopes with shed roof dormer.

266 Park Hill Avenue

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270 Park Hill Avenue

Block: 323 **Lot:** 36	**Date:** c. 1950	**Contributing:** No
Architect:	**Style:**	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
One-story and basement brick and concrete house.

271 Park Hill Avenue

northwest corner Van Cortlandt Park Avenue

Block: 203 **Lot:** 3, 5		**Date:** c. 1915 (before 1921)	**Contributing:** Yes
Architect:		**Style:** Dutch Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house; rubblestone base; brick major material above; central entrance with pedimented hood supported on brackets; entrance facing Van Cortlandt Park Avenue flanked by sidelights and capped by fanlight, all with complex sash; rectangular windows; second story stucco facing with brick window lintels; massive gambrel roof with boat eave extending between first and second stories; shed roof over second story; one-story columned pergola facing Park Hill Avenue; one-story side extension set on stone piers; one-story and basement wing on west side with rubblestone piers; basement level open; brick chimneys; one- and two-story rear wing. Alterations: only two windows retain original multi-pane upper sash; garage incorporated into basement of terrace at northwest corner of house; second story of rear wing may be an addition. Side lot to north.

271 Park Hill Avenue

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274 Park Hill Avenue

Block: 222 **Lot:** 34		**Date:** 1898	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

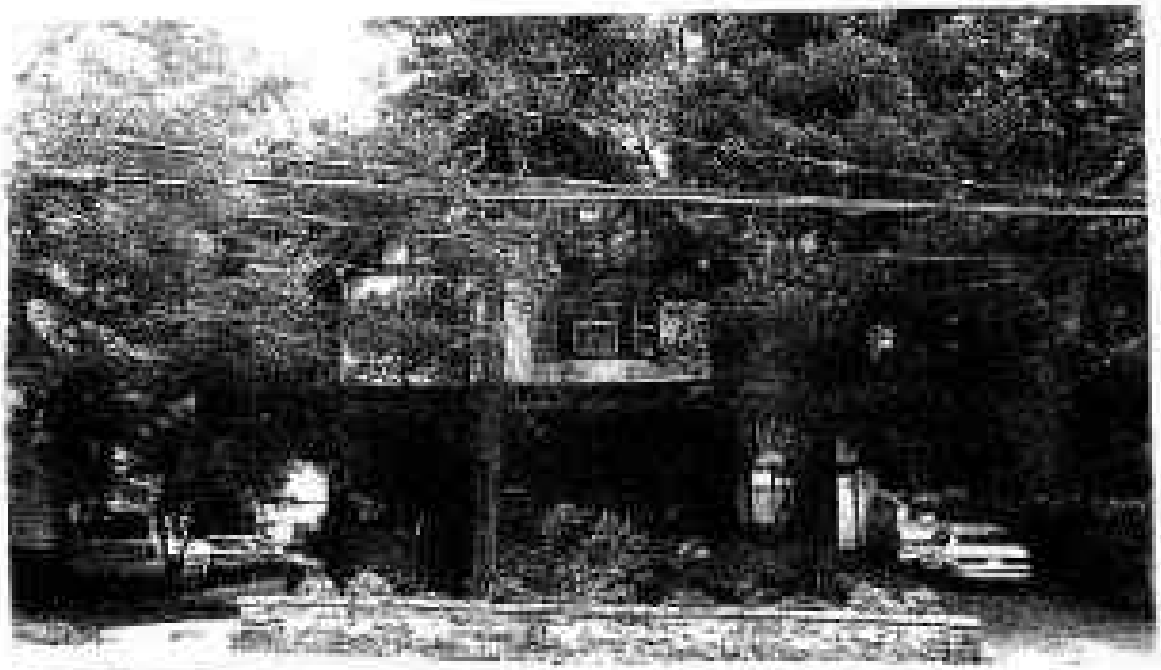
House:
2 1/2-story symmetrical house; projecting, full-height central entrance pavilion with pediment; entrance with sidelights; full-height fluted pilasters at corners of house and central pavilion; pair of bay oriels on first-story of south elevation; hip roof with dormers capped by segmental arch pediments. Alterations: aluminum siding; front porch removed; pilaster capitals removed; arch in center of second story Palladian window covered; semicircular window in center of pediment covered.

278 Park Hill Avenue

Block: 222 **Lot:** 32	**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Neo-Tudor	
Garage: Oos **Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house with half-timber gables; rubblestone base; one-story front porch with tapered piers and wood railing; triglyphs in porch frieze; entrance to left beneath porch with triple window to right; wood window enframements; three-sided, angled oriel on second story; peak roof with large boards; peak-roof dormers with large boards; brick chimney; north side entrance with bracketed hoods and rectangular window with forty square leaded panes; one-story rear wing with porch supported by wood piers.

Garage:
One-story stucco building with peak roof.



278 Park Hill Avenue

Page 2

282 Park Hill Avenue

[illegible] corner: Van Cortlandt Park Avenue

Block: 223 **Lot:** 27	**Date:** c. 1955	**Contributing:** No
Architect:	**Style:**	
Garage:	**Garage Date:**	**Shed:** **Shed Date:**

House:
One-story and basement brick house.

290 Park Hill Avenue

southeast corner Van Cortlandt Park Avenue and northeast corner Ellerson Avenue

Block: 224 **Lot:** 44, 48	**Date:** c. 1905 (before 1907)	**Contributing:** Yes
Architect:	**Style:** Arts and Crafts	
Garage: **Garage Date:**	**Shed:** **Shed Date:**	

House:
Two-story and basement rectilinear house, cobblestone base and two-story angled bay; entrance set beneath porch with painted arches and slender bulbous columns; porch roof between first and second stories; one-story sun porch with hip roof on north elevation; stone chimney; hip roof; garage in base below sun porch. Alterations: aluminum siding; top story and roof slopes removed after fire in 1950s. Side lot to south.

290 Park Hill Avenue

Page 2

291 Park Hill Avenue

northwest corner Van Cortlandt Park Avenue

Block: 105 **Lot:** 5	**Date:** c. 1925	**Contributing:** Yes
Architect:	**Style:** English Cottage	
Garage: **Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story, L-shaped, house; rusticated base with stucco above; short stem of L facing street, with gable and steeply sloping roof; round-arch entrance with multi-pane sidelights and fanlight; small rectangular windows; peak roof, slate shingles; 1 1/2-story extension to north with round-arch windows on first story; terrace on north side with garage beneath; second garage in base of house (probably not original).

297 Park Hill Avenue

Block: 105 **Lot:** 9	**Date:** c. 1910 (before 1912)	**Contributing:** Yes
Architect:	**Style:** Arts and Crafts	
Garage: **Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house faced with overlapping bands of shingle (three courses to each band), rubble stone end posts on front porch with Doric columns between, entrance with Doric pilasters and single sidelight; triple window beneath porch; oriel with four, multi-pane casements capped by leaded- and stained-glass transoms to right on second story; 8x2 windows; gable roof with hip-roof dormers; top story of end gables faced in stucco; diamond-pane windows on south elevation; polygonal stucco bay at southwest corner, north elevation with side entrance set beneath hood and rectangular stained-glass window; brick chimney.

305 Park Hill Avenue

Block: 105 **Lot:** 11		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Arts and Crafts	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story rectilinear house; rubblestone front terrace and tall chimney; stucco first story; entrance in southeast corner set beneath recessed porch with paneled piers; overlapping bands of shingle (three courses in each band) on second story and gables; stucco and half timber at peak of gable; angled bay on front elevation supports projecting bracketed gable; triple 9x9 window band above entrance with nine-pane upper sash and three vertical panes in lower sash, diamond-pane gable window; shed dormers; projecting bay with gable end on south facade; north elevation with side entrance with hood and oriel crowned by half timber gable; rubblestone chimney.

305 Park Hill Avenue

Page 3

307 Park Hill Avenue

northwest corner Pompei Drive

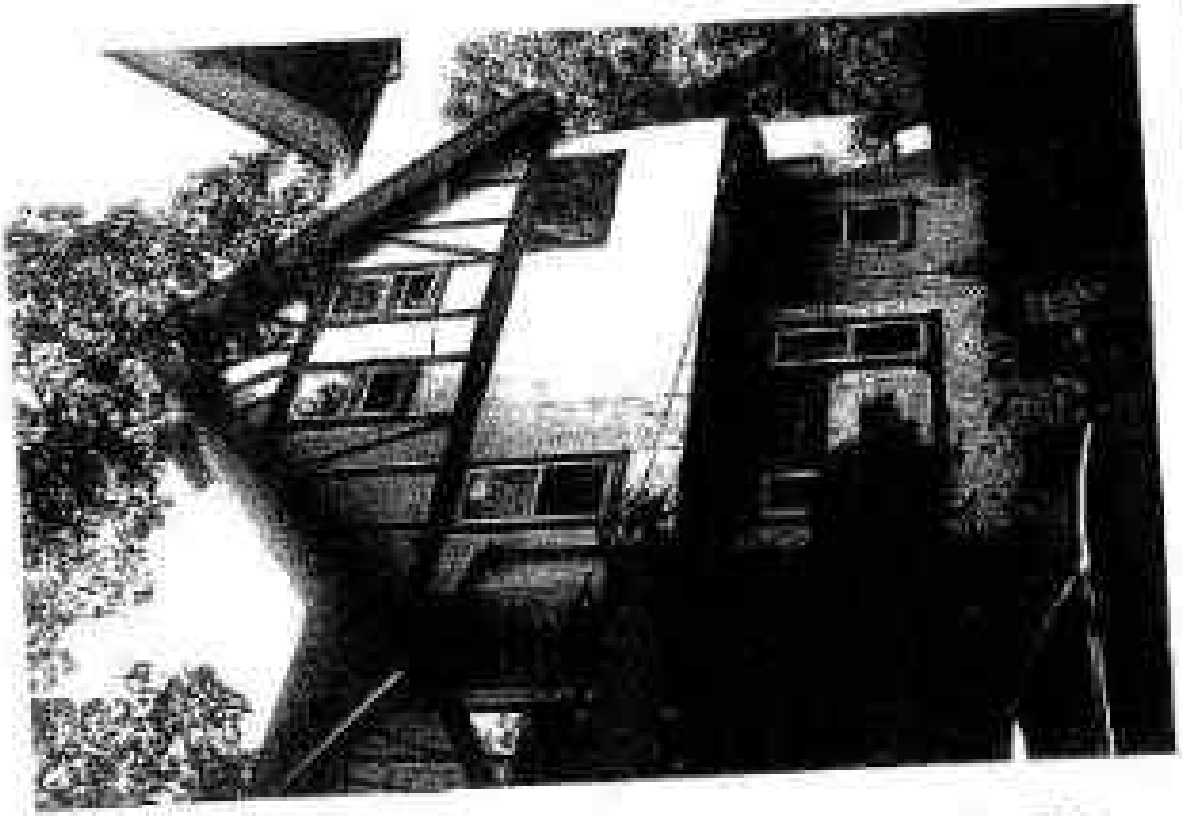
Block: 105 Lot: 13	Date: c. 1910 (before 1913)	Contributing: Yes
Architect:	Style: Neo-Tudor	

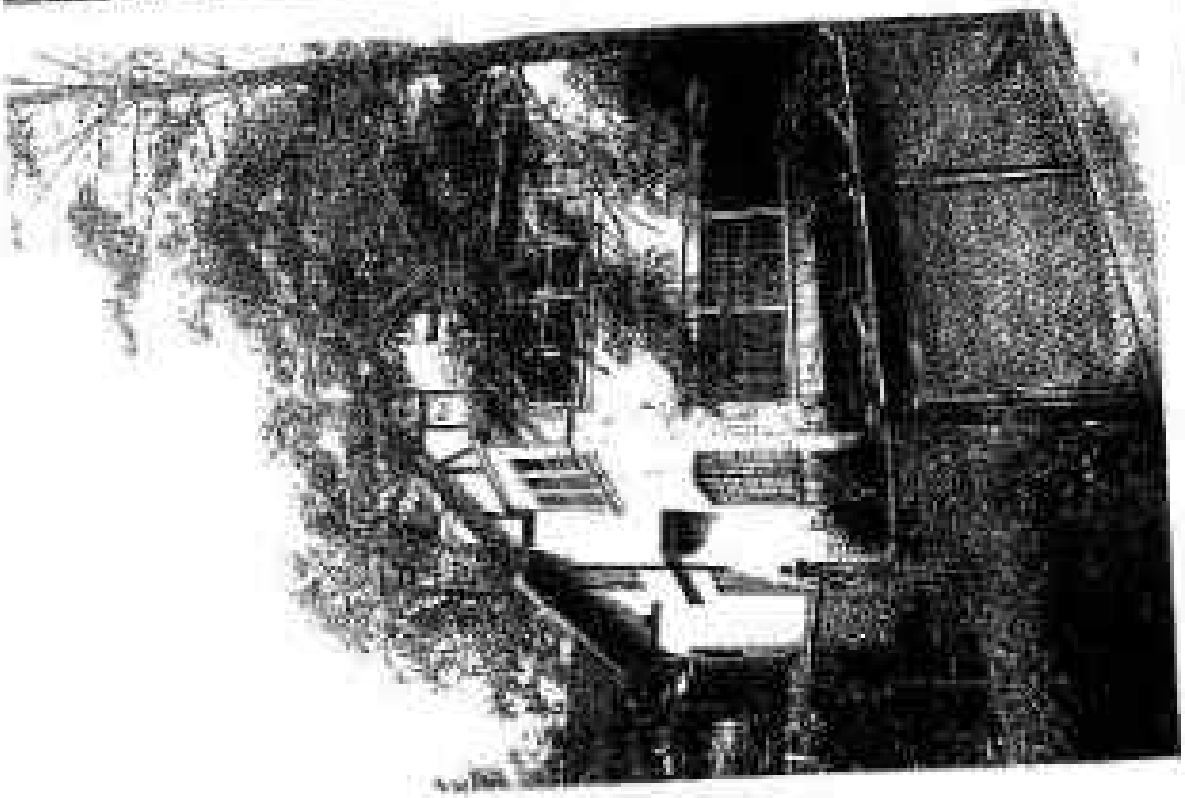
Garage:	Garage Date:	Shed:	Shed Date:

House:
2 1/2-story, rectilinear, stucco house with half-timber trim; first story supported by buttressed; recessed central entrance flanked by leaded- and stained-glass sidelights; segmental-arch triplet windows consisting of 16x1 central sash and narrow 6x1 side sash to either side of entrance; wood belcourse separates first and second stories; small and large half-timber oriels with half timber detail; one-story sun room extension to south with pair of 25-pane casement windows; peak roof with half-timber gable ends; bracketed eaves; rear entrance; chimneys. Alterations: enclosed second story addition to sun room.

307 Park Hill Avenue

Page 2





308 Park Hill Avenue

southeast corner Hillcrest Avenue

Block: 335 Lot: 46	Date:	Contributing:
Architect:	Style:	

Garage:	Garage Date:	Shed:	Shed Date:

VACANT LOT

314 Park Hill Avenue

northeast corner Rockland Avenue

Block: 325 **Lot:** 39		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Shingle	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
Large 2 1/2-story and raised basement house; rubblestone base, first story, porch posts, chimney, and retaining walls; L-shaped porch; entrance flanked by diamond-pane sidelights; triple window with transoms beneath porch, to left of porch, projecting gambrel-roof bay with stone first story articulated by angled bay; Palladian window on second story; angled oriel capped by pediment with diamond-pane casement windows at right side of second story; reclining oriel supported by brackets on north elevation; south elevation with three sided, angled oriel and diamond-pane sash; peak roof; shed dormers with four diamond-pane casement windows; rubblestone chimney.

314 Park Hill Avenue

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322 Park Hill Avenue

southeast corner Rockland Avenue

Block: 227 **Lot:** 39	**Date:** c. 1903 (before 1907)	**Contributing:** Yes
Architect:	**Style:** Arts and Crafts	

Garage: One	**Garage Date:** c. 1905	**Shed:**	**Shed Date:**

House:
2 1/2-story, asymmetrical house; rubblestone base; entrance with Doric frieze set beneath modest porch that forms part of sweep of extended roof; two-story angled bay with polygonal roof to right of entrance; boxy oriel to left of entrance supporting projecting bracketed gable; additional oriel on second story; cross gables projecting at each level; brackets supporting gable projections; casement windows with leaded transoms. Alterations: asphalt siding.

Garage:
One-story, stucco and half-timber garage set on high rubblestone base with diamond-pane windows and peak roof with shed dormers.

325 Park Hill Avenue

southwest corner Prospect Drive and northwest corner Clayton Circle

Block: 104 **Lot:** 1	**Date:** c. 1925*	**Contributing:** Yes
Architect: (?)	**Style:** English Cottage	

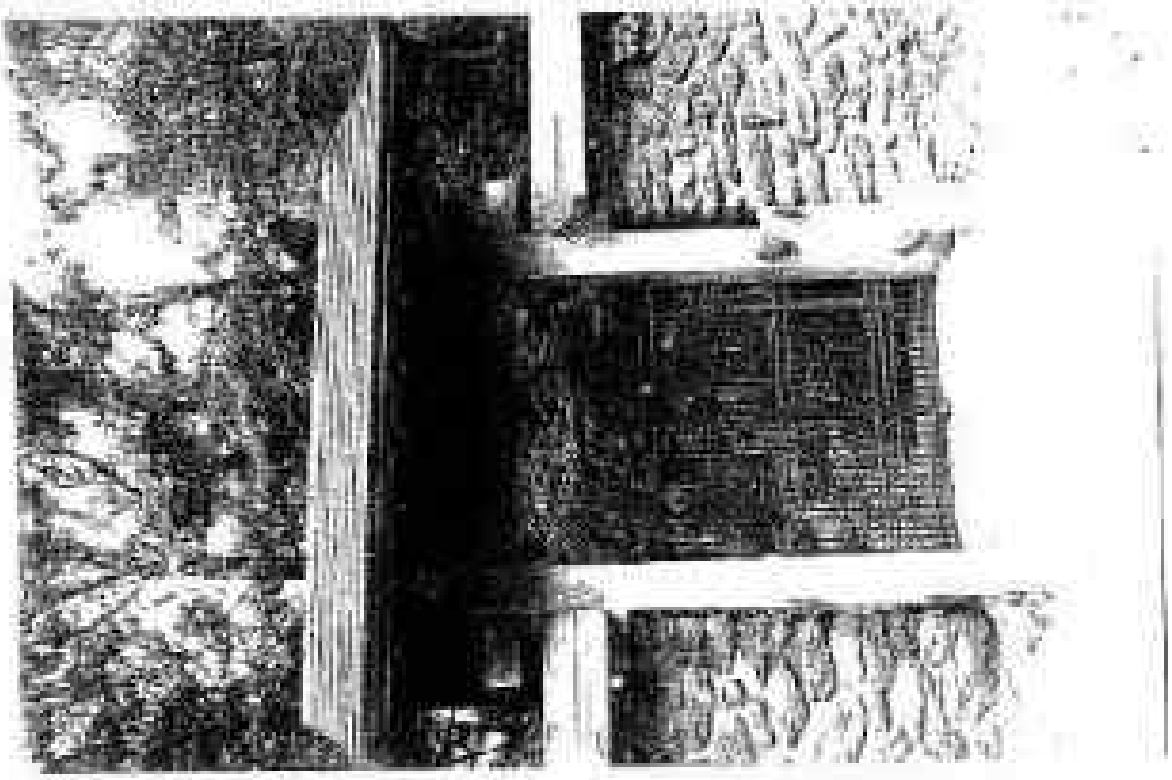
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

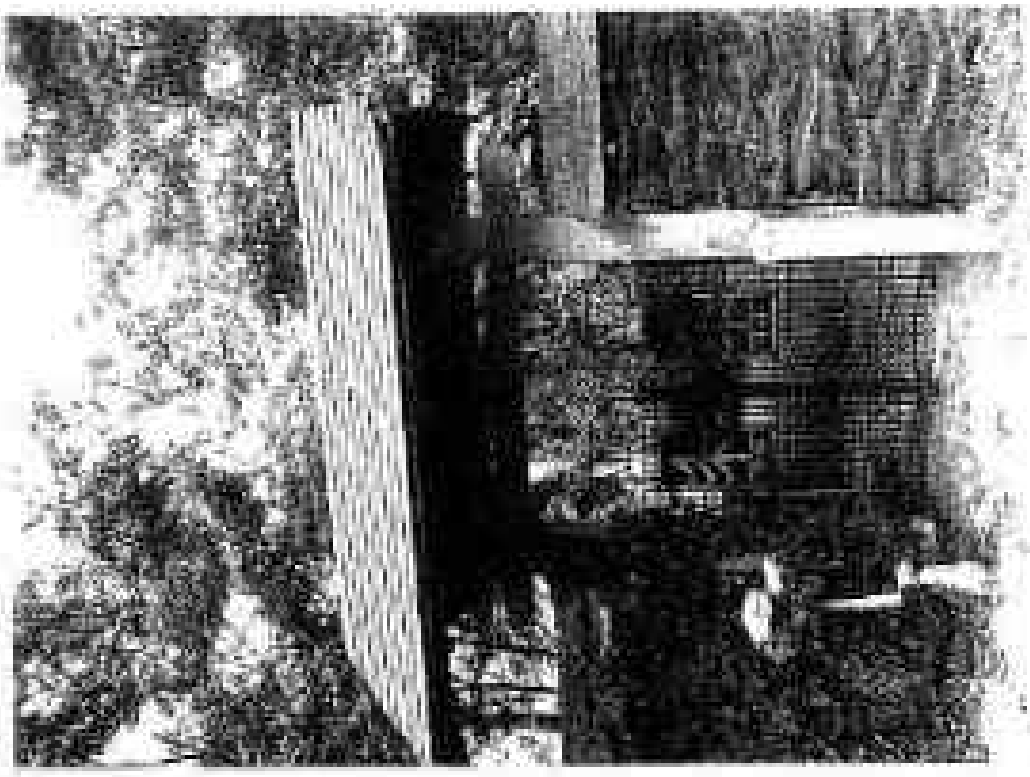
House:
2 1/2-story, picturesquely massed rubblestone house set on very large plot; entrance faces north; one-story projecting entrance with round-arch door; leaded glass windows; peak and hip roofs with Spanish tile; tall chimneys; brick window surrounds; east elevation focuses on large round-arch window with leaded casements and iron balcony; south elevation with wide windows and iron balconies; wing to rear; one-story hip-roof pavilion with Spanish tile roof connected to breezeway to north of house; stone wall at sidewalk with concrete caps and Japanese inspired gates.

*A house appears on this lot by 1907 atlas, but this house does not appear to date that early; it may be a redesign of an earlier dwelling.

325 Park Hill Avenue

Page 2





326 Park Hill Avenue

Block: 237 **Lot:** 38	**Date:** c. 1960		**Contributing:** No
Architect:	**Style:**		
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
Two-story and raised basement brick, wood, and pebble-dash house set over garage.

330 Park Hill Avenue

Block: 227 **Lot:** 33, 35		**Date:** c. 1910 (before 1919)	**Contributing:** Yes
Architect:		**Style:** Mission	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story, rectilinear, stucco house set above street; stucco retaining walls; four-bay wide porch at left side of front elevation supported by stucco posts; brackets support eaves; open terrace to right; entrance in wide segmental arch with window to right; rectangular windows, some with original diamond sash; single and paired brackets support hip roof; hip-roof dormer; garage in basement beneath terrace. Side lot to south (No. 334).

335 Park Hill Avenue

Block: 103 **Lot:** 7	**Date:** 1969	**Contributing:** No
Architect:	**Style:**	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
Two-story and raised basement, aluminum house with garage in base.

338 Park Hill Avenue

Block: 227 Lot: 31	Date:	Contributing:	
Architect:	Style:		
Garage:	Garage Date:	Shed:	Shed Date:

Vacant site.

342 Park Hill Avenue

Block: 227 **Lot:** 29	**Date:** c. 1925	**Contributing:** Yes
Architect:	**Style:** Mediterranean	

Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story, mediterranean, stucco house; rubblestone base; one-story projecting entrance portico with Doric columns; angled oriel to right of entrance; small extension to left with steep sloping roof; simple rectangular windows; gambrel roof with shed dormer; Spanish tile roof slopes; rubblestone retaining wall. Alteration: Fire escape on north elevation; porch glazed.

Garage:
One-story stucco building with gambrel roof.

346 Park Hill Avenue

Block: 227 **Lot:** 27		**Date:** c. 1960	**Contributing:** No
Architect:		**Style:**	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
Two-story and basement stone and shingle house.

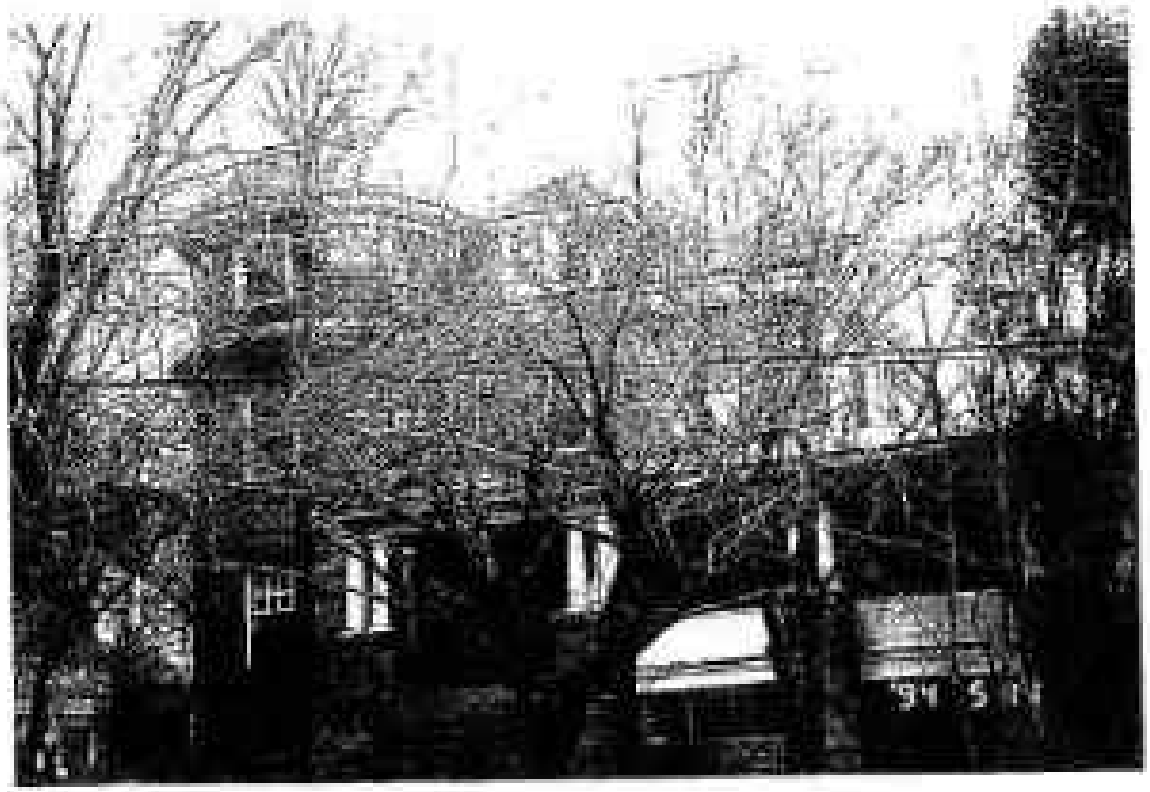
358 Park Hill Avenue

southeast corner Woodrow Road

Block: 102 **Lot:** 9, 13	**Date:** c. 1900 (before 1912)	**Contributing:** Yes	
Architect:	**Style:** Shingle/Colonial Revival		
Garage: One	**Garage Date:** c. 1905	**Shed:**	**Shed Date:**

House:
2 1/2-story house; rubblestone base. First story, second story, and chimney; house anchored by round tower at northwest corner with shingled top level; porch with Doric columns set on rubblestone bases; wood entrance door with single panel and light; 12x1 rectangular sash; modillion cornice above second story; hip roof; shingled hip-roof dormers; one-story, three-sided, angled, shingled oriel on north elevation; one-story and basement Doric portico to rear.

Garage:
Large two-story building with rubblestone first story, shingle above, and peak and shed roof wings.



358 Park Hill Avenue

445

369 Park Hill Avenue

Block: 101 **Lot:** 14		**Date:** c. 1910 (before 1912)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story, symmetrical frame house set above street level on large plot; bowed mid-century retaining wall supports drive; brick steps lead to entrance porch, porch supported by brick piers; open terrace with balustrade railing; doorway with transom, sidelights, and Neo-classical ornament; entrance flanked by two-story, angled bays; cornice with garland frieze; fluted Corinthian pilasters at corners of house; one-story porch to south and two-story porch to north supported by square posts; small, single-story porch at northwest corner; hip roof with large central dormer, with Palladian window and swan's-neck pediment; central dormer flanked by dormers with segmental-arch pediments; tall brick chimneys; some diamond-pane sash on side elevations. Alterations: aluminum siding; brick porch posts; second story of porch to north added after initial construction.

370 Park Hill Avenue

Block: 102 **Lot:** 9		**Date:** c. 1920	**Contributing:** Yes
Architect:		**Style:** Dutch Colonial Revival	
Garage: One	**Garage Date:** c. 1920	**Shed:**	**Shed Date:**

House:
I 1/2-story beige brick house with large gable end facing street; entrance front faces south; central entrance with pair of Doric columns supporting pediment with clapboard siding; gambrel roof with prim eave extending over first story; rectangular windows; one story rear porch to west facing street; two-story wing to east; shed dormer. Alterations: aluminum on east wing.

Garage:
One-story, beige brick structure with peak roof.

374 Park Hill Avenue

Block: 101 **Lot:** 7		**Date:** c. 1920	**Contributing:** Yes
Architect:		**Style:** Colonial Revival/Neo-Tudor	
Garage: Yes	**Garage Date:** c. 1920	**Shed:**	**Shed Date:**

House:
2 1/2-story house, red brick laid in common bond on lower stories; symmetrical massing; entrance facade faces north; central entrance at ground level with portico set on slender piers, entrance flanked by triple windows; peak roof, gable facing street with stucco siding, half timber, and brackets; one-story sun porch facing street; one-story rear wing. Alterations: aluminum on sun porch and rear wing.

Garage:
One-story, red brick building with peak roof.

378 Park Hill Avenue

Block: 102 **Lot:** 5	**Date:** c. 1910		**Contributing:** Yes
Architect:	**Style:** Colonial Revival		
Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story house; clapboard on first story and shingle above; porch with shingled piers and polygonal end in south; entrance to left with glazed door; main entrance in center of south elevation, set beneath hip-roof hood on brackets; single and triple rectangular windows; peak roof with shed dormer; stucco chimney.

Garage:
One-story peak roof building with aluminum siding.

382 Park Hill Avenue

Block: 102 **Lot:** 3		**Date:** c. 1920s	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house with brick trim; brick window and entrance enhancements keyed to facade; brick quoins; porch with square posts; central entrance; triple windows to either side of entrance with wide central light; single rectangular windows on second story; hip roof with hip-roof dormers; one-story bowy bays on north and south elevations. Alterations: aluminum eaves and second story in rear.

382 Park Hill Avenue

Page 2

W3

386 Park Hill Avenue

northeast corner Marshall Road

Block: 103, **Lot:** 1	**Date:** c. 1915	**Contributing:** Yes
Architect:	**Style:** Mission	

Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House
2 1/2-story stucco house; porch with heavy battered piers that curve near top; entrance to left; single and paired rectangular windows; hip roof with peak-roof dormers; shallow, full-height, peak-roof wing extends to south on Marshall Road; sun porch on second story of south side near rear, with single and triple twelve-light windows; one-story wing to rear.

Garage:
One-story stucco building with peak roof.

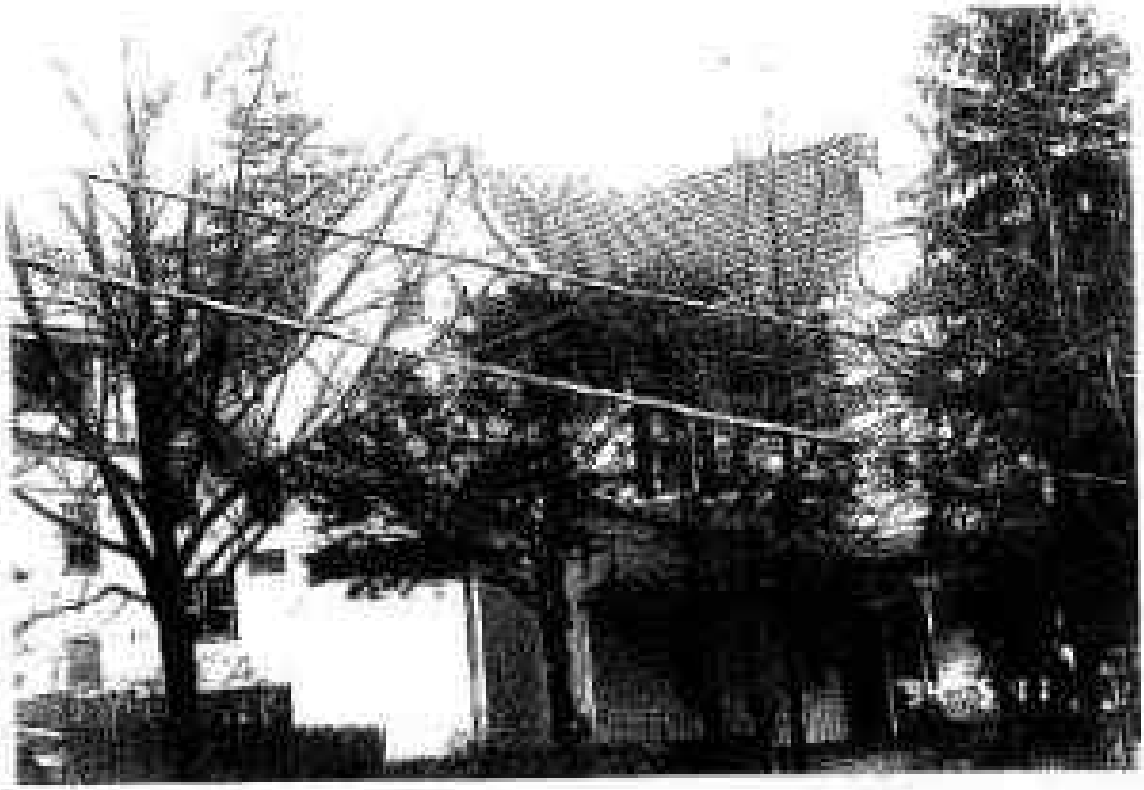
390 Park Hill Avenue

southeast corner Marshall

Block: 101 **Lot:** 1	**Date:** c. 1910 (before 1912)	**Contributing:** Yes
Architect:	**Style:** Mission	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2 story stucco house, porch with wide shallow segmental arches supported by thin piers (possibly not original); rectangular windows; concave and convex "Mission" gables on front and side elevations; peak roof; "Mission" style dormer in rear; Spanish-tile shingles. Alterations: second entrance cut into front elevation; garage cut into base at south side of front facade.



425 Park Hill Avenue

Block: 103 **Lot:** 36	**Date:** c. 1900	**Contributing:** Yes
Architect:	**Style:** Shingle	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house raised on very high rubblestone base; rubblestone wall and long stair leading from street; shingle siding above; rubblestone entrance porch in base with round arches; porch supports open first-story wood porch with single surviving fluted pilaster, as well as original railing and "Chippendale" roof rail; angled facade; one-story and base, three-sided, angled bay facing south; rectangular 6x1 windows; hip roof with hip-roof dormers. Alterations: porch posts replaced.

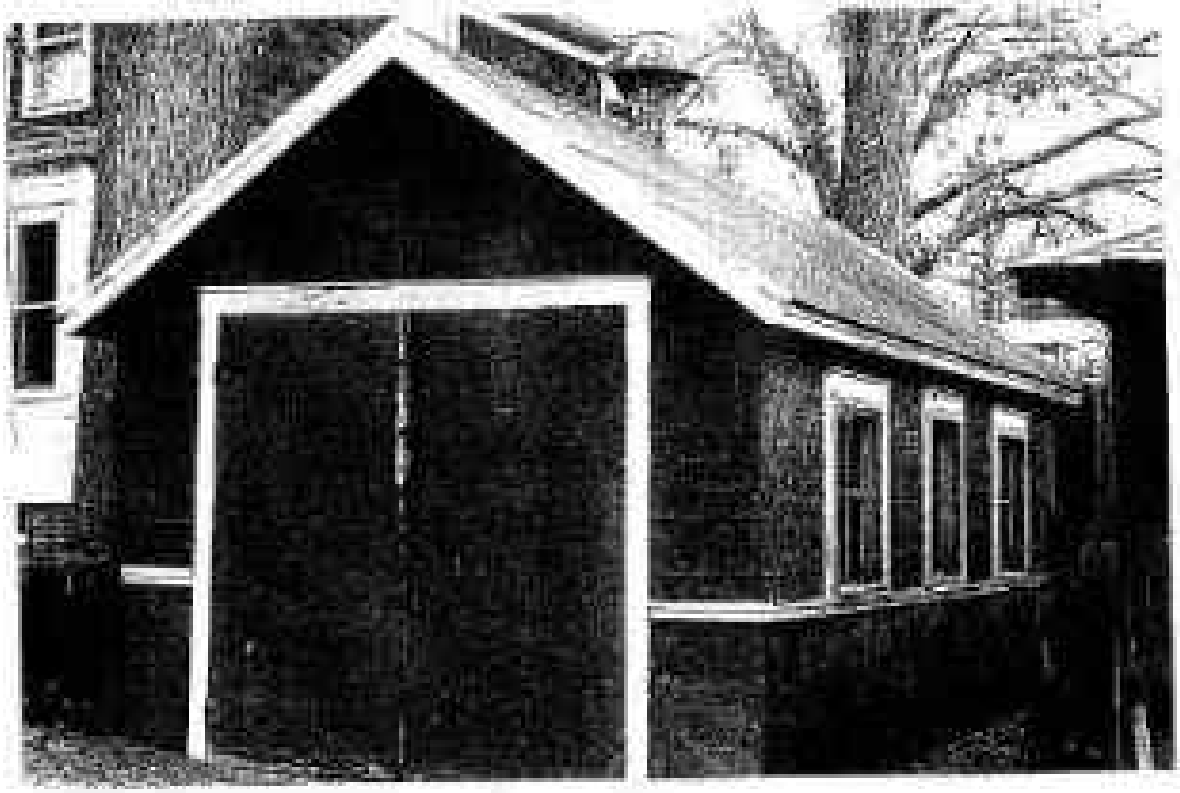
439 Park Hill Avenue

Block: 103 **Lot:** 93	**Date:**		**Contributing:** Yes
Architect:	**Style:** Colonial Revival		
Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story and basement house set high above street; rubblestone wall; narrow profile; L-shaped porch with spindle columns; door with transom; rectangular windows with wood frames; jerkinhead gable facing south; brick chimney. Alterations: asphalt siding.

Garage:
One-story peak roof building with shingle siding.

439 Park Hill Avenue



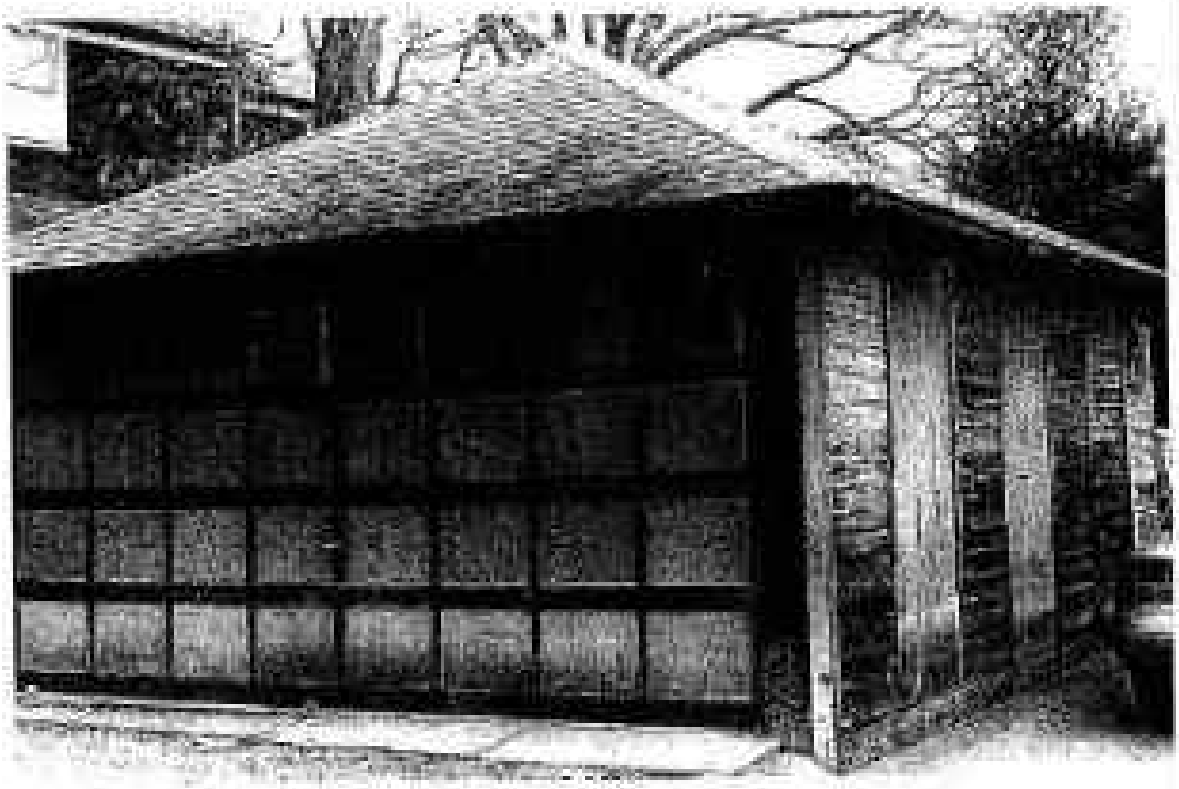
460

447 Park Hill Avenue

Block: 103 **Lot:** 95	**Date:**		**Contributing:** Yes
Architect:	**Style:** Queen Anne		
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and basement house set high above street; low cobblestone wall; rubblestone base; front elevation with shingles, including bands of scalloped shingles; peak of front gable with timber pattern; porch with spindle columns; clapboards on side and rear elevations; round tower with conical roof on southeast corner; peak roof slopes; square window set on angle on first-story of north elevation; small octagonal window in gable of north elevation.

447 Park Hill Avenue



449 Park Hill Avenue

northwest corner McLean Avenue

Block: 103 **Lot:** 98		**Date:** 1900	**Contributing:** Yes
Architect:		**Style:** Neo-Renaissance	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
School No. 13: 2 1/2-story and basement building set on sloping site with high basement in front and lower basement in rear; complex massing of rectilinear units; rock-faced stone base; red brick with white brick quoins above; stone sills; rock-faced stone lintels; entrance on McLean Avenue with white brick arched portico matched by limestone stairs; terra-cotta Corinthian capitals and entablature on portico; entablature marked "School No. 13" and "A. D. 1900"; wide, segmental-arch entrance; rectangular windows; hip roof shapes; wide dormer on front elevation with four windows and hip roof; metal denticulated cornice; iron fence resting on rock-faced stone base; brick chimneys; restored and converted into housing 2001-2002.

449 Park Hill Avenue

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449 Park Hill Avenue

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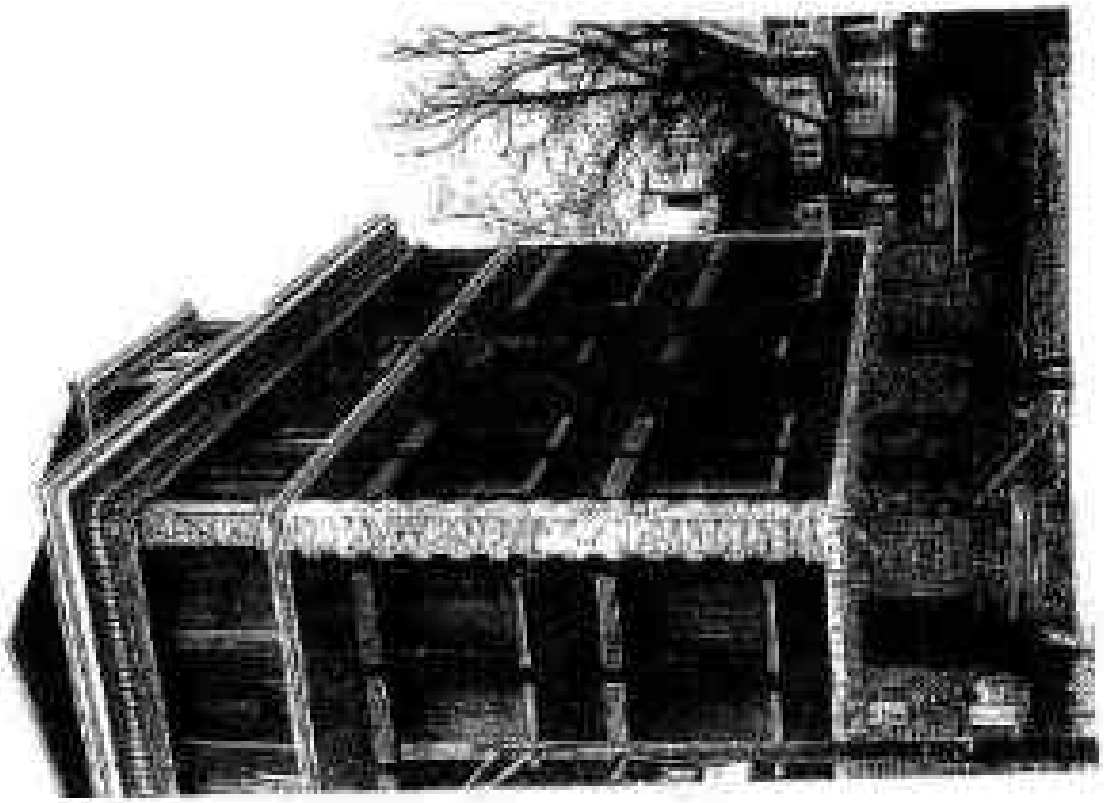

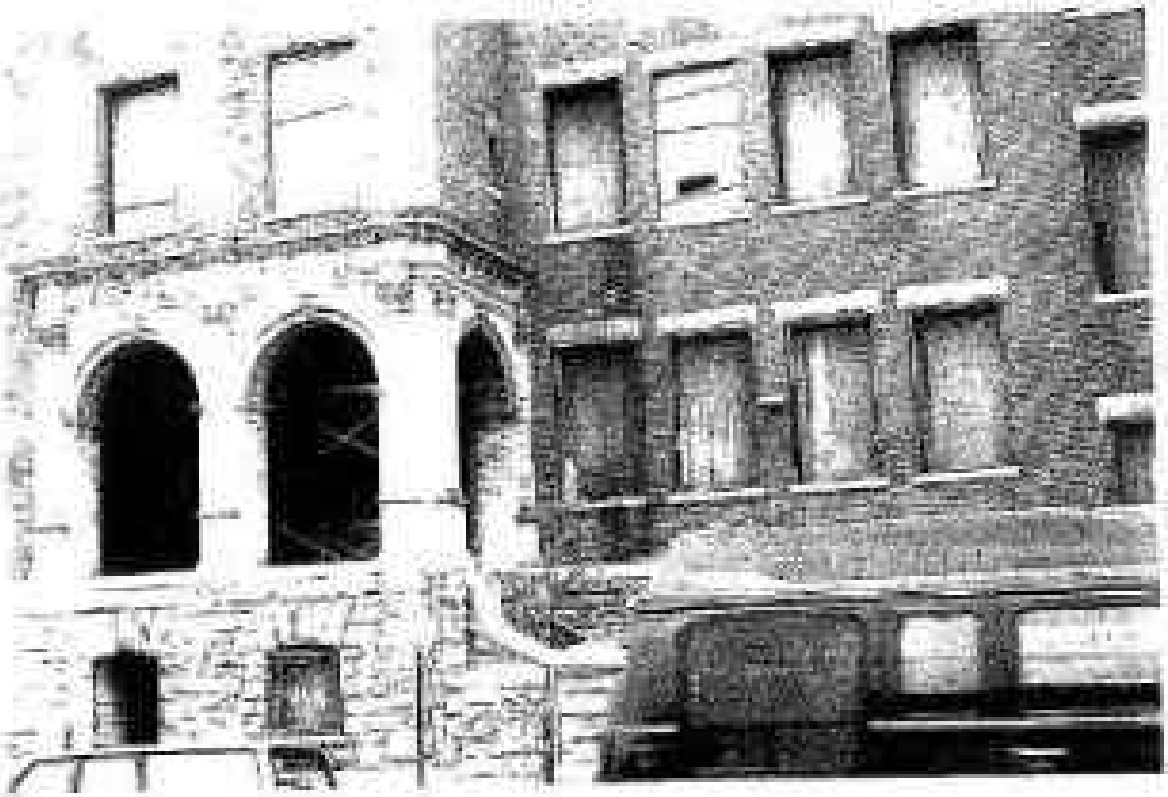

7 Park Hill Place

Block: 235 **Lot:** 20	**Date:** c. 1905 (before 1907)	**Contributing:** Yes
Architect:	**Style:** Arts and Crafts	
Garage: **Garage Date:**	**Shed:**	**Shed Date:**

Home:
2 ½-story shingle house; rubblestone base and porch post bases; porch with clusters of round Doric columns; pediment on porch marks entrance; wide entrance with sidelight to left; three-sided, angled bay with diamond-pane upper sash to right of entrance; hip roof with projecting gables; two-story bay with rounded corners and leaded-glass windows on west side; east elevation with three-sided, angled oriel on first story supporting projecting second story and gable.

7 Park Hill Place

Page 2

11 Park Hill Place

Block: 235 **Lot:** 15, 18		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and basement house; stucco base; porch with Doric columns, entrance with multi-pane sidelights, peak roof with cross gables; semi-circular window with Gothic sash in front gable; three-sided, angled bay on first story of east elevation. Alterations: aluminum siding.

11 Park Hill Place

Page 2

16 Park Hill Place

Block: 235 **Lot:** 1	**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Colonial Revival/Mission	

Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house; heavy Mission-inspired front porch with battered walls and Doric columns; front entrance to right of porch set back from street, with small portico supported by single Doric column; massive gambrel roof with pink-roof gables; street facade dominated by battered chimney with inset square of brick; three-sided, angled bay to right of chimney on second story; peak roof gables on side elevations. Palladian window on second floor of rear gable on west side. Alterations: aluminum soffit.

Garage:
One-story stucco building with hip roof.

16 Park Hill Place

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20 Park Hill Place

Block: 225 **Lot:** 3, 5		**Date:** c. 1905 (before 1907)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house; rubblestone base; porch supported by rubblestone piers at either end and Doric columns resting on rubblestone bases; porch extends to east of house; gambrel roof with peak-roof gables; shed dormer; rectangular and round-arch windows; garage in basement below porch extension; garage retains original double doors, each with six lights; shingle-siding on base of porch. Side lot to east (61 Rockford Avenue). Alterations: aluminum siding.

58 Park Hill Terrace

Block: 203 **Lot:** 210, 214, 218, 220	**Date:** c. 1925		**Contributing:** Yes
Architect:	**Style:** English Cottage		
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and basement house; rubblestone base and retaining wall; entrance at southwest corner in round tower with conical roof; round-arch entry with wood door and iron hinges; bowed window facing street; peak roof slopes with slate shingles; garage cut into base of house; one-story wing projects south; large side yard. Side lots to north (Nos. 46 and 48) and on Overcliff Street (No. 35). Alterations: aluminum siding; additional garage cut into base of terrace to north of house.

8 Prospect Drive

(aka 435 Park Hill Avenue)

Block: 103 **Lot:** 91	**Date:**	**Contributing:** Yes
Architect:	**Style:** ?	
Garage:	**Garage Date:**	**Shed:** / **Shed Date:**

House:
2 1/2 -story and basement house, narrow profile, peak roof, brick chimney, rear elevation set high above Park Hill Avenue with rubblestone wall and stairs. Alterations: Aluminum siding, enclosed porch, concrete garage projecting from southwest corner of house.

10 Prospect Drive

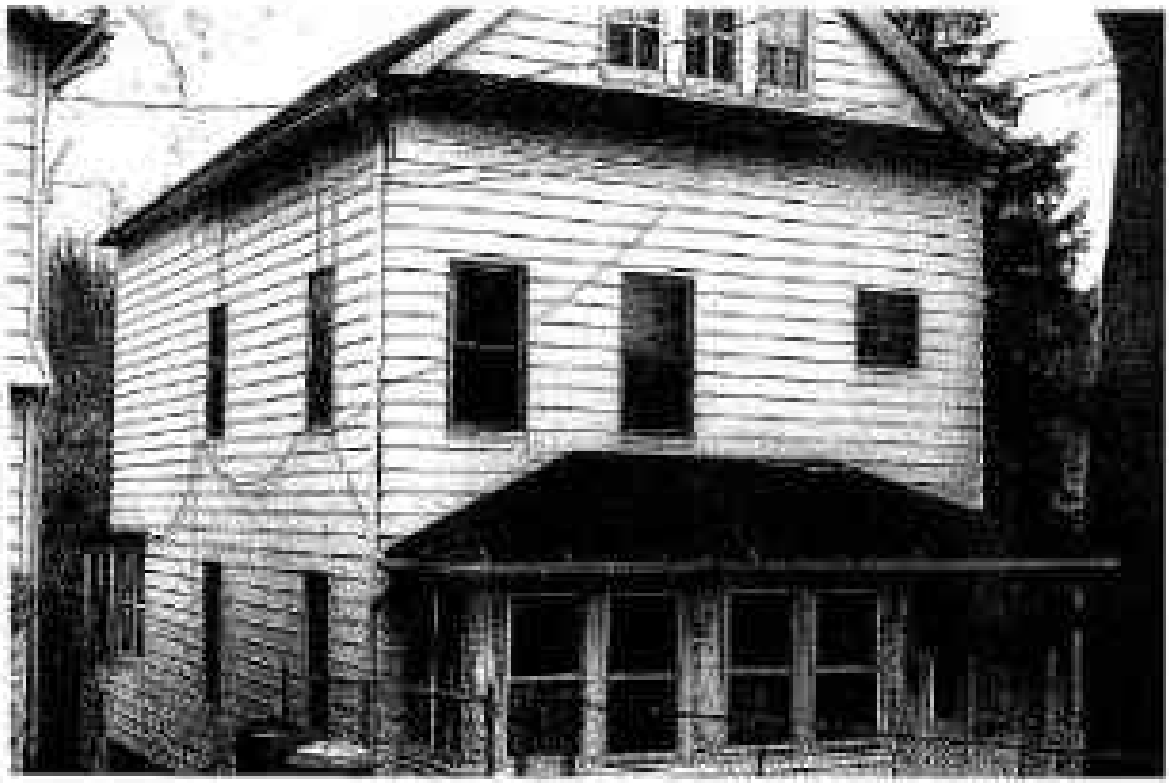
(aka 43 Park Hill Avenue)

Block: 103 **Lot:** 89	**Date:**	**Contributing:** Yes
Architect:	**Style:** Queen Anne	

Garage: One	**Garage Date:** c. 1910	**Shed:**	**Shed Date:**

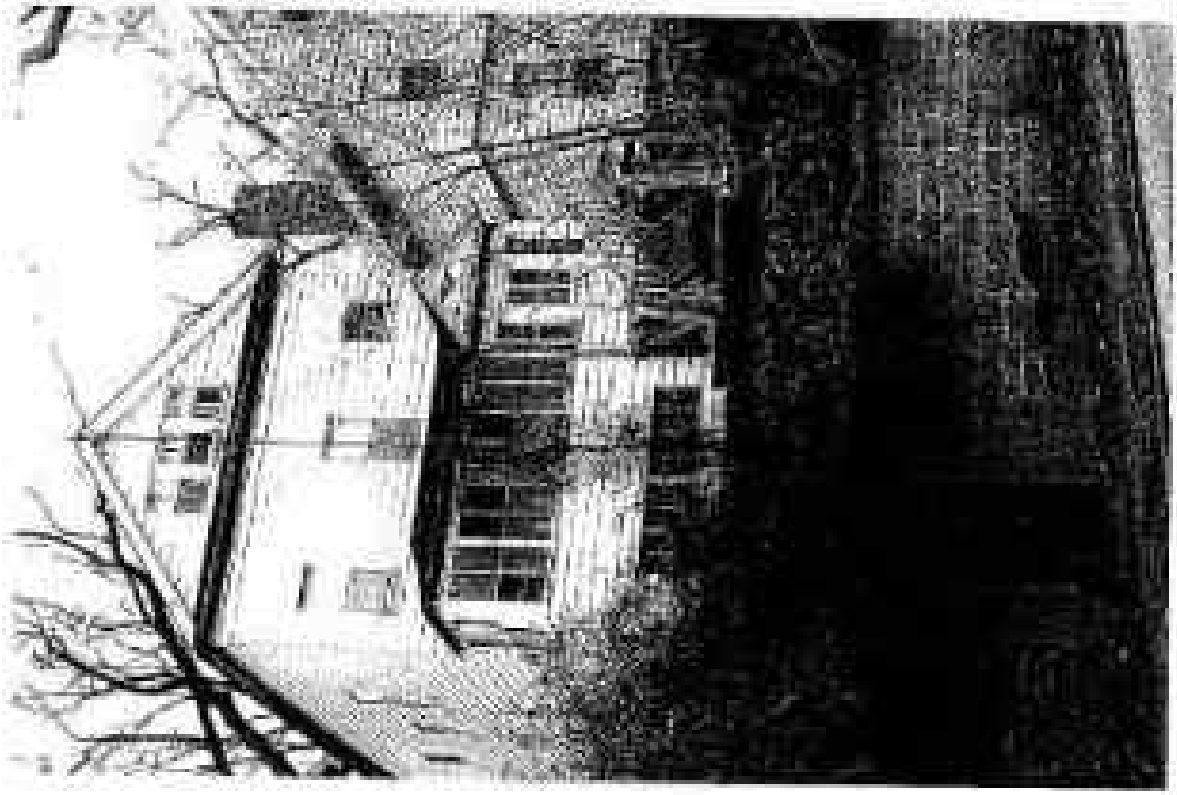
House:
2 1/2-story house; narrow profile; rubblestone base; porch with spindle posts and brackets; peak roof slopes with cross gables; triple, four-pane windows on third story; rear elevation set high above Park Hill Avenue with non-contributing concrete wall. Alterations: aluminum siding; enclosed front and rear porches.

Garage:
One-story, peak-roof building with pressed-metal siding designed to resemble scalloped shingles; wood doors.



10 Prospect Drive

Page 2

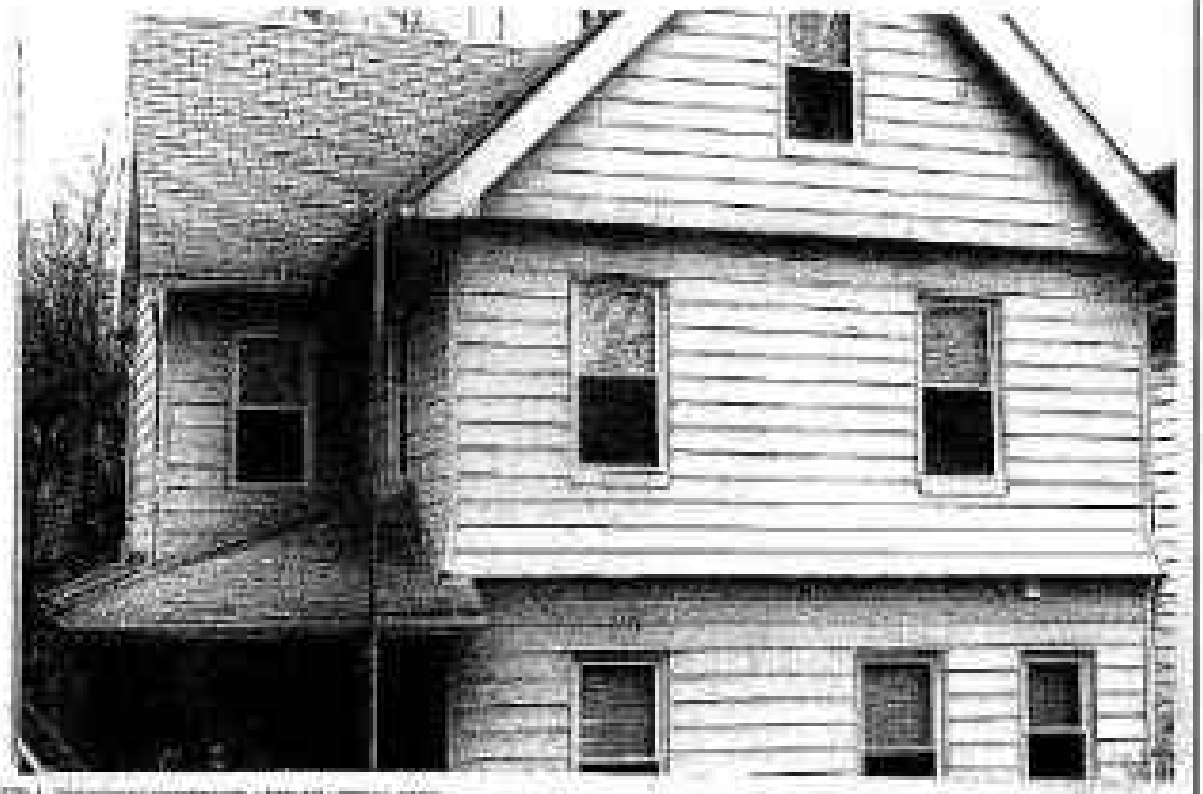


12 Prospect Drive

(also 425 Park Hill Avenue)

Block: 103 **Lot:** 88	**Date:**		**Contributing:** Yes
Architect:	**Style:** ?		
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house; narrow profile; rubblestone base; peak roof with cross gables; porch on north facade; rectangular oriel on south facade; rear elevation set high above Park Hill Avenue with rubblestone wall. Alterations: aluminum siding; porch enclosed.



14 Prospect Drive

(aka 427 Park Hill Avenue)

Block: 103 **Lot:** 04 **Date:** **Contributing:** Yes

Architect: **Style:** Simple Colonial Revival

Garage: **Garage Date:** **Shed:** **Shed Date:**

House:

Two-story and basement house; rock-faced concrete block base and porch wall and piers, porch posts supported pair of short square piers; rectangular entrance set slightly left of center; rectangular windows, many with 6x1 wood sash; pair of small windows in center of second story with 4x1 wood sash; hip roof; rear elevation set high above Park Hill Avenue with rubblestone wall. Alterations: aluminum siding

15 Prospect Drive

Block: 112 **Lot:** 23		**Date:** c. 1920	**Contributing:** Yes
Architect:		**Style:** Mission	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
Two-story stucco house; L-shaped structure with entrance in corner of L facing southeast; entrance set beneath portico supported by brackets; rectangular windows; complex stepped gables with convex and concave slopes; rubblestone retaining wall; brick chimney; secondary entrance on north side set beneath modest portico supported by brackets.

15 Prospect Drive

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16 Prospect Drive

Block: 103 **Lot:** 51	**Date:** c. 1900	**Contributing:** Yes
Architect:	**Style:** Shingle	

Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story and high basement house; rubblestone base and portion of first story; rubblestone portion of front elevation bowed; small polygonal porch on rubblestone base projects from approximate center of facade; entrance with sidelights; diamond-pane sash on second story; hip roof slopes with hip-roof dormers; small portico at northeast corner; side lot to north.

Garage:
One-story stucco building with hip roof.

16 Prospect Drive

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17 Prospect Drive

Block: 11% **Lot:** 21	**Date:** c. 1920	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	
Garage: **Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story, rectilinear house; rubblestone base; projecting porch with square piers resting on concrete wall; angled corner to north; hip roof with hip-roof dormers. Alterations: aluminum siding; concrete porch wall.

21 Prospect Drive

Block: 112 **Lot:** 19	**Date:** c. 1920	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	

Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story house; entrances in one-story side wings; street facade dominated by gambrel roof; one-story bow bay with triple window with transoms in center of first story; pair of square, banded cutaways to left; one-story bow bay to south. Alterations: aluminum siding.

Garage:
One-story stucco building

25 Prospect Drive

Block: 112 **Lot:** 16	**Date:** c. 1930	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house with basement to rear; door recessed in north of front facade; oval window at right side of main gable of front; hip roof with hip-roof dormers. Alterations: stucco and aluminum siding; stoop porch piers.

31 Prospect Drive

Block: 112 **Lot:** 13		**Date:** c. 1920	**Contributing:** Yes
Architect:		**Style:** Neo-Georgian	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house with basement to rear; rubblestone base; brick laid in Flemish bond; symmetrical massing; central segmental-arch entrance with fanlight and sidelights divided by wood mullions; rectangular windows with splayed brick lintels and stone keystones, stone sills; cornice with dentils and blocks; peak roof with slate shingles; brick chimneys. Alterations: two-car garage cut into base on south side (may be partially original)

31 Prospect Drive

Page 1

32 Prospect Drive

Block: 103 **Lot:** 72, 76		**Date:** c. 1900	**Contributing:** Yes
Architect:		**Style:** Shingle ?	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house set high above street with natural rock base below; rubblestone stair, base, and porch wall; wrap-around porch with Ionic columns; window to left beneath porch with complex leaded upper sash; pair of three-sided, angled bays on second story; gambrel roof. Side lot to south (No. 76). Alterations: aluminum siding.

37 Prospect Drive

Block: 112 **Lot:** 11	**Date:** c. 1920		**Contributing:** Yes
Architect:	**Style:** Dutch Colonial Revival		
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

Home:
2 1/2-story house; rubblestone base; symmetrical massing; shallow central entrance pavilion with door to right and six-pane, horizontal window to left; gambrel roof; second story with sloping roof extends from gambrel; brick chimney. Alterations: aluminum siding; one-story concrete garage extension to south.

40 Prospect Drive

Block: 103 **Lot:** 70		**Date:** c. 1900 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Shingle	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2 story house set high above street; rubblestone base, retaining walls, and first story; wrap-around porch with Doric columns; polygonal corner tower; hip roof with dormers. Alterations: aluminum siding; early garage cut into rubblestone retaining wall.

41 Prospect Drive

Block: 112 **Lot:** 9		**Date:** c. 1930	**Contributing:** Yes
Architect:		**Style:** Shingle	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and basement house set partially below street; central entrance with diamond sidelights; entrance set beneath central, second-story overhang supported by square posts with pointed arches in front and round arches on sides; Palladian window in center of second story with Gothic and diamond sash; rectangular windows with diamond-pane upper sash; hip roof ridges with hip-roof dormers; basement with cement blocks cast to resemble rock-faced stone. Alterations: aluminum siding.

41 Prospect Drive

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43 Prospect Drive

Block: 112 **Lot:** 3	**Date:** c. 1920 ?	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and basement house set partially below street; symmetrical massing; projecting two-story pedimented portico with fluted Ionic columns; segmental-arch entrance; fanlight and diamond-pane sidelights; round window above entrance with complex mullion pattern; round-arch windows set below sidewalk level with 16x1 sash to right and stained-glass double-hung window to left; upper story with 16x1 rectangular windows; pediment facing street with semi-circular window; peak roof with dormers; pair of small leaded- and stained-glass windows on south side; basement with cement blocks cast to resemble rock-faced stone; one-story and basement porch at rear. Alterations: aluminum siding.

43 Prospect Drive

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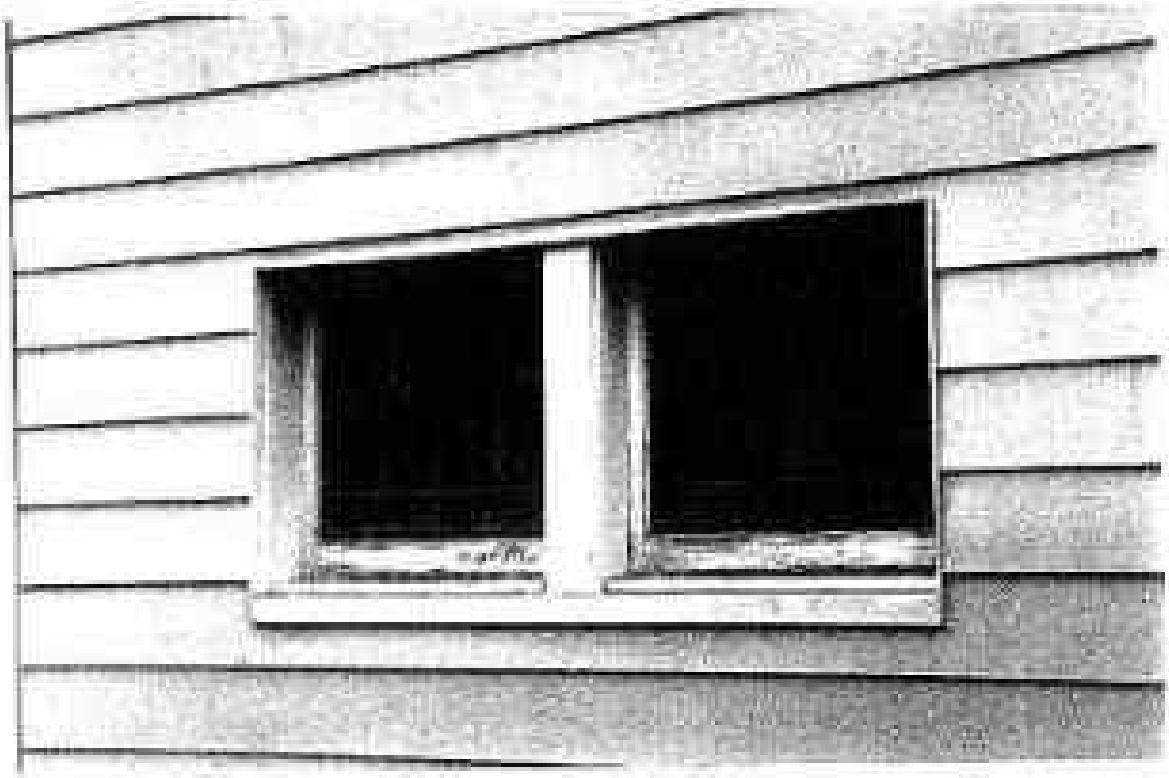

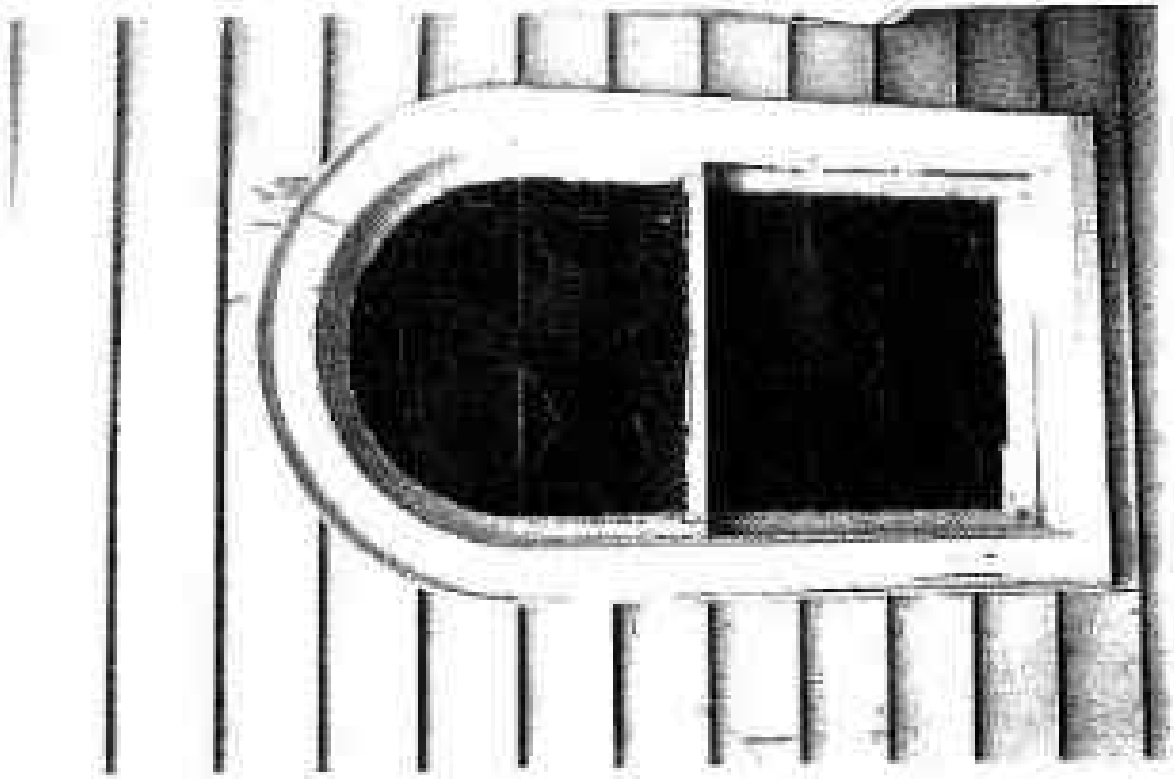

44 Prospect Drive

Block: 133 **Lot:** 68	**Date:** c. 1900 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Shingle	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house set above street, porch with Ionic columns round corner tower with conical roof and finial, porte-co on north side with Ionic columns, hip roof with hip-roof dormers. Alterations: aluminum siding; rubblestone garage constructed at street.

48 Prospect Drive

Block: 103 **Lot:** 56	**Date:** c. 1910 (before 1912)	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	

Garage: One	**Garage Date:** c. 1920	**Shed:**	**Shed Date:**

House:
2 1/2-story house set above street; cobblestone retaining walls and base; wrap-around porch with square piers and rounded corner; cross gables. Alterations: aluminum siding.

Garage:
One-story, peak-roof building with original coach doors. Alteration: aluminum siding

52 Prospect Drive

Block: 103 **Lot:** 61	**Date:** c. 1900 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Shingle	
Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story house; cobblestone base, porch, tower, stair, first story on front facade, and chimneys; wrap-around, rounded porch with square piers; porch stairs with round cobblestone newel posts; entrance at southwest corner of porch facing west, set in small shingled, rectangular pavilion with Doric pilasters; round corner tower with cobblestone through second story and shingle above; conical roof; side elevations and upper portion of front facade shingled; some windows with single diamond in upper sash and two vertical panes in lower sash; one-story, three-sided, angled bay on south facade; hip, peak, and gambrel roofs with hip-roof dormer. Alterations: one-story shingle addition with concrete base to north; upper level of tower originally stucco; porch posts originally paired wood columns.

Garage:
One-story building with hip roof. Alterations: aluminum siding.

105 Prospect Drive

Block: 105 **Lot:** 17		**Date:** c. 1900	**Contributing:** Yes
Architect:		**Style:** Arts and Crafts/Shingle	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story shingle house; rubblestone base; projecting portico with peak roof; entrance flanked by windows with Doric pilasters; to left of entrance is one-story sun porch with corner Doric pilasters; door with diamond sash on second story leads to roof of sun porch; various sizes of rectangular windows, many with diamond sash; southwest corner with angled bay; shed roof on west side; west elevation has noxy oriel supported by brackets and capped by shed roof, double gable ends on east elevation; brick chimney. Alterations: aluminum siding on side of shed roof and eaves.

3 Prospect Terrace

Block: 105 **Lot:** 19 **Date:** c. 1896 (before 1903) **Contributing:** Yes

Architect: **Style:** Colonial Revival

Garage: One **Garage Date:** Unknown **Shed:** **Shed Date:**

House:
2 1/2-story shingle house; rubblestone base; porch at southeast corner supported by Doric columns, double door entrance with transom; shingled bay to left of porch; polygonal tower with hoggin supported by small Doric columns above porch; windows with 12-pane upper sash; peak roof with shed dormer; one-story, three-sided, angled oriel and 1 1/2-story, three-sided, angled bay with leaded transoms on southeast elevation; porch with Doric columns on west side. Alterations: aluminum siding, porch partially enclosed.

Garage:
One-story stucco building with peak roof and bracketed eaves.

3 Prospect Terrace

Page 2

7 Prospect Terrace

Block: 105 **Lot:** 24, 27		**Date:** c. 1900 (before 1907)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and high basement house; rubblestone base and piers; fluted frame corner pilasters; polygonal porch extends around southeast corner of house; Doric columns; entrance with sidelights; brick chimney rises to left of porch; farther left, three-sided, angled oriel supported by brackets; windows with diamond-pane sash; hip roof with pedimented dormers; chimney splits swan's-neck dormer; oriel with shed roof on northwest elevation; large leaded-glass triple window on southeast elevation. Alterations: aluminum siding.

7 Prospect Terrace

Page 3

42 Ridge Drive

Block: 95 **Lot:** 46		**Date:** c. 1910 (before 1912)	**Contributing:** Yes
Architect:		**Style:** ?	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house. Alterations: original form and detail difficult to observe because of heavy alterations; aluminum and stucco siding.

43 Ridge Drive

Block: 98 **Lot:** 19		**Date:** c. 1910 (before 1917)	**Contributing:** Yes
Architect:		**Style:** Neo-Tudor	
Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house with half-timber detail; porch with square end piers and polygonal Doric columns; entrance to left with paneled door with six lights; rectangular windows; half timber on upper floors; peak roof with large peak roof dormer; bracketed eaves; brick chimneys; one-story, three-sided, angled bay on north elevation.

Garage:
One-story, stucco building with hip roof.

47 Ridge Drive

Block: 98 **Lot:** 21		**Date:** c. 1910 (before 1912)	**Contributing:** Yes
Architect:		**Style:** ?	
Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story house; peak roof; dormer with wide segmental arch; one-story, three-sided, angled bay on south elevation; windows with hoods; one-story boxy bay on north side. Alterations: aluminum siding; porch enclosed.

Garage:
One-story stucco building with flat roof.

48 Ridge Drive

Block: 95 **Lot:** 44		**Date:** c. 1910 (before 1912)	**Contributing:** Yes
Architect:		**Style:** ?	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2-story and basement house, rock-faced, cast-stone blocks on portion of first story and basement; steep sloping roof, second story on front elevation pierces roof slope. Alterations: aluminum siding; garage extension projecting toward street.

50 Ridge Drive

Block: 95 **Lot:** 39, 41		**Date:** c. 1910 (before 1912)	**Contributing:** Yes
Architect:		**Style:** Arts and Crafts	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and basement house; rubblestone base (front elevation), stairs, and retaining wall; basement with central rounded bay facing street; first story and, on sides of basement as well, clad in red brick with yellow brick quoins, window enhancement, and soldier beltcourse between basement and first story; L-shaped porch supported by red brick piers with yellow brick banding; boxy wooden bay projects beneath porch; peak roof slopes. Side lot to south (No. 54). Alterations: aluminum siding on upper stories; porch railing; second-story extension in front of gable on front elevation; original entrance may have been in center of first story, now sliding plate-glass doors.

58 Ridge Drive

Block: 95 **Lot:** 33, 35, 37		**Date:** c. 1908 (before 1908)	**Contributing:** Yes
Architect:		**Style:** Neo-Tudor	
Garage: One	**Garage Date:** c. 1915	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house set above street; rubblestone base, terrace walls, and retaining walls; central portico with square piers resting on rubblestone bases; boxy bay above portico; peak roof shape; half timber on upper stories; one-story, polygonal bay and two-story, three-sided, angled bay on south facade; brick chimney. Side lot to south (Nos. 62 and 66) extending to Boulder Place.

Garage:
Small, one-story wood building with peak roof and double doors; cedar leaf with diese panels and tax lights, facing Boulder Place.

519

59 Ridge Drive

northwest corner Middlebrook Parkway

Block: 99 **Lot:** 1		**Date:** c. 1930	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
Two-story brick house; symmetrical massing; rubblestone base; central entrance with sidelights, set beneath portico supported by Doric columns; triple window to either side of entrance with wider central light and soldier course lintels; three rectangular windows on second story; deep bracketed cornice; low hip roof; brick chimney; one-story and basement rear wing with garage in basement; side lot to west.

63 Ridge Drive

Block: 99 **Lot:** 5, 7		**Date:** c. 1920	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house; entrance recessed back on south elevation; pedimented entrance with sidelights set beneath; small portico with single brick pier; three-sided, angled bay above entrance; gambrel roof with gable and facing street; one-story sun porch wing with brick piers and square brick fascia extends toward street; brick chimney above sun porch; pair of quarter-round windows with original sash in gable; on side elevations, gambrel roof extends over first story; second story with sloping roof extends from gambrel; boxy bays toward rear of each side. Side lot to south (No. 67). Alterations: sun porch windows.

71 Ridge Drive

Block: 99 **Lot:** 9	**Date:** c. 1930	**Contributing:** Yes
Architect:	**Style:** English Cottage	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house; cobblestone base; 1 1/2-story, projecting, brick entrance pavilion with randomly placed stones; pavilion with steep roof; entrance with small six-light casement to left; small window with diamond panes in entrance pavilion gable; first story of house faced in brick and capped by peak roof; garage to right of entrance; peak roof slopes; shed dormer; brick chimney; two-story rear wing. Alterations: upper stories clad in aluminum siding; garage door.

72 Ridge Drive

intersection with: Baldor Place

Block: 94 Lot: 77	Date: c. 1960		Contributing: No
Architect:	Style:		
Garage: One	Garage Date: c. 1960	Shed:	Shed Date:

House:
Two-story and basement brick, aluminum, and stucco house.

Garage:
One-story aluminum building with flat roof.

75 Ridge Drive

Block: 99 **Lot:** 11		**Date:** c. 1928	**Contributing:** Yes
Architect:		**Style:** English Cottage	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2 story and basement house; rubblestone and brick basement to rear; brick first story with randomly-placed stones; stucco above; entrance set beneath portico at northeast corner of house; portico with single brick pier supporting second story; front gable with steep north slope; unusual rectangular window enframements with stylized keystones and upper corner blocks; pent roof over first story on front elevation; brick chimney with stone insets on front elevation; peak roof with shed slopes to rear.

76 Ridge Drive

Block: 74 Lot: 23		Date: c. 1960	Contributing: No
Architect:		Style:	
Garage:	Garage Date:	Shed:	Shed Date:

Room.
Two-story and basement aluminum and stucco house.

79 Ridge Drive

Block: 99 **Lot:** 13		**Date:** c. 1930	**Contributing:** Yes
Architect:		**Style:** English Cottage ?	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house with 1 1/2-story wing projecting towards street; steep peak roof slopes; a few extant 6x1 windows; rubblestone chimney. Alterations: aluminum siding; plate-glass window on first story of front facade.

80 Ridge Drive

northeast corner Lewis Parkway

Block: 94 **Lot:** 21	**Date:** c. 1910 (before 1912)	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	
Garage: **Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and basement house set above street; front elevation faces Lewis Parkway; cobblestone base, retaining wall, and stair walls; porch along front elevation and part of south elevation with square piers; entrance at southwest corner of house; pediemented entrance portico supported by square piers; rectangular windows of varied sizes, many with diamond-pane sash; gambrel roof with large gambrel-roof dormers; deep eaves; three-sided, angled bay on second story; cobblestone chimney; entrance with peak-roof hood on east elevation; two-story, bowed and three-sided, angled bay on rear.

100 Ridge Drive

Block: 93 **Lot:** 7		**Date:** c. 1915	**Contributing:** Yes
Architect:		**Style:**	
Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
1 1/2-story house on lot that stretches through to Gibson Place; rubblestone base and wall; peak roof dormer; second story takes the form of large shed dormer. Alterations: aluminum siding; porch enclosed.

Garage:
Facing Gibson Place. Two-car, aluminum sided garage with hip roof.

100 Ridge Drive

Page 2

104 Ridge Drive

Block: 93 **Lot:** 5		**Date:** c. 1915	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

Home:
2 1/2-story and basement house on lot that stretches through to Gibson Place; rubblestone base and walls; porch supported by fluted Doric columns; entrance at angle beneath porch, with large, full-height lights, each with sixteen panes; garage in basement; steep peak roof at rear, shed roof in front encompassing second story; shallow, one-story bay oriel on south elevation. Alterations: aluminum siding; garage in basement.

104 Ridge Drive

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105 Ridge Drive

Block: 100 **Lot:** 20	**Date:** c. 1900	**Contributing:** No
Architect:	**Style:**	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
One- and two-story brick house set on slope.

109 Ridge Drive

Block: 100 Lot: 22	Date:	Contributing:
Architect:	Style:	

Garage:	Garage Date:	Shed:	Shed Date:

Vacant site.

112 Ridge Drive

southwest corner Gibson Place

Block: 93 **Lot:** 1		**Date:** c. 1905 (before 1908)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:

2 1/2-story rubblestone house, terrace walls, and wing walls; lot extends through block to Gibson Place; rectilinear massing; porch supported by Doric columns, extending past house on south and continuing along south elevation as terrace; stairs lead to projecting, central pedimented section; central entrance with wide sidelights, paneled pilasters, and brackets; rectangular windows; bracketed cornice; low hip roof with wide gable-roof bracketed dormers with Palladian windows and pediment cornices; south elevation with one- and two-story, three-sided, angled bays; one-story Doric portico on rear elevation; brick chimney.

112 Ridge Drive

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112 Ridge Drive

Page 5

115 Ridge Drive

Block: 100 Lot: 24	Date:		Contributing:
Architect:	Style:		
Garage:	Garage Date:	Shed:	Shed Date:

Vacant site

117 Ridge Drive

Block: 100 **Lot:** 26-29	**Date:** c. 1920	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	
Garage: One	**Garage Date:** c. 1920	**Shed:** **Shed Date:**

House:
2 1/2-story house faced with beige brick laid in Flemish bond with random burned bricks; symmetrical massing; one-story, central entrance pavilion with peak roof; entrance with segmental-arch, stained-glass fanlight and stained-glass sidelights; ornate pediment of pavilion supported by slender Corinthian pilasters; entrance flanked by triple windows with wider central lights; paired windows on second story with two small rectangular windows in center; hip roof with slate shingles; one-story sun porch wing to east.

Garage:
One-story building with beige brick in front, stucco on sides, and flat roof.

11 Ridge Road

Block: 102 **Lot:** 27		**Date:** c. 1920	**Contributing:** Yes
Architect:		**Style:** Neo-Federal	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story clapboard house; symmetrical massing; central entrance with two fluted pilasters; doorway set beneath portico with hip roof supported by fluted Doric colonettes; portico flanked by three-sided, angled bays with 6x6 sash; segmental windows with 6x6 double-hung sash; cornice with wide dentils cornice; gable roof, brick chimney. Alterations: basement garage with terrace on top extending to south.

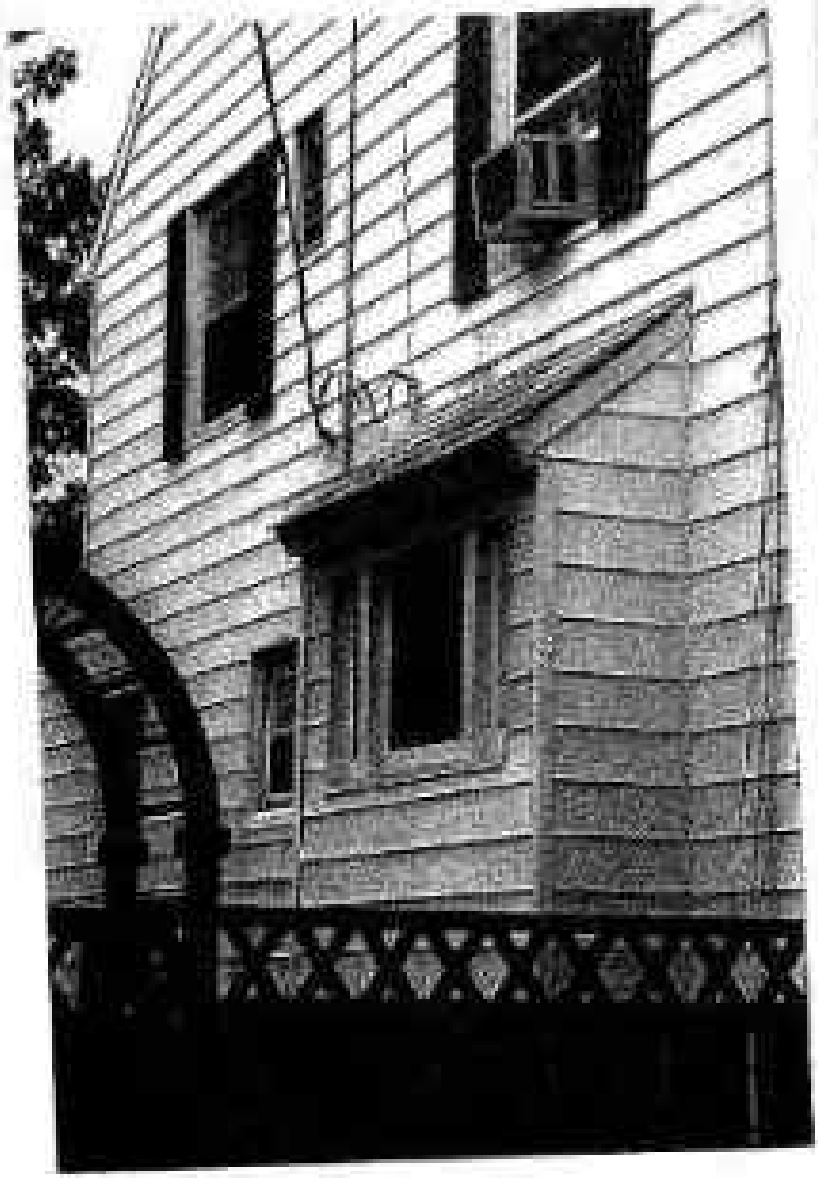
12 Ridge Road

Block: 97 **Lot:** 35		**Date:** c. 1920	**Contributing:** Yes
Architect:		**Style:** Neo-Federal	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house; cobblestone base; main block of house symmetrically massed; central entrance set beneath segmental-arch portico supported by paired colonettes; tiny dentils and modillions; door flanked by thin pilasters with rosettes and ornately leaded sidelights and capped by blind fanlight and denticulated molding; rectangular windows; peak roof with peak-roof dormers and blind fans; one-story boxy oriel with shed roof and leaded- and stained-glass window on north elevation; semicircular window in attic; wing to south with garage in basement. Alterations: irregular shaped synthetic shingle siding on main mass of house and aluminum on south wing.

12 Ridge Road

Page 2



17 Ridge Road

Block: 102 **Lot:** 25		**Date:** c. 1915	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story shingle house; rubblestone base; symmetrical massing; central entrance with sidelights with wood mullions creating a complex pattern, set beneath hip-roof porico; rectangular windows with 6/6 double-hung sash; denticulated cornice; peak roof; semicircular window in gable end; brick chimney with iron tie rod; one-story and basement iron porch to rear with multi-pane glazing.

17 Ridge Road

Page 2

SW

18 Ridge Road

Block: 97 **Lot:** 4		**Date:** c. 1910 (before 1912)	**Contributing:** Yes
Architect:		**Style:** ?	
Garage: Gas	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story rectilinear house; entrance to left set beneath bracketed shed roof; three-sided, angled bay to right of entrance; rectangular windows; hip roof with hip-roof dormers. Alterations: stucco siding.

Garage:
One-story, non-contributing building with flat roof.

CVT

21 Ridge Road

Block: 107 **Lot:** 23		**Date:** c. 1920	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house; brick first story; stucco above; entrance to right set beneath segmental-arch pediimented hood with brackets; steep peak roof with slate shingles extends over first story; second story with sloping roof extends from peak; soldier lintels on first story; middle-stage chimney rises near center of front elevation; one-story and basement sun porch wing extends to south with cast-stone base; terrace on top of sun porch with wood railing; side entrance to north.

22 Ridge Road

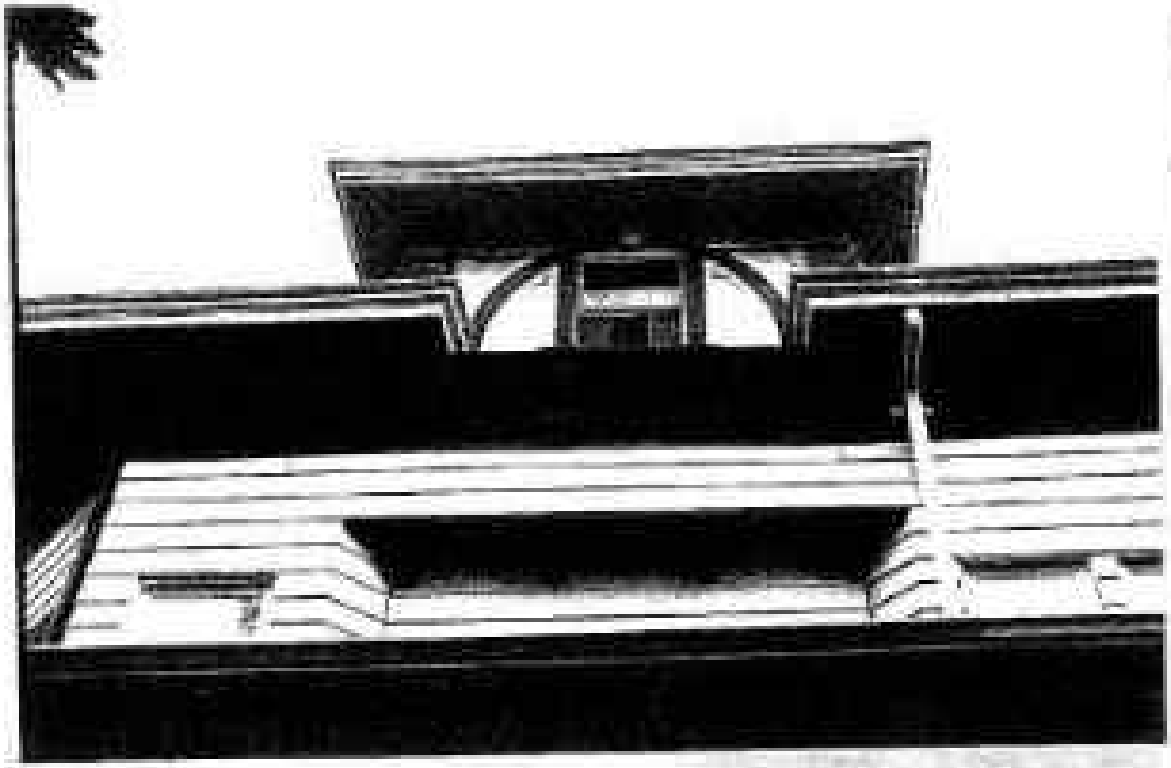
Block: 37 **Lot:** 6		**Date:** c. 1910 (before 1912)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story house; rubblestone base; first story on front elevation stucco; L-shaped porch supported by Doric columns; entrance with three-sided, angled bay to right, shallow angled bays on second story with modest brackets between; angled corner to north, hip roof with large brackets; front dormer with semicircular window and deep eaves supporting heavy console brackets; one-story, three-sided, angled oriel on north elevation. Alterations: aluminum siding; stairway to attic.

Garage:
One-story stucco building with hip roof.

22 Ridge Road

Page 2



28 Ridge Road

(Official name Woodover Road)

Block: 93 **Lot:** 8	**Date:** c. 1925	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	
Garage: One **Garage Date:** c. 1925	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house; entrance to right of center; door set below projecting segmental arch pediminted hood with fanlight, supported by brackets; entrance flanked by triple window groups with additional pair to far left; pent roof above first story; five windows on second story; gambrel roof; second story with sloping roof extends from gambrel; north elevation, facing Woodover Road has four windows on first story and two on second story; chimney on north side flanked by quarter round windows at attic level.

Garage:
One-story stucco building with hip roof; original four leaf door, each leaf with three vertical panels and eight lights.

28 Ridge Road

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PAUL HILL HISTORIC DISTRICT APPLICATION, 2000

10 Ritchie Drive

northeast corner Windover Avenue

Block: 89 Lot: 71	Date: c. 1925		Contributing: Yes
Architect:	Style: Neo-Regency		
Garage:	Garage Date:	Shed:	Shed Date:

House:
1-story and basement and 2 1/2-story house; subbasement in center of front elevation; modest entrance porch to right with square piers; projecting, one-story bay to right with three-sided, angled oriel topped by Regency style concave sloping roof, round-arch window above; one-story and basement garage wing extends to north towards Wendover Avenue; side entrance facing Ritchie Drive, peak roof slopes with slate shingles; side bay to south and southeast. Alterations: aluminum siding.

112 Ritchie Drive

Block: 90 **Lot:** 48		**Date:** c. 1920	**Contributing:** Yes
Architect:		**Style:** English Cottage	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
1 1/2-story and basement stucco house; rubblestone base; T-shaped massing; entrance set back on south side, facing street; door beneath segmental-arch hood with brackets; steep peak roof slopes; multi-pane casement windows on first story; one-story, flat-roof sun porch wing to south with garage in base; double garage doors, each leaf with three panels and six lights; bracketed eaves on sun porch; tall rubblestone chimney.

112 Ritchie Drive

118 Ritchie Drive

northeast corner Lewis Parkway

Block: 90 **Lot:** 44	**Date:** c. 1930		**Contributing:** Yes
Architect:	**Style:** Colonial Revival		
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house; projecting central wing with rubblestone facade and shingled side elevations; entrance to right set beneath shallow portico with slender, paired piers and pilasters; semicircular window in gable end; larger wing to south with rubblestone first story and shingle above; pediments above second-story windows extending above cornice line; rubblestone chimney; 1 1/2 story shingled wing to north with 2x6 windows; open porch on rear supports second-story sun porch; rubblestone base at rear.

118 Ritchie Drive

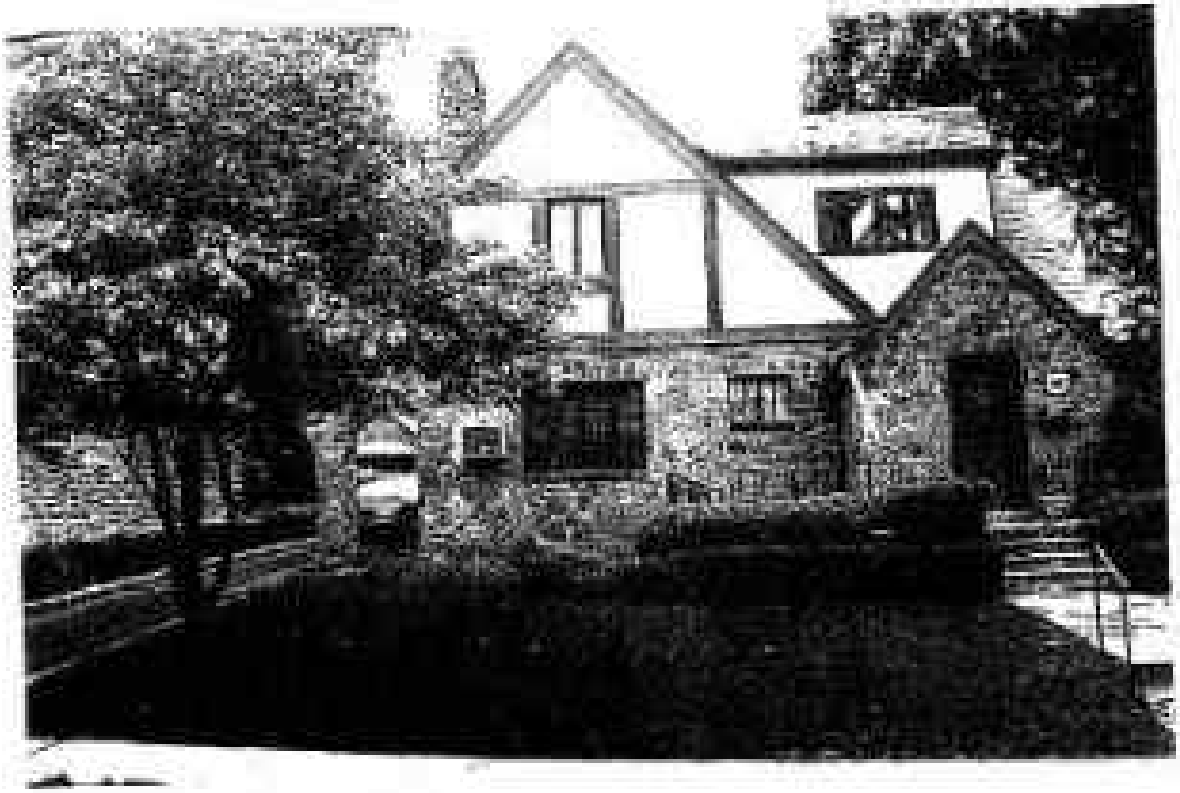
Page 2

125 Ritchie Drive

Block: 92 **Lot:** 25	**Date:** c. 1930		**Contributing:** Yes
Architect:	**Style:** Neo-Tudor		
Garage: One	**Garage Date:** c. 1930	**Shed:**	**Shed Date:**

House:
2 1/2-story house; rubblestone first story; stucco and half timber above; one-story peak roof, rubblestone entrance pavilion with rectangular wood door with large hinges; peak, hip, and shed roof slopes with slate shingles; rubblestone chimney; gable in front extends to south and is supported by open, rubblestone, round-arch portal; south elevation all stucco.

Garage:
One-story rubblestone and stucco building with peak roof.



126 Ritchie Drive

[illegible] Lewis Parkway

Block: 91 **Lot:** 21		**Date:** c. 1920	**Contributing:** Yes
Architect:		**Style:** French Cottage	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
3 1/2-story and basement house sited on steep slope; rubblestone first story and basement; front facade with projecting, rectilinear, wood bay on first story with three pair of multi-pane casements, supporting steep roof with gent eave, resembling those on French country houses and on Dutch homes erected in New York region; flat clay tile on roof, side gables, and dormers; entrance to far right; roof slope and gables shingled; second story on front elevation articulated with pair of hip-roof dormers; top level with tiny, three-light, shed dormers; rubblestone chimney, side entrance to porch; rubblestone garage projects from basement on south side; French doors on first story of north elevation lead to small balcony supported by brackets; larger balcony to rear.

133 Ritchie Drive

Block: 92 **Lot:** 27	**Date:** c. 1930		**Contributing:** Yes
Architect:	**Style:** Neo-Medieval		
Garage: One	**Garage Date:** c. 1930	**Shed:**	**Shed Date:**

House:
2 1/2-story house; rubblestone main mass with stucco elsewhere; facade dominated by wide, rubblestone, gambrel-roof section with projecting, one-story, peak-roof entrance pavilion; entrance with blind fanlight and round-arch metal hood; segmental-arch stucco anchiers to either side of entrance, each with triplet window; round-arch stucco section above, with semicircular window with web sash; modest stucco section to far left with rubblestone corner pier and gent roof with slate shingles; stucco upper stories; hip and gambrel roof slopes with slate shingles; jerkinhead gable to north with pair of rectangular windows; two quarter round windows flank stucco chimney on north side.

Garage:
One-story rubblestone and stucco garage erected with house.

141 Ritchie Drive

Block: 92 **Lot:** 11	**Date:** c. 1930		**Contributing:** Yes
Architect:	**Style:** Mediterranean		
Garage: One	**Garage Date:** c. 1930	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house with brick trim; narrow, central, projecting pavilion with projecting entrance portico with hip-roof with Spanish tile; entrance flanked by sidelights; triple windows to either side of entry; semicircular window with web sash in pediment of central pavilion; two-story wing to left; thin vertical brick piers at corners of house, corners of central pavilion, and between main mass and two-story wing; peak roof with Spanish tile.

Garage:
One-story brick and stucco building with peak roof.

144 Ritchie Drive

Block: 91 **Lot:** 12	**Date:** c. 1920		**Contributing:** Yes
Architect:	**Style:** French Chateau		
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story rubblestone house; central round tower with steep conical roof and finial; round-arch entrance in tower with wood door; round-arch window to right of entrance and three round-arch windows on second story; gable wing to north with entrance in northwest corner set beneath loggia with round arches supported by Doric columns; to north, two-story wing with stucco on second story; one-story sun porch to south; rubblestone chimney on north elevation with triangular window on attic level; steep roof slopes with irregular slate shingles; two-story wing to south with shed roof above first story.

144 Ritchie Drive

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145 Ritchie Drive

Block: 92 **Lot:** 33		**Date:** c. 1920	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage: One	**Garage Date:** c. 1920	**Shed:**	**Shed Date:**

House:
2 1/2-story house; rubblestone base; rubblestone first story with stucco above and below windows; stucco upper floors in front; entrance set beneath pedimented portico supported by fluted Doric columns; groups of casement windows on first story; steep peak roof extends over first story; second story, with sloping roof, extends from peak roof slope; slate shingles; second story with multi-pane, double-hung sash; north elevation faced in rubblestone; attic on north elevation with triangular window; south elevation with stucco on second story; sun porch to south with row of four pairs of multi-pane casements.

Garage:
One-story stucco building with peak roof.

145 Ritchie Drive

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147 Ritchie Drive

Block: 92 **Lot:** 15		**Date:** c. 1920	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

Form:
2-1/2-story stucco house; rubblestone base; entrance set beneath deep hood, with segmental arch and pedimented roof, supported by brackets; entrance flanked by tripleat windows with wide central window and narrow side windows; pair of windows to far left; steep gambrel roof extends over first story; second story with sloping roof extends from gambrel; Spanish tile roof slopes; semicircular window in north gable; one-story garage wing to north.

159 Ritchie Drive

Block: 92 **Lot:** 37	**Date:** c. 1920	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	
Garage: One **Garage Date:** c. 1920	**Shed:**	**Shed Date:**

House:
2 1/2-story house; rubblestone basement and first story; stucco above; symmetrical main mass; segmental-arch portico with peak roof and fluted Doric columns; stucco above and below; multi-pane casement windows on first story; wide central lights with sidelights; one-story sun porch to south with multi-pane casements; north elevation rubblestone with triangular window in gable.

Garage:
One-story rubblestone building with peak roof.

161 Ritchie Drive

Block: 93 **Lot:** 39		**Date:** c. 1925	**Contributing:** Yes
Architect:		**Style:** French Chateau	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story rubblestone building; central tower with conical roof and finial; round-arch entrance in tower; corbeled brick courses between tower and conical roof; rectangular windows of various sizes; first-story porch to rear with square stone piers supported on round-arch basement; two car garage cut into base on north elevation; first-story brick wing above garage (probably not original); hip roof slopes with slate shingles.

161 Ritchie Drive

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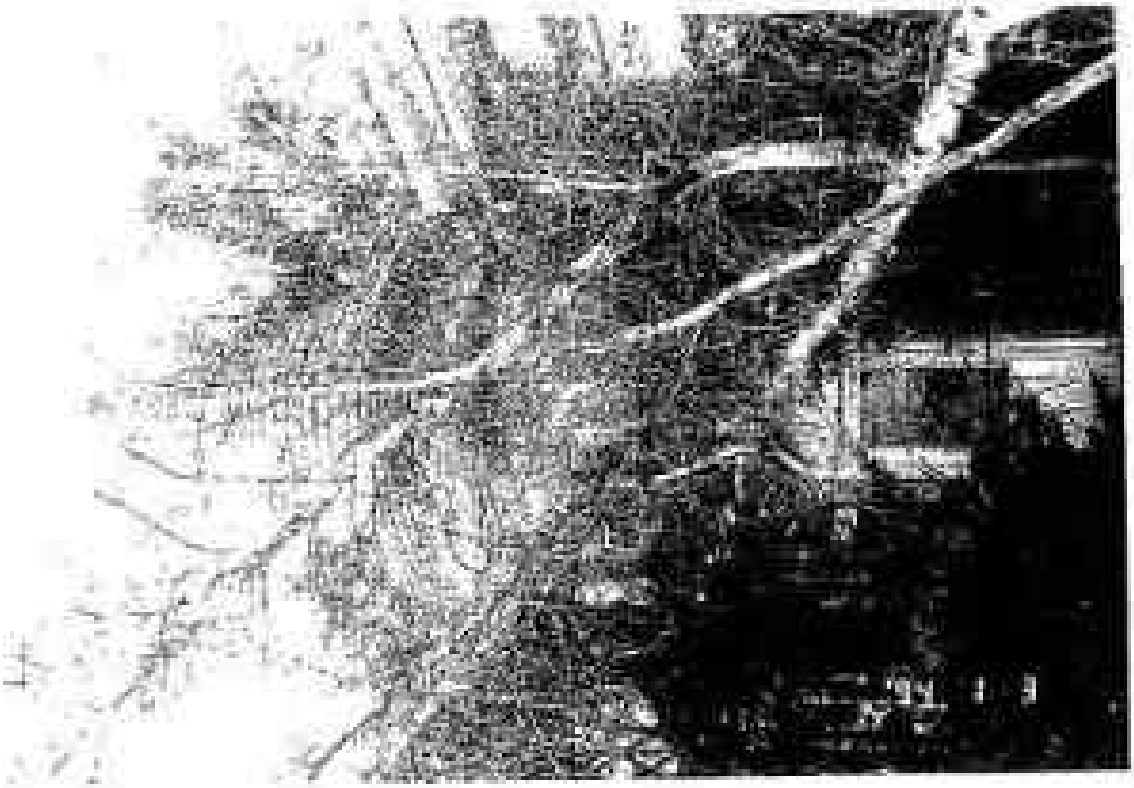


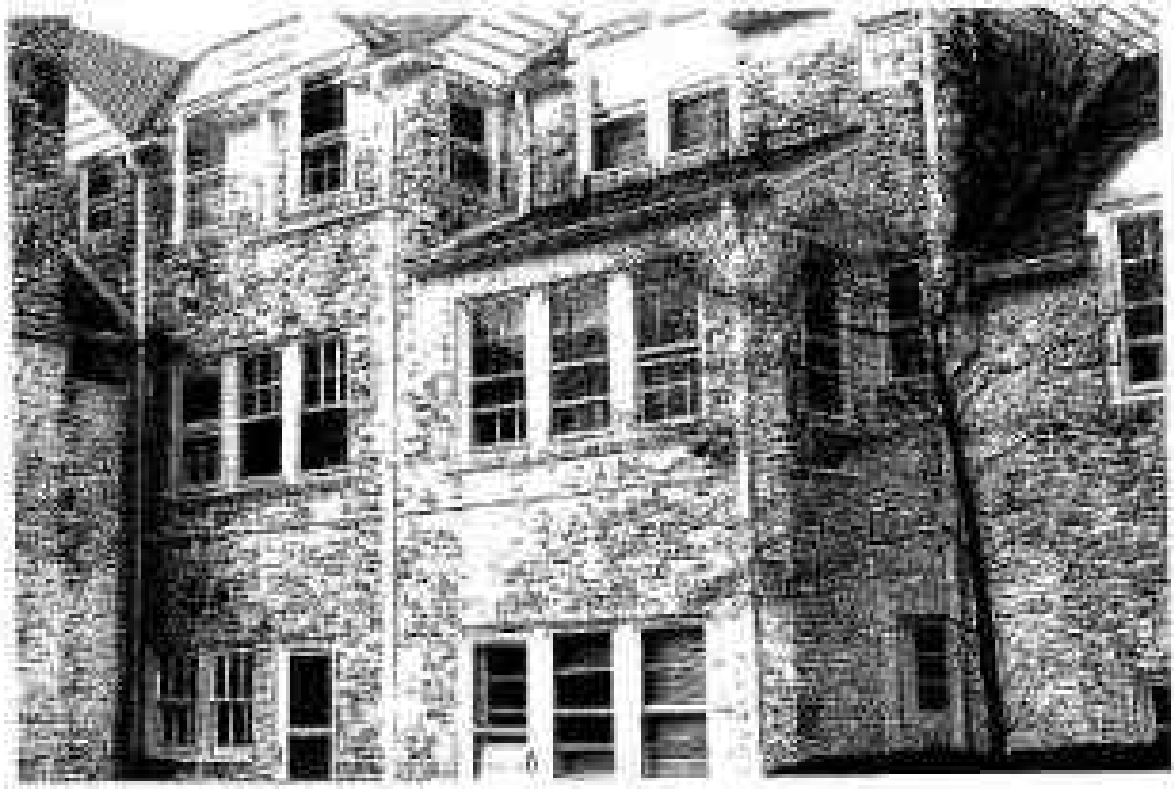
1 Rock Place

Block: 229 **Lot:** 12		**Date:** c. 1925	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2-story brick house set on a very large lot high above Rockland Avenue, Edgecliff Terrace, and Park Hill Place; rubblestone and brick retaining wall; L-shaped massing; one-story, three-sided, angled entrance pavilion in angle of L; round-arch entrance; rectangular, multi-pane windows; clapboards in gables; pediments on second story projec above roof line; peak roof with slate shingles; one-story and basement wing to east with garage in base.

1 Rock Place

Page 2



1 Rock Place

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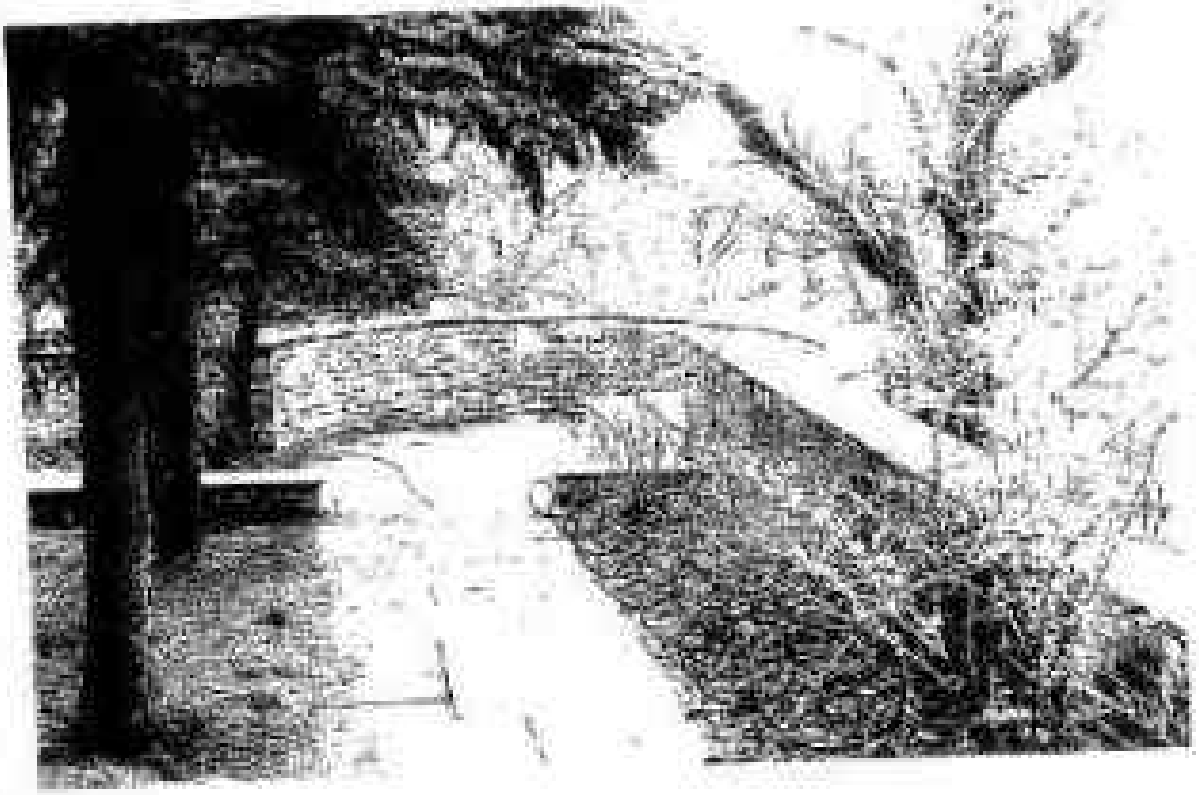


580

1. Rock Place

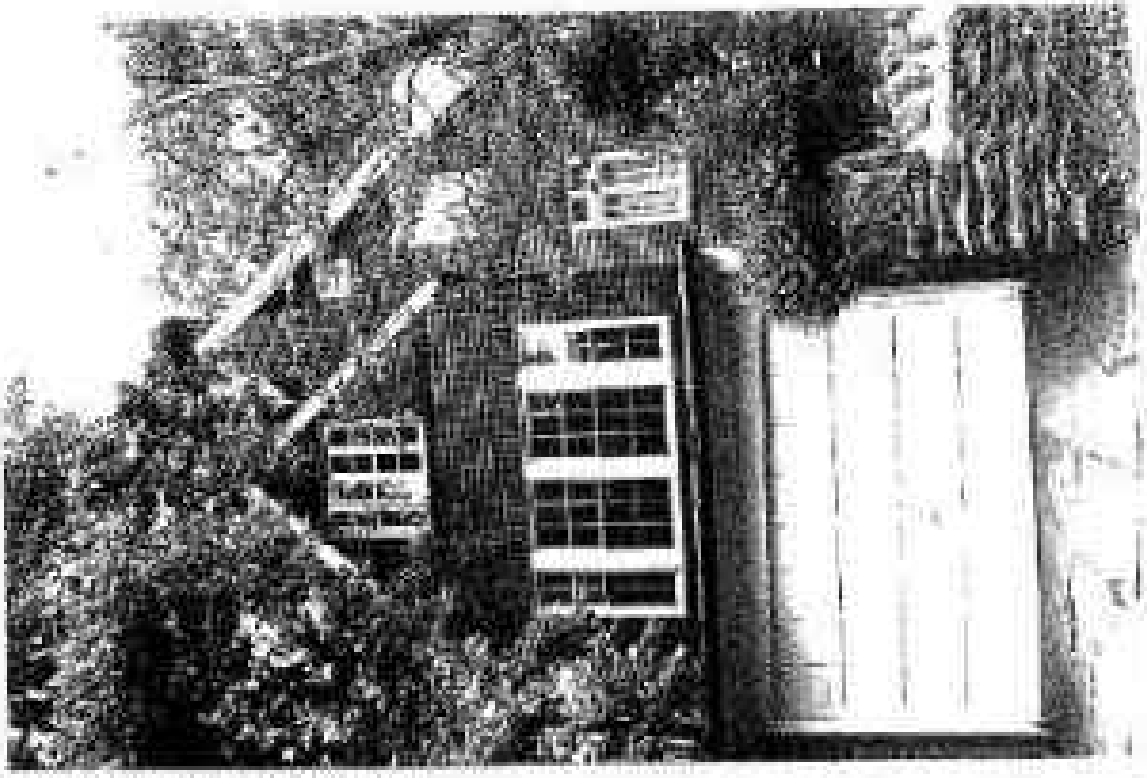
Page 3

2 Rockland Avenue

northeast corner Spring Road

Block: 227 **Lot:** 43		**Date:** c. 1925	**Contributing:** Yes
Architect:		**Style:** Neo-Medieval	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house; brick laid in Flemish bond with random burned bricks; wing with gable end and brick quoins facing street to right; segmental-arch entrance, with rubblestone enhancement to left of this wing; door with glazed window arc sidelights and transom; above entrance is pointed arch niche with sculpted rounded; steep sloping roof extends over entrance; triple casement window with transoms on first story to right of entrance; second story with central segmental-arch window flanked by rectangular windows; upper floor with single segmental-arch window; wing to left with brick first story and bracketed shallow oriel above; one-story shallow brick bay to right; 1 1/2-story brick wing to north projecting toward Spring Road; garage in basement with rubblestone piers; rear elevation with pair of large dormers; peak roof sloped with slate shingles. Alterations: front oriel and rear dormer aluminum sided.



2 Rockland Avenue

Page 2

PARK HILL HISTORIC DISTRICT APPLICATION, 2002

3 Rockland Avenue

Block: 225 **Lot:** 37		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Arts and Crafts Bungalow	
Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story house with clapboard on the first story and shingle above; rubblestone base; porch with paired and triple tapered wood piers set on shingled bents; entrance with multi-pane sidelights; steep sloping roof extending over porch; upper floors pierce roof slope; half-timber gable; multiple eaves with brackets; north side with boxy oriel and entrance with hood; south side with 1 1/2-story wing and windows with diamond-pane upper sash; rubblestone chimney.

Garage:
One-story non-contributing structure.

6 Rockland Avenue

northeast corner Spring Road

Block: 228 **Lot:** 29, 32		**Date:** c. 1912 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Shingle	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:

2 1/2-story shingle house: projecting central pavilion with entrance to right; entry door set beneath hood supported by brackets; three-sided, angled oriel with round-arch window to left; shed roof with brackets extends around corner of pavilion; rectangular windows; peak and hip roof slopes; hip-roof dormers; stucco band below eaves, one-story secondary entrance pavilion to north; to south, facing Spring Road, L-shaped wing resting on wood piers; rear elevation with open terraces on first and second stories; rubblestone chimneys; rubblestone retaining wall on Spring Road. Side lot to north (No. 10).

7 Rockland Avenue

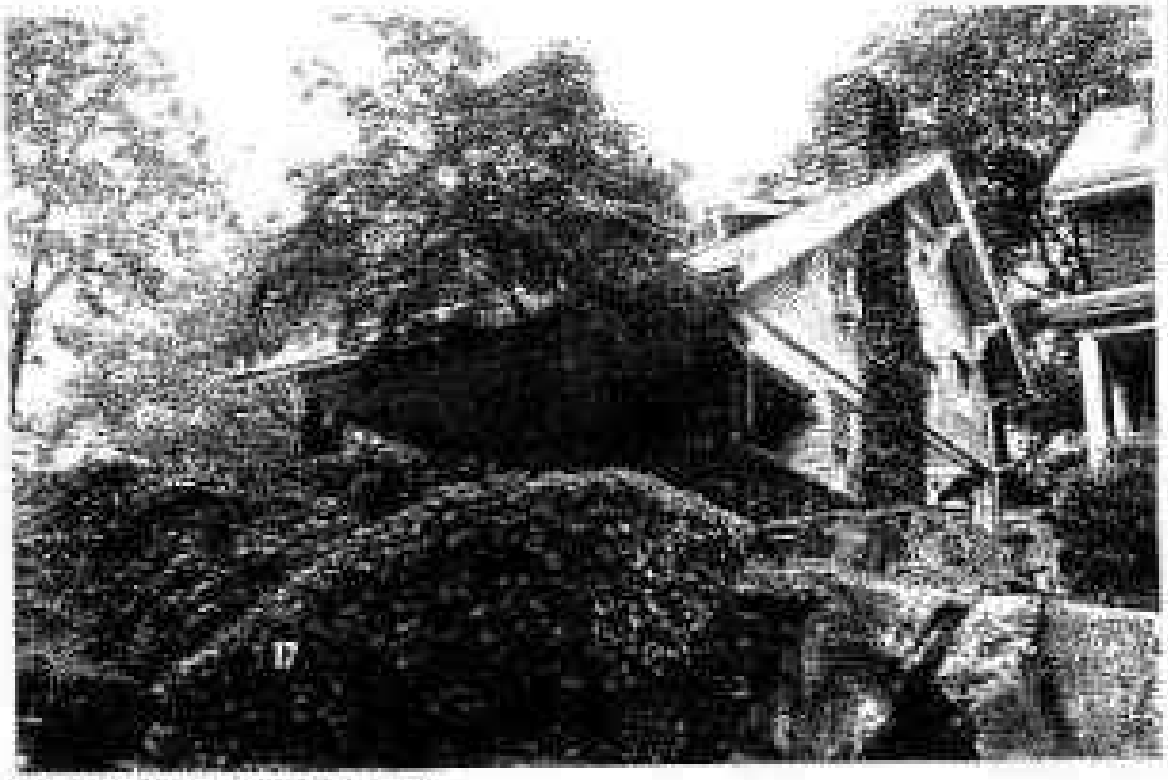
Block: 225 Lot: 25	Date:		Contributing:
Architect:	Style:		
Garage:	Garage Date:	Shed:	Shed Date:

Vacant site.

17 Rockland Avenue

Block: 225 **Lots:** 29, 31		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Arts and Crafts Bungalow	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house set above street; rubblestone base, porch posts, chimney, and support walls; shingle siding; porch supported only by end piers; central entrance; rectangular windows with multi-pane and diamond sash; steep sloping peak roof extends over porch; second story pierces roof slope; bracketed eaves; entrance on north side set beneath bracketed hood; 1 1/2-story wing projects to south, one-story rear wing. Side lot to south (No. 11).



21 Rockland Avenue

Block: 225 **Lot:** 23		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

Home:
Simple 2 1/2-story and raised basement house sit above street; rubblestone base; front porch; central entrance with sidelights flanked by angled, three-sided bays; central, upper-story, projecting pedimented bay; peak roof with tap-roof dormers; shallow hoisy oriel on north elevation. Alterations: stoop enclosure; porch rebuilt with aluminum components.

24 Rockland Avenue

Block: 226 **Lot:** 32, 36	**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Arts and Crafts	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house; symmetrical massing; entrance with sidelights set beneath bracketed hood; jerkinhead peak roof pierced by dormer with sloping sides; three-sided, angled oriel on north side; one-story sun porch wing on south side with wide segmental-arch windows; three-sided, angled oriel in gable on south side; rear extension with terrace and garage beneath (probably not original). Side lot to south (No. 20).

26 Rockland Avenue

Block: 236 **Lot:** 38		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Arts and Crafts Bungalow	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story shingle house; porch with tapered and paneled piers; entrance to left with sidelights; large windows with wide central light, sidelights, and transom to left; steep sloping roof extends over porch; upper stories pierce roof; half-timber gable ends; bracketed eaves; small, fixed-sized, angled oriel on north elevation; brick chimney.

29 Rockland Avenue

Block: 225 **Lot:** 25	**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Arts and Crafts Bungalow	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
1 1/2- and 2 1/2-story house; cobblestone base and first story; shingle above; taller section to north, entrance to right with sidelights; steep roof extending over entrance; upper floors pierce roof; triple windows on second story with multi-pane upper sash; shed roof dormer; gables with barge boards; bracketed eaves; to left of entrance, eight windows in groups of 3-2-3, separated by stone piers; gable at end; rubblestone chimney; boxy oriel on north elevation; garage in base on south elevation.

32 Rockland Avenue

Block: 338 **Lot:** 40		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Arts and Crafts Bungalow	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

Home:
2 1/2-story stucco house; porch with tapered posts set on stucco bases; entrance to left with sidelights; steep sloping roof extends over porch; upper floors pierce roof; half-timber gable; bracketed eaves; small, three-sided, angled oriel on north elevation; rubblestone chimney. Alterations: some porch posts removed; aluminum window enframements.

33 Rockland Avenue

Block: 225 **Lot:** 21	**Date:** c. 1950		**Contributing:** No
Architect:	**Style:**		
Garage: One	**Garage Date:** c. 1950	**Shed:**	**Shed Date:**

House:
Two-story brick, shingle, and aluminum house with faux-Victorian porch posts.

Garage:
One-story non-contributing building.

36 Rockland Avenue

Block: 226 **Lot:** 42, 44		**Date:** c. 1905 (before 1907)	**Contributing:** Yes
Architect:		**Style:** Neo-Tudor	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

Home:
2 1/2-story house; cobblestone base; stucco front facade and upper stories on sides; brick on first story on sides; enclosed porch with segmental-arch, multi-pane windows; projecting half-timber gable on second story; jerkinhead roof; half-timber cross gables; entrance on north elevation beneath bracketed hood; one-story and basement, three-sided, angled bay and bracketed on south facade. Side lot to north (No. 38).

37 Rockland Avenue

Block: 223 **Lot:** 17, 19		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Arts and Crafts Bungalow	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2 story house primarily clad in shingles; rubblestone base and porch posts; porch with low Tudor arches and railing; entrance with sidelights; wood door with beveled-glass lights; large window to right with wide central light, narrow sidelights, and long transom; multi-pane sash; steep peak roof extends over porch; bracketed eaves; upper stories project through roof slope; clapboard on second story of front elevation and stucco and half timber above; triple windows on second story; boxy oriel on north elevation; boxy oriel on south facade; rubblestone chimney. Side lot to north (No. 41).

PARK HILL HISTORIC DISTRICT NOMINATION, 2002

42 Rockland Avenue

Block: 226 **Lot:** 45, 48	**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	

Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story house; front porch supported by paired and single Doric columns; Chippendale style porch roof railing; entrance with diamond-pane sidelights; two-story fluted Doric corner pilasters; multi-pane windows; diamond-pane window in center of second story; flat-top hip roof with hip-roof dormers; entrance on north side with bracketed arbor above; shallow, three-sided, angled oriel on south elevation; brick chimney. Side lot to north (No. 46). Alterations: aluminum siding.

Garage:
One-story stucco building with hip roof.

45 Rockland Avenue

Block: 225 **Lot:** 15	**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	

Garage: One	**Garage Date:** c. 1910	**Shed:**	**Shed Date:**

House:
2 1/2-story shingle house; rubblestone base; central entrance with multi-pane sidelights and segmental-arch fanlight, set beneath segmental-arch pedimented hood, entrance flanked by three-sided, angled, bracketed oriels; upper floors with asymmetrical windows; tall gambrel roof with pediimented dormers articulated by round-arch windows and paneled Doric pilasters; sun porch on south elevation with rubblestone piers and Chippendale style railing; shallow, one-story, bowy bay to north; one-story wing to east.

Garage:
One-story building with rubblestone walls, shingled pediment, and peak roof.

45 Rockland Avenue

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47 Rockland Avenue

Block: 225 **Lot:** 13		**Date:** c. 1905 (before 1907)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage: One	**Garage Date:** c. 1910	**Shed:**	**Shed Date:**

House:
2 1/2-story house set on high rubblestone base and stair; base pierced by semi-circular openings; porch rests on high base, with stone bases supporting paired and triple Doric columns; pediment on porch leading to entry, entrance with sidelights; three-sided, angled bay on second story; cross gables; Palladian window in front gable; on north elevation, one-story and basement, three-sided, angled bay supporting projecting second story and projecting gable; bracketed eaves. Alterations: aluminum siding.

Garage:
Possibly a shed originally. One-story, shingle building with rubblestone base and peak roof.

PAGE TILL BEFORE DISTRICT APPLICATION, 2002

47 Rockland Avenue

Page 2

50 Rockland Avenue

Block: 226 **Lot:** 51		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Arts and Crafts Bungalow	
Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story house; rubblestone base, porch posts, and first story; shingle above; entrance with sidelights, thin Doric pilasters, and bracketed cornice; rectangular windows; hip roof with hip-roof dormers; bracketed eaves; entrance on north elevation with bracketed hood; one-story and basement, shallow, three-sided, angled bay on south elevation; sun porch at southeast corner; rubblestone chimney.

Garage:
One-story stone building with hip roof.

53 Rockland Avenue

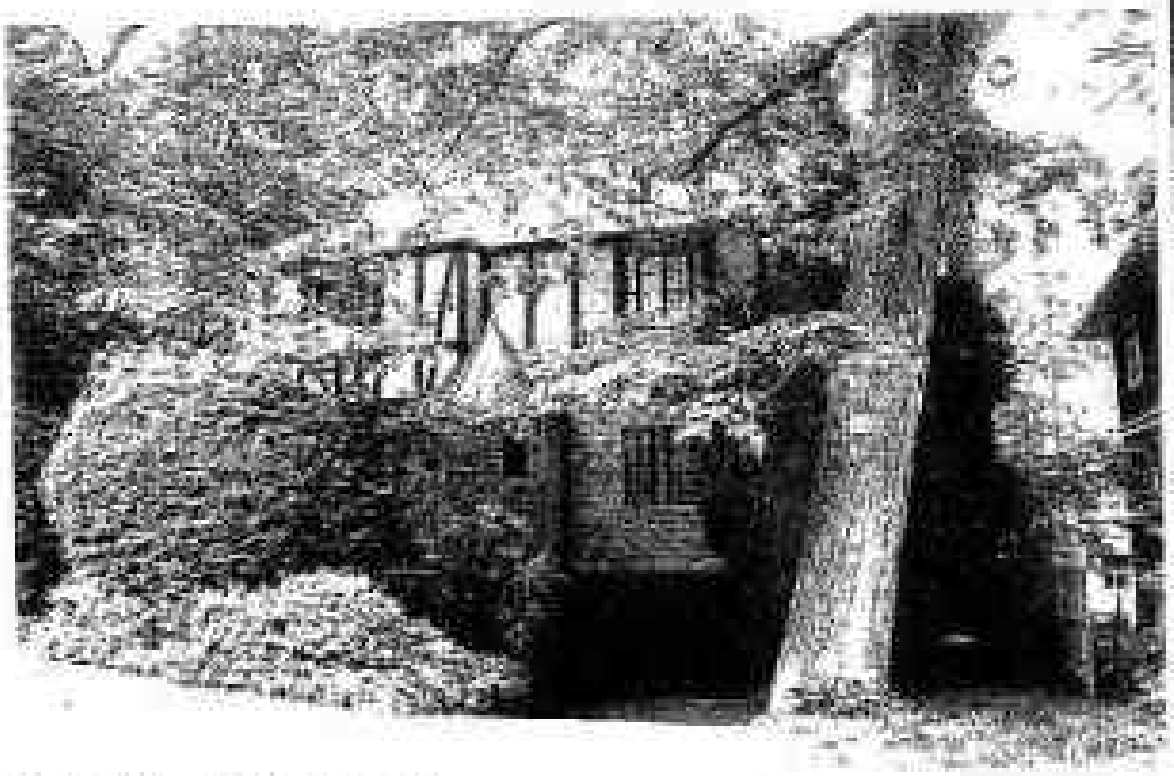
Block: 225 **Lot:** 11		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Arts and Crafts	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

Frame:
2 1/2-story stucco house; porch supported by fluted Doric columns, capped by brackets and railing, inscn and walls with segmental arches; entrance with double-hung side windows; three sided, angled bay to left; multi-pane sash, eaves with brackets and posts; peak roof with cross gable, hip-roof dormers.

54 Rockland Avenue

Block: 226 **Lot:** 33		**Date:** c. 1935	**Contributing:** Yes
Architect:		**Style:** Neo-Tudor	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and high basement; house; brick first story; stucco and half timber above; entrance set in one-story round tower with conical roof, wood door with iron hinges; steel casements; hip roof slopes with dormers; brick chimney on north side; garage in basement.



57 Rockland Avenue

Block: 225 **Lot:** 9	**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house; rubblestone base; symmetrical facade; central entrance set beneath projecting rounded portico supported by Doric columns; rectangular windows with multi-pane upper sash; modest lintels on first story, hip roof with hip roof dormers; terrace in front of house continues as one-story porch on south side with Doric columns.

62 Rockland Avenue

[illegible] Park Hill Place

Block: 225 **Lot:** 57		**Date:** c. 1905 (before 1907)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story shingle house with asymmetric massing; porch with Doric columns resting on rubblestone bases, entrance to left with wood door and large diamond-pane window; single and paired windows to right, porch columns support upper floor; modified Palladian window set within tilted bay on second story; L-shaped arrangement of diamond-pane casement windows in attic level of gable ends; row of three small casement windows on second story set in corner between front elevation and south elevation facing Park Hill Place; north elevation focuses on entrance with Gibb's surround; to left of entrance, small diamond-pane, square window and one-story, three-sided, angled bay; to right of entrance, rises a chimney with rubblestone on first story and brick above; ornate tie rod with torch and wreath; projecting bay above entrance supported by brackets, gambrel roof with slate shingles and large and small pediments; dormer windows with diamond-pane upper sash; one-story boxy bay on east elevation.

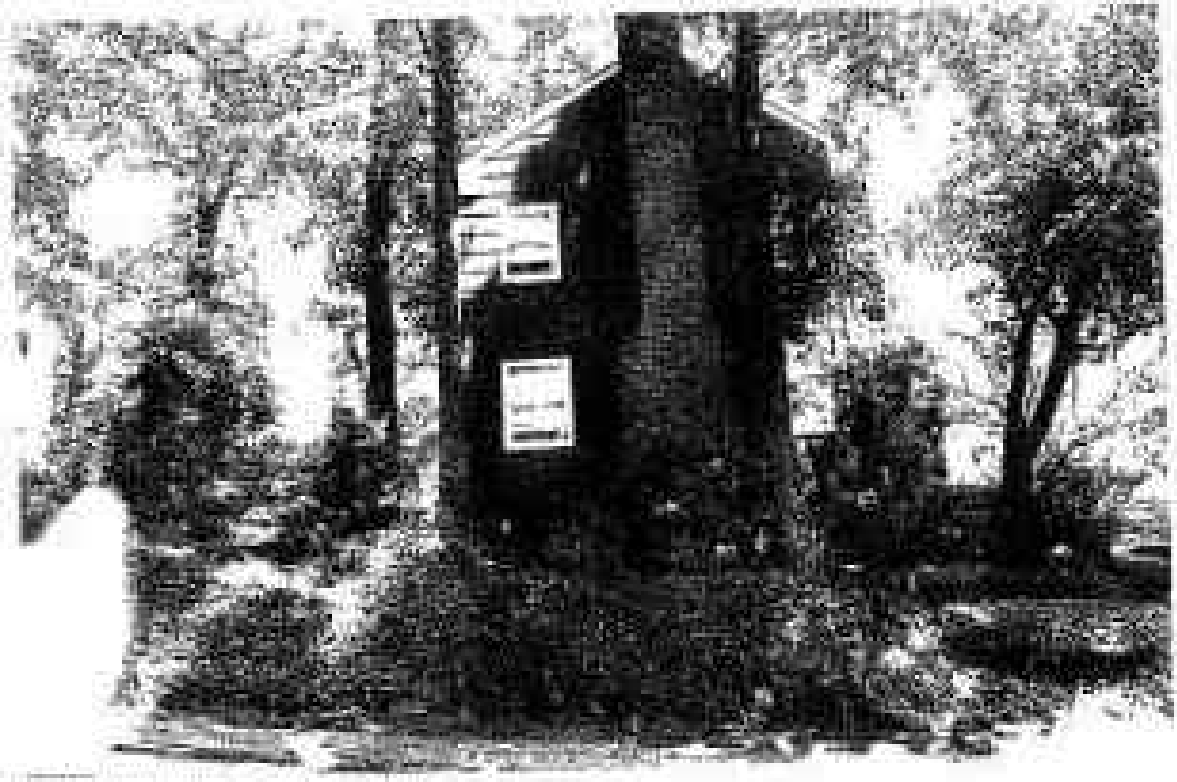
63 Rockland Avenue

northwest corner Park Hill Place

Block: 235 **Lot:** 14		**Date:** c. 1928 ?	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

Home:
2 1/2-story symmetrical house, rubblestone base, shingle side elevations; recessed central entrance, rectangular windows; peak roof; one-story shingle wing to north, brick chimney. Alterations: aluminum siding on second story of front facade.

63 Rockland Avenue



71 Rockland Avenue

Block: 235 **Lot:** 10	**Date:** c. 1910 (before 1903)	**Contributing:** Yes
Architect:	**Style:** Arts and Crafts	

Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house, recessed loggia set behind arbor; entrance to far right with sidelights; band of four multi-pane windows to left, five-window wide, second-story, shallow, projected oriel with shed roof and 6x6 posts; row of four diamond-pane casement windows on top story with window box below and half timber above; jerkinhead roof; narrow front elevation and deep side elevations; south elevations with windows with shed caps and chimney; one-story porch to north.

Garage:
Contributing. One-story stucco building with hip roof

71 Rockland Avenue

Page 2

74 Rockland Avenue

Block: 229 **Lot:** 26		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house set high above street; rubblestone retaining wall and stair; rubblestone first story with shingle above; symmetrical main mass with central entrance; glazed entry vestibule set beneath pedimented portico supported by Doric columns; segmental-arch niche in pediment; single rectangular window with shutters to either side; three rectangular windows with multi-pane sash; shutters on second story; peak roof with pedimented dormers with Doric pilasters and Gothic sash; one-story rubblestone wing to south with triplet window; wing topped by second-story porch with Doric columns; rear elevation with rubblestone basement incorporating a garage; shingle above; asymmetrical massing with projecting rectilinear oriel supported by brackets; rear porch with Doric columns and bracketed cornice; shed dormer and pedimented dormer with Gothic sash; and entrance with shed roof.

74 Rockland Avenue

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77 Rockland Avenue

Block: 235 **Lot:** 8		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Shingle	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story shingle house; simple front elevation with entrance to right and paired multi-pane windows; two-story porch to south with rubblestone posts on first story and Doric columns above; two-story, three-sided, angled bay beneath porch; massive gambrel roof with shed roof slope over second story; wing on south side with peak roof with pent eave over porch, eyebrow dormers; rubblestone chimney.

77 Rockland Avenue

Page 2

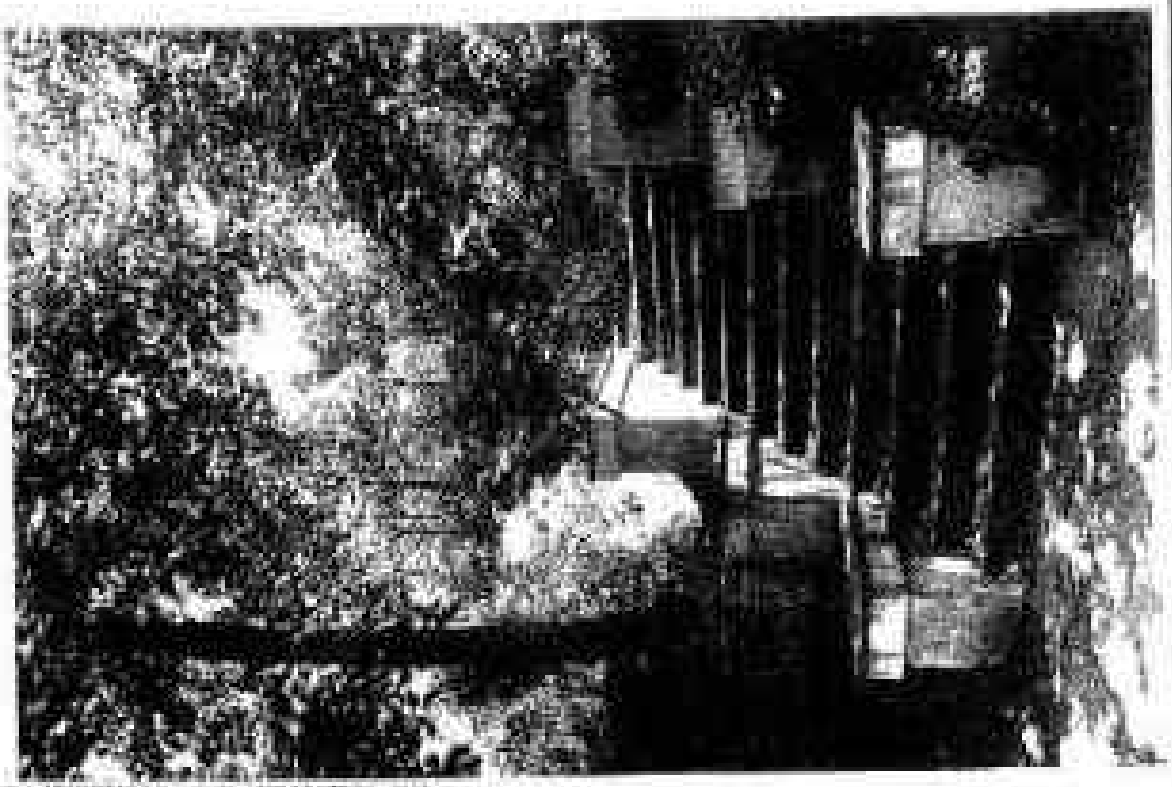
78 Rockland Avenue

Block: 229 **Lot:** 30		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Mediterranean	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house set high above street; stucco stairs; porch with square piers, Doric columns, and cartouches; entrance with multi-pane sidelights and transom; railing atop porch covering terrace; rectangular windows; rounded, one-story extension on south side capped by porch with Doric columns supporting roof with bracketed eaves; chimney attached to south end of extension; hip roof with Spanish tile; hip-roof dormers with Spanish tile; deep eaves; rear elevation with one-story bays, windows with sidelights, chimney, hairy oriel, and basement entrance with hood.

78 Rockland Avenue

Page 2



78 Rockland Avenue

Page 3

79 Rockland Avenue

Block: 335 **Lot:** 6		**Date:** c. 1913 (before 1915)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story clapboard house; rubblestone base; porch with square posts angles from front elevation to north facade; three-sided, angled, and supported on brackets to left of porch; wide gambrel roof with segmental-arch dormers; bow bay on south elevation; brick chimney.

Garage:
One-story, clapboard building with hip roof and glazed, wood double doors.

PARKHILL HISTORIC DISTRICT APPLICATION, 2002

79 Rockland Avenue

Page 2

82 Rockland Avenue

Block: 329 **Lot:** 33	**Date:** c. 1936	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story symmetrical brick house set high above street; rubblestone base; wood entrance pavilion with entrance flanked by leaded sidelights and Doric pilasters and capped by blind fan and pediment; one story, three-sided, angled bays to either side of entrance; peak roof; window bays to either side of entrance extend up through roof and are capped by pediments; steel, wood, and diamond-pane casement windows; brick chimney to south; rear facade with garage and basement entrance.

82 Rockland Avenue

PARK HILL HISTORIC DISTRICT APPLICATION, 2006

85 Rockland Avenue

southwest corner Crest Place

Block: 235 **Lot:** 1		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Neo-Georgian	
Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story shingle house; rubblestone base; symmetrical massing; main entrance faces Crest Place; two-story, rounded portico with Ionic colonnes; Ionic end pilasters; central entrance with segmental-arch, leaded fanlight and leaded sidelights; heavy wood door; entrance flanked by multi-pane French doors; second story with multi-paned sash; central full window flanked by 4x4 sidelights; hip roof with round-arch and Palladian dormers with Gothic sash; modillioned cornice; one-story, rounded porch with Doric columns on east side, facing Rockland Avenue; rubblestone chimney rises through side porch. Alterations: addition of east porch.

Garage:
One-story, two-car clapboard building with hip roof, modillion cornice, and paneled pilasters.

PARKHILL HISTORIC DISTRICT APPLICATION, 2002

89 Rockland Avenue

northwest corner Crest Place

Block: 234 **Lot:** 41	**Date:** c. 1960	**Contributing:** No
Architect:	**Style:**	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
Two-story stucco and aluminum house.

90 Rockland Avenue

Block: 229 **Lot:** 35	**Date:** c. 1905 (before 1907)	**Contributing:** Yes	
Architect:	**Style:** Shingle		
Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story shingle house set high above street; rubblestone retaining walls and stair posts and railings; central entrance set within rusticated segmental arch; to right of entrance, one-story, three-sided, angled bay, with central round-arch windows with web sash; supports wide, projecting, gambrel-roof wing; symmetrical arrangement of round-arch windows and rectangular casement windows in gable, windows with double-hung, diamond-pane and Gothic sash and diamond-pane casements; long peak-roof wing to north of entrance wing; rounded bay on first story with transoms; corbeled oriel with wide segmental-arch window on second story; shed and peak roof dormers; one-story porch on north elevation supported by rubblestone posts; porch with bracketed eaves and wood railings; oval window in center of north elevation; south elevation with three-sided, angled oriel with shed roof; rear elevation with projecting, one-story, rectilinear bay to east and Palladian window in peak-roof gable; peak roof slopes and varied windows; two rubblestone chimney stacks.

Garage:
One-story stucco building with hip roof.

95 Rockland Avenue

Block: 254 **Lot:** 34		**Date:** c. 1910 (before 1912)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story symmetrical stucco house set high above the street; rubblestone retaining walls; brick staircase leading to terrace; central entrance with segmental-arch, leaded fanlight and sidelights; entrance set within pedimented portico with Doric columns and frieze; paired windows to either side of entrance; central triple window on second story with wide central light and Doric pilasters; paired windows to either side; multi-pane upper sash; hip roof with hip-roof dormers; one-story open porch to southwest and one porch to northeast, both supported by Doric columns.

95 Rockland Avenue

98 Rockland Avenue

Block: 232 **Lot:** 1, 3	**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house; rectangular entrance; pair of 12x12 double-hung sash windows to right of entrance; second story with two 16x16 windows; gambrel roof with shed dormers; one-story side entrance pavilions. Alternitone porch appears to be later and other changes may have occurred. Side lot to north.

98 Rockland Avenue

Page 2

101 Rockland Avenue

Block: 234 **Lot:** 70		**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Arts and Crafts	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story asymmetrical house; L-shaped plan; L-shaped porch with square piers; entrance to right side of porch, with sidelights; peak roof slopes; gable facing street with bay diamond-shaped window. Alterations: re-sided.

110 Rockland Avenue

Block: 232 **Lot:** 7, 9	**Date:** 1905 (before 1910)	**Contributing:** Yes
Architect:	**Style:** Neo-Tudor	

Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house; entrance with sidelights to right, set beneath bracketed hood; pair of windows and one-story, three-sided, angled oriel to left; row of four windows on second story; half-timber gable; steep asymmetrical peak roof extending over first story on south side; one-story sun porch to south; second story of south elevation with projecting gable; swaying terrace; rubblestone chimney.

Garage:
One-story, two-car, stucco and wood building with hip roof.

110 Rockland Avenue

Page 2

1 Rose Lane

northeast corner Alta Avenue (Alt 82 Alta Avenue)

Block: 199 **Lot:** 22	**Date:** c. 1915 (before 1921)	**Contributing:** Yes
Architect:	**Style:** Neo-Georgian	

Garage: One	**Garage Date:** c. 1915	**Shed:** One	**Shed Date:** c. 1915

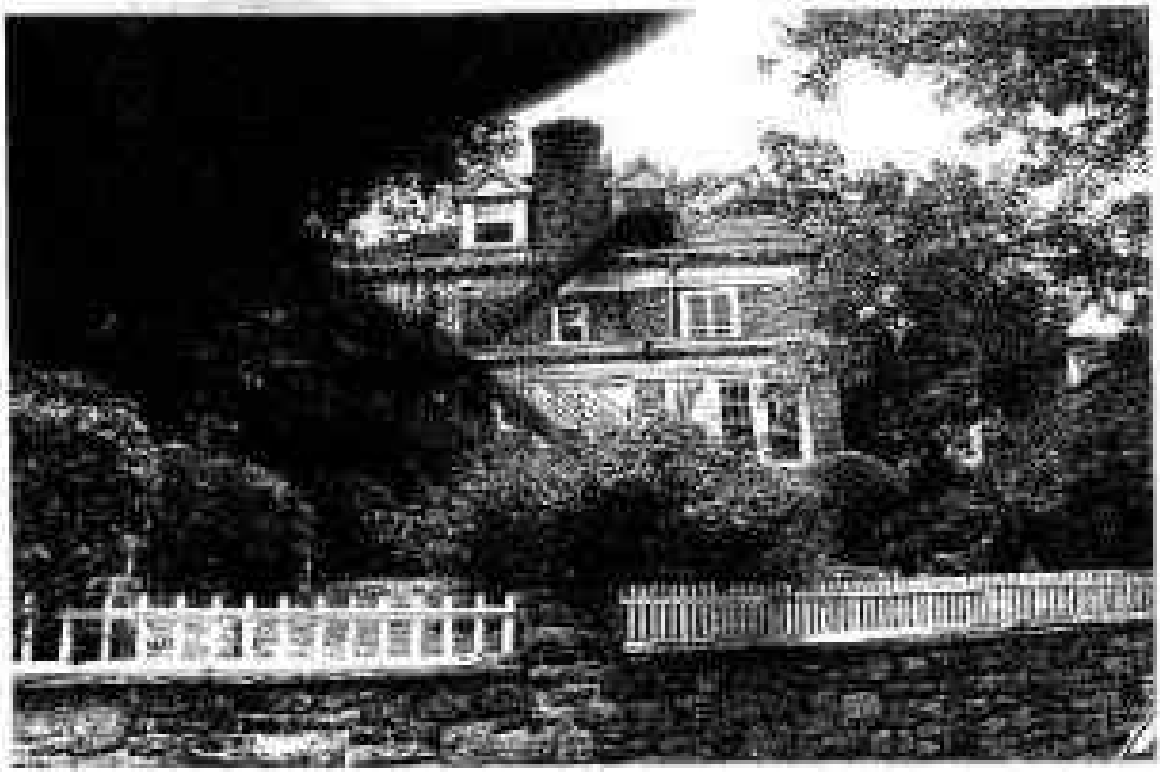
Home:
2 1/2-story, rectilinear, stone building with wood trim; symmetrical main mass; academic Georgian-inspired design with some Federal-inspired trim; projecting central pavilion with original wood door and leaded sidelights and fanlight set beneath pedimented enframement supported by Ionic columns; single 8x1 wood window above entrance; central pavilion crowned by pediment with semicircular window with Colonial Revival sash; tripartite first-story window group to either side of entrance consisting of central 8x1 sash flanked by narrow 2x1 sash; paired 6x1 windows on second story; hip roof with pedimented dormers; cornice with bracketed eaves; large dormer with three windows and stone chimney on east side; west side with pair of pedimented dormers separated by chimney; one-story wing to west with sun porch glazed with triple rectangular windows; stone retaining wall with round arch leading to garden steps. Alterations: one-story wood extension (1953); fire escape on west side.

Garage:
Stone one-car garage designed to match house; vehicular entrance in front crowned by wood pediment with semicircular window; triple 6x1 windows on sides.

Shed:
One-story wood shed set on high rubblestone base at northwest corner of property; shutters with pine tree cutouts set between tapered piers; bracketed hip roof; scalloped eaves.

1 Rose Lane

Page 3



1 Rose Lane

(Page 3)

1 Ramsey Road

northwest corner Park Hill Avenue

Block: 227 **Lot:** 21		**Date:** c. 1940 ?	**Contributing:** No
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2- and 1 1/2-story and basement house; brick first story, shingle above; entrance to right of main mass; door with small lights; entrance with Doric pilasters and frieze; three-sided, angled oriel to left; peak roof; lower wing to south with one-story rounded bay on side elevation; house set on slope with raised basement at rear, facing Park Hill Avenue, rear with stucco base; brick garage to left with terrace above; three-sided angled oriel on first story.

2 Ramsey Road

Block: 258 **Lot:** 34		**Date:** c. 1910 (before 1912)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage: One	**Garage Date:** c. 1910	**Shed:**	**Shed Date:**

House:
2 1/2-story shingle house; rubblestone base; asymmetrical massing; porch with most Doric columns set on rubblestone bases; pediment over porch with stained-glass window below; band of multi-pane casement windows to left; second story with 6x1 window above porch; small, square, four-pane casement and 6x1 window with wood panel and bracketed frame set beneath bracketed cornice to right; pedimented gable facing street with asymmetrical arrangement of attic windows; 4x1 central window with four-pane casements to left and six-pane casements to right; peak roof with pedimented dormers with casement windows; narrow paired casements windows with complex sash flank chimney on south elevation; one-story porch with square piers to north; twelve-pane attic casement windows on north elevation; one-story rear sun porch; brick chimneys; large side lot to north with high rubblestone retaining walls. Alterations: porch probably partially glazed with French doors and sidelights.

Garage:
Large, one-story, rubblestone and shingle garage with flat roof located to south of house; original triple paneled door with three, four-pane lights to left; central bay retains 6/6, four-pane lights, and right bay retains three, four-pane lights, but both have later doors.

2 Ramsey Road

Page 2

2 Rumsey Road

Page 1

7 Rumsey Road

Block: 227 **Lot:** 18		**Date:** unknown	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house; symmetrically massed porch with Doric columns; central entrance with sidelights; full windows to either side of entrance; steep peak roof slope extending over porch; upper floors pierce roof; French doors on second story lead out onto terrace with railing; one-story rear wing; brick chimney. Alterations: aluminum siding.

10 Rumsey Road

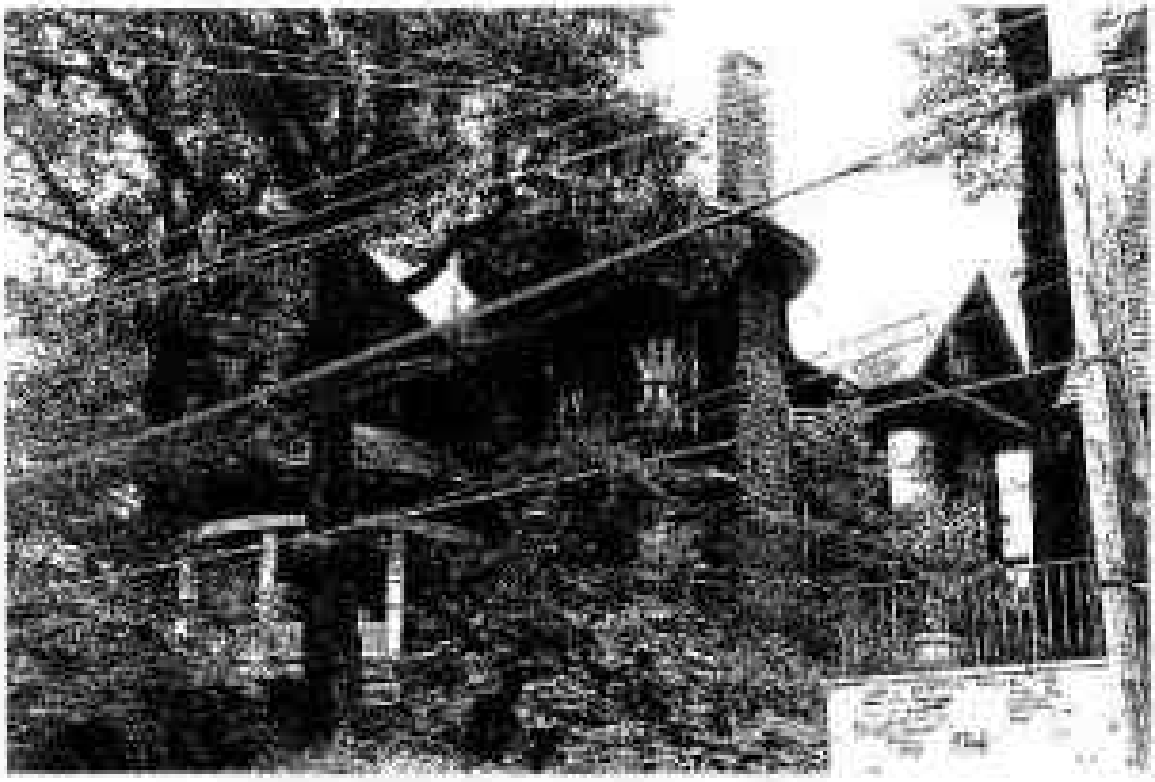
Block: 258 **Lot:** 42		**Date:** c. 1930	**Contributing:** Yes
Architect:		**Style:** Neo-Tudor	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house raised above the street; brick first story with stucco and half timber above; two-story, round header-brick tower with conical roof and finial in center; entrance in north face of tower, with wood door; steel casement windows; L-shaped porch to left set beneath slope of roof with square piers and brackets; slightly projecting second story supported by brackets; half-timber gable to right, slate roof; large shed dormer; rubblestone and brick chimney; south elevation with shed roof above second-story window; rubblestone and brick garage set beneath front terrace.

12 Rumsey Road

Block: 258 **Lot:** 05		**Date:** c. 1910 (Before 1912)	**Contributing:** Yes
Architect:		**Style:** Shingle	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house set above street; asymmetrical massing; house anchored by round tower at southwest corner with rubblestone first story, shingle above, and low cap; rounded porch with Doric columns to left; shingle siding; entrance flanked by square windows; rectangular windows of various sizes; peak roof slopes with multiple gables; tall rubblestone and brick chimney; three-sided, angled bay supporting pedimented gable on south elevation. Alterations: rubblestone garage set below terrace in front of house.



12 Rumsey Road

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18 Ramsey Road

Block: 358 **Lot:** 47, 49		**Date:** c. 1910 (before 1912)	**Contributing:** Yes
Architect:		**Style:** Shingle	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house set above street, asymmetrical massing; house anchored by polygonal tower at southwest corner with rubblestone first story, pierced by pointed-arch windows, shingle above, and low cap; recessed porch with Doric columns to left; shingle siding; rectangular windows; peak roof with multiple gables; tall rubblestone chimney; three-sided, angled bay supporting pediemented gable on south elevation; two-story bowed oriel supported by brackets on north elevation. Side lot to south. Alterations: porch glazed.

18 Rumsey Road

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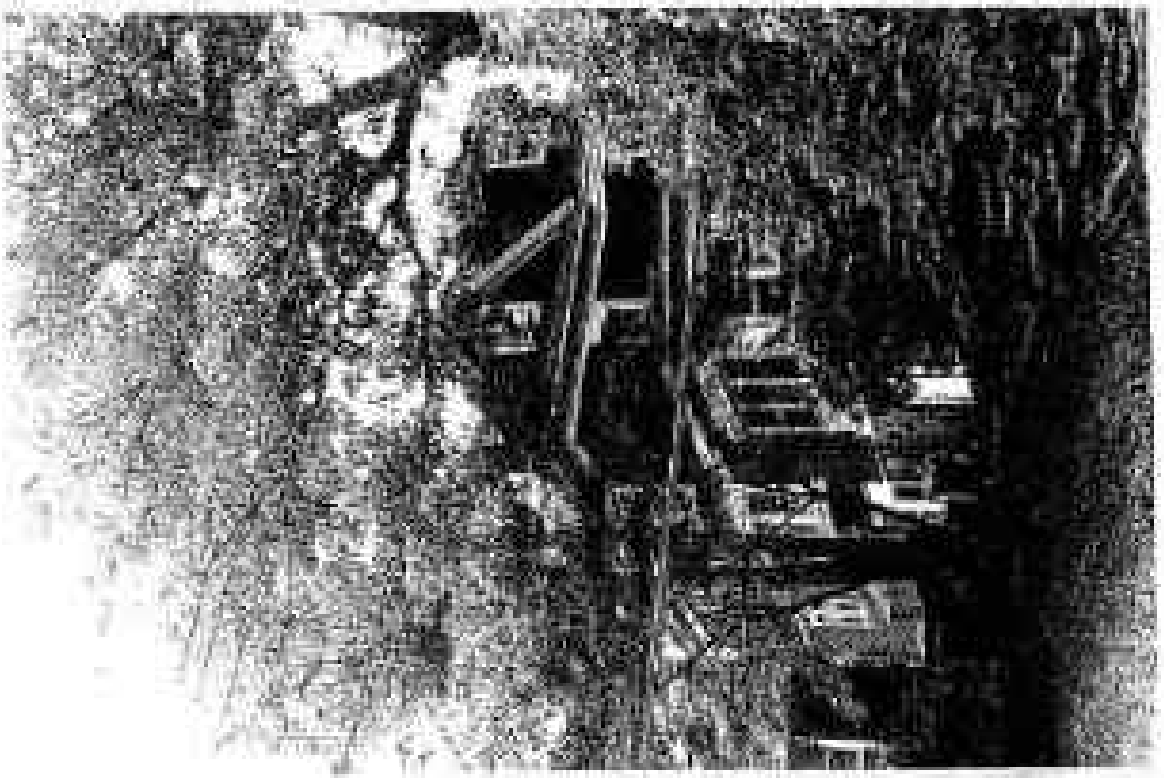

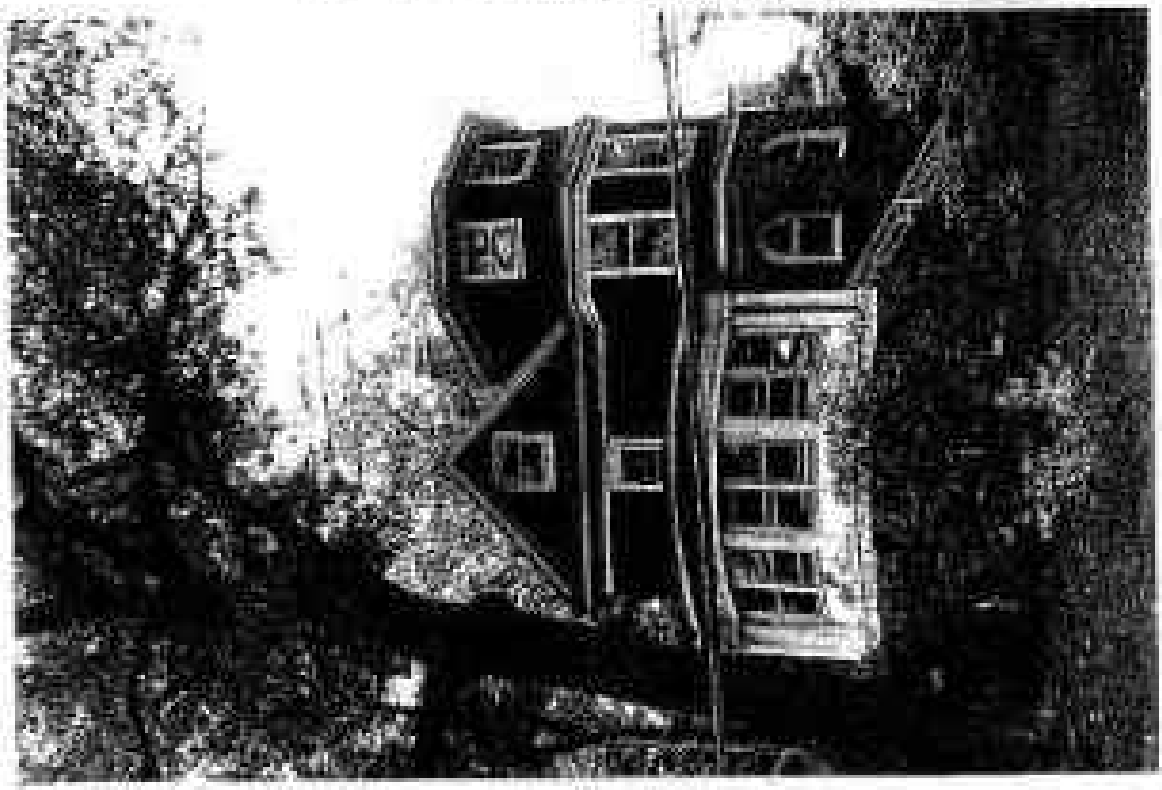

649

18 Ramsey Road

Page 3

22 Ramsey Road

Block: 258 **Lot:** 38		**Date:** c. 1980	**Contributing:** No
Architect:		**Style:**	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
One-story and basement and two-story brick, stucco, and vinyl-sided house.

24 Rumsey Road

Block: 258 **Lot:** 53		**Date:** c. 1910 (before 1912)	**Contributing:** Yes
Architect:		**Style:** Shingle	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and basement house set above street; rubblestone base; house anchored by round tower with conical roof; south elevation with bowed oriel and diamond-pane sash on first story, supporting pedimented gable; north elevation with three-sided, angled oriel on second story; peak roof slopes. Alterations: porch enclosed; asphalt siding.

24 Rumsey Road

Page 2

26 Rumsey Road

Block: 358 **Lot:** 55	**Date:** c. 1925	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and basement house set above street; rubblestone base with garage to right; brick first story; entrance to left; high gambrel roof with large dormer; one-story sun porch atop garage.

65Y

139 Rumsey Road

northwest corner Hemlock Road

Block: 231 **Lot:** 44	**Date:** c. 1920	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:

2 1/2-story house faced with brick laid in Flemish bond with burned headers; symmetrical massing; entrance faces Hemlock Road; central entrance with sidelights and fluted Doric pilasters supporting modern shed roof; pair of 6x1 windows to either side of entrance, window pairs with tall, blind arches filled with dark, square bricks with red-brick center diamond; header brick frame; five windows on second story; hip roof; one-story sun porch wing to east extending towards Rumsey Road; windows with shallow soldier lintels; blind-arch windows on east and north elevations; peak roof.

139 Rumsey Road

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656

1 Spring Road

Block: 227 **Lot:** 47		**Date:** c. 1915 (before 1921)	**Contributing:** Yes
Architect:		**Style:** Arts and Crafts	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house with raised basement; street facade with high basement pierced by three square windows; shaded porch set beneath slope of roof; entrance to porch on west side; long, sloping roof with shed dormer; southwest facade with tall chimney, row of four windows on first story set beneath third roof; diamond-pane sash; entrance on east side with hood. Alterations: first-story porch enclosed with steel casement windows.

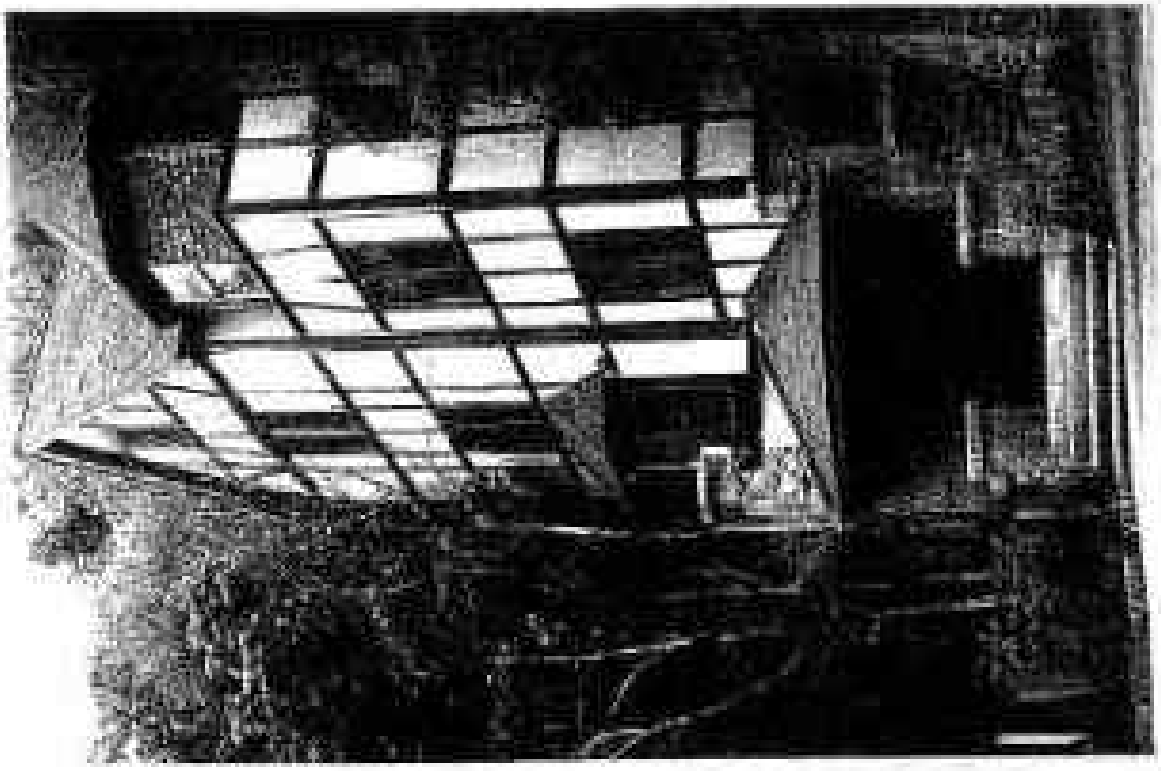
32 Undercliff Street

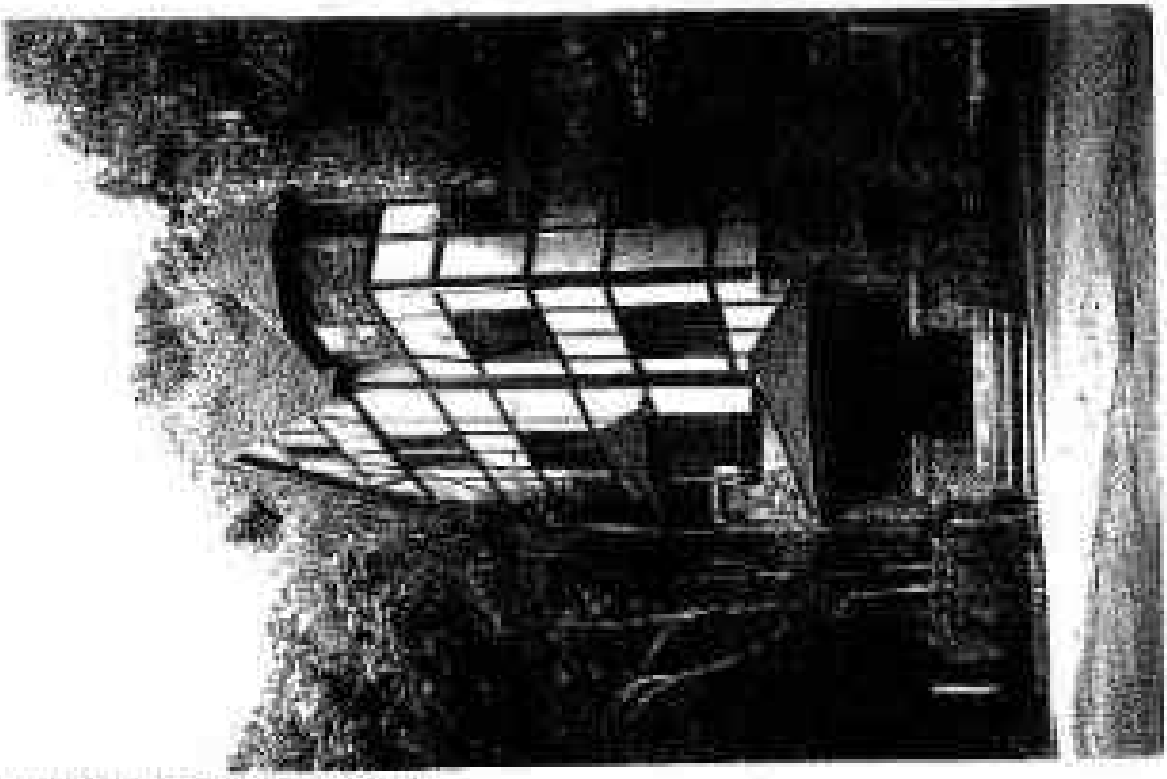
Block: 198 **Lot:** 124	**Date:** 1894, 1992-93	**Contributing:** Yes
Architect: Adolf F. Leicht	**Style:** Neo-Tudor	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
Lower Elevator House; 4 1/2-story building; rubblestone base; stucco and half timber above; one-story rubblestone entrance porch; shingle gables; tall stone chimneys. Alterations: extensively rebuilt in 1992-93 following fire.

32 Undercliff Street

Page 2





34 Undercliff Street

Block: 198 **Lot:** 116	**Date:**	**Contributing:**
Architect:	**Style:**	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

Vacant site.

50 Undercliff Street

Block: 198 Lot: 116	Date:	Contributing:
Architect:	Style:	
Garage: Garage Date:	Shed:	Shed Date:

Vacant site.

70 Undercliff Street

Block: 198 **Lot:** 108, 112	**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect: Charles H. Lynch	**Style:** Neo-Georgian	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house faced in brick laid in Flemish bond; symmetrical block; central entrance with one-story Ionic portico capped by wood railing; Federal-inspired segmental-arch doorway with paneled door, leaded sidelights, and leaded fanlight; brick quoins; stone beltcourse between first and second stories; multi-paned, double-hung, wood sash; shutters; bracketed cornice; gambrel roof with hip- and gambrel-roof dormers; round-arch window with decorative sash in gambrel dormer; slate roof; recessed wing to east with covered storage area marked by rubblestone walls and hip roof with slate shingles; brick chimneys; porch on west side with Tuscan columns and roof railing; round-arch window with decorative sash on top floor of west elevation; rubblestone and brick retaining walls. Side lot to north (No. 64).

PARK HILL HISTORIC DISTRICT APPLICATION, 2013

70 Undercliff Street

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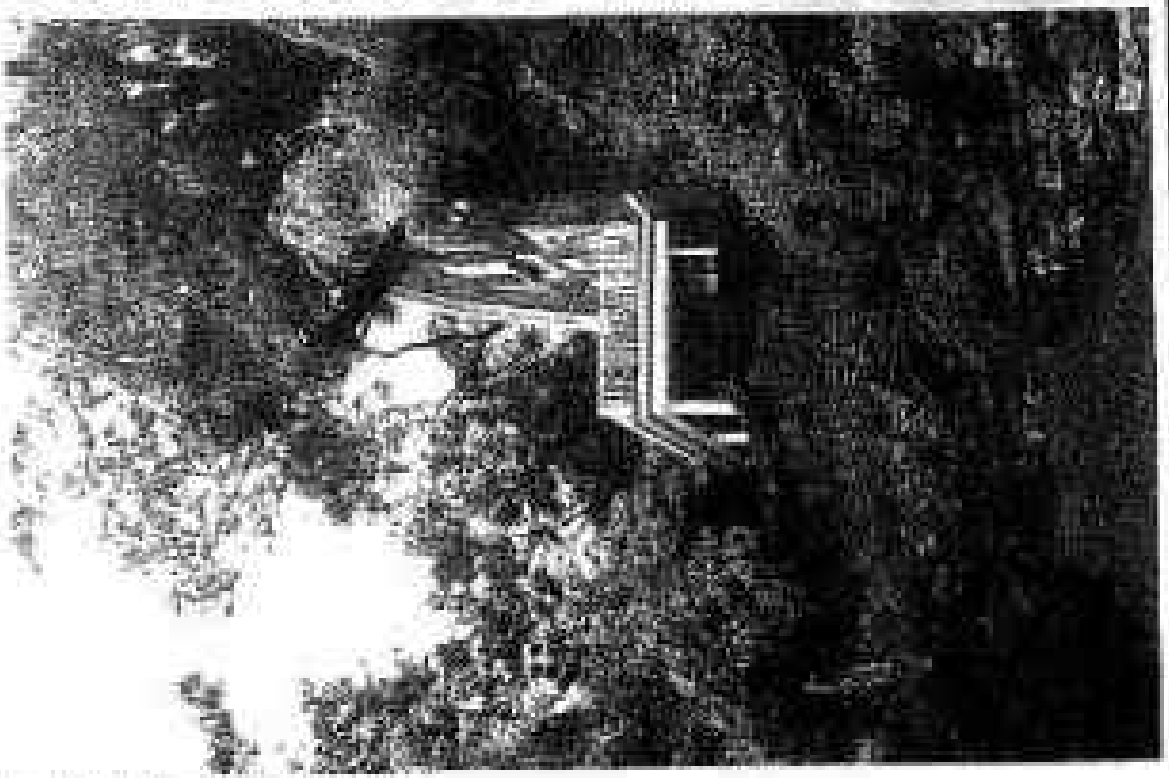

101 Undercliff Street

southwest corner Hillside Drive

Block: 203 **Lot:** 105	**Date:** c. 1960	**Contributing:** No
Architect:	**Style:**	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
1 1/2-story, brick and stone building.

105 Undercliff Street

southeast corner Hillside Drive

Block: 210 **Lots:** 35	**Date:** 1963		**Contributing:** No
Architect:	**Style:**		
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
One-story, brick and clapboard, ranch

106 Undercliff Street

Block: 301 **Lot:** 10		**Date:** c. 1925	**Contributing:** Yes
Architect:		**Style:** Neo-Medieval	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house of brick laid in English bond; steep roof slopes; projecting, gabled entrance pavilion with round-arch doorway, stone and brick voussoirs, and wood door with fanlight window; rectangular window openings; steep gable with clapboard pediment to right of entry, steep hip roof slope with dormer-like loggia to left; clapboard triangular gablette; iron balconies in front of second-story windows; brick chimney.

111 Undercliff Street

Block: 310 **Lot:** 44		**Date:** c. 1895 (before 1896)	**Contributing:** Yes
Architect: Adolf F. Leicht		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house; rounded entry porch with Doric columns, rubbleoense posts, and conical roof, large window to right of entrance with leaded transom, multiple gables with dormers, rubblestone base, oriel, and stained glass windows; bay on west elevation; rubblestone chimney. Alterations: resided in brick-like asphalt siding; enclosed loggia on third story; columns covered in cement.

208 Van Cortlandt Park Avenue

Block: 333 **Lot:** 4		**Date:** c. 1913 (before 1921)	**Contributing:** Yes
Architect:		**Style:** Neo-Tudor	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house; entrance on south side beneath screened porch with stucco piers and wood arches with central bell pendants; steep peak roof slopes with multiple half-timber gables; bracketed barge boards, central bell pendants; multi-pane upper sash; one-story sun porch on west side facing street; sun porch on second story of south facade above entrance porch with shed roof and horizontal band of multi-pane windows.

209 Van Cortlandt Park Avenue

Block: 221 **Lot:** 1	**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Arts and Crafts	
Garage: **Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story shingle house; rubblestone base; heavy, tapered, rubblestone porch posts; wide, low Tudor arch entrance with leaded sidelights to right beneath porch; triple window to left with wide central light and multi-pane upper sash; second story with two pairs of windows with diamond-pane upper sash; gambrel roof slopes; bracketed eaves; main gambrel with gent roof over porch; jerkinhead gable in front with bracketed supports, articulated with three-sided, angled oriel flanked by small square windows, all with diamond panes; north elevation with irregular arrangement of rectangular windows with diamond-pane sash; bank of leaded- and stained-glass windows; rubblestone chimney on south side.

215 Van Cortlandt Park Avenue

Block: 221 Lot: 4	Date: c. 1960	Contributing: No
Architect:	Style:	
Garage:	Garage Date:	Shed:	Shed Date:

Room:
1 1/2-story brick and stucco house.

217 Van Cortlandt Park Avenue

Block: 221 **Lot:** 6	**Date:** c. 1925	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and basement house; cobblestone base; brick laid in common bond above; symmetrical massing; central entrance with narrow door and leaded fanlight; pairs of windows to either side, three windows on second story; all windows 6x6, double-hung sash; shutters with pine tree cutouts; peak roof with peak roof dormers; one-story sun porch to south; windows with soldier lintels. Alterations: asphalt siding on dormers.

217 Van Cortlandt Park Avenue

220 Van Cortlandt Park Avenue

(political address: Lincoln Road)

Block: 336 **Lot:** 36	**Date:** c. 1900	**Contributing:** No
Architect:	**Style:**	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
Two-story brick house.

221 Van Cortlandt Park Avenue

Block: 221 Lot: 8		Date: c. 1960	Contributing: No
Architect:		Style:	
Garage:	Garage Date:	Shed:	Shed Date:

Home:
One-story and basement brick and asphalt shingle house.

229 Van Cortlandt Park Avenue

Block: 321 **Lot:** 10	**Date:** c. 1905 (before 1907)	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	
Garage: One **Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story shingle house; rubblestone base; front porch with paired Doric columns set on rubblestone bases; porch extends passed facade; pediment on porch above stair; rectangular entrance; row of four casement windows to right of entrance; triple window with double-hung sash to left; three-sided, angled bay on second story to left; two square, diamond-pane casements to right; cross gable roofs; Palladian window in front gable with web sash in round arch; rubblestone chimney; oval window with web sash, boxy oriel, and flat-story, three-sided, angled bay on north facade; south side with three-sided, angled bay on first story; bay and brackets support projecting, second story, diamond-pane casements and stained glass double-hung windows.

Garage:
One-story, hip-roof structure with stucco siding.

229 Van Cortlandt Park Avenue

Page 2

230 Van Cortlandt Park Avenue

Block: 236 **Lot:** 34	**Date:** c. 1905 (before 1907)	**Contributing:** Yes
Architect:	**Style:** Shingle	
Garage: One **Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
3 1/2-story house; rubblestone base; L-shaped porch supported by Doric columns and classical railings; large gambrel roof extending over porch, wide entrance to left with door, sidelights, and Doric pilasters; curved dormer on front elevation with curving casement windows and complex sash; round and angled oriels on south elevation. Alterations: aluminum and synthetic shingle siding.

Garage:
One-story, non-contributing, brick garage at front of lot.

233 Van Cortlandt Park Avenue

Block: 221 **Lot:** 14		**Date:** c. 1930 (before 1913)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story rectilinear house raised above street level; rubblestone base, stair walls, porch with parapet, fluted Doric columns; central entrance with transom and sidelights with diamond sash, wide 8x8 windows; central window on second story with 6x1 center light and 1x1 side windows, separated by Doric pilasters; bracketed cornice; hip roof, front dormer with central, triple light shed-roof section flanked by pedimented sections with pilasters, blind fans, and complex upper sash; south side with boxy oriel; north elevation with side entrance and bracketed hood. Alterations: aluminum siding; garage inserted into basement.

234 Van Cortlandt Park Avenue

Block: 256 **Lot:** 32	**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Arts and Crafts	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house; rubblestone base and porch walls; entrance porch to left supported by closely-spaced bracketed piers; cross gables; brick chimneys; bracketed hood over door on north elevation. Alterations: aluminum siding

237 Van Cortlandt Park Avenue

northwest corner Lakeside Drive

Block: 221 **Lot:** 16		**Date:** c. 1925	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house; main section symmetrically massed; projecting entrance pavilion with pediment and pilasters; peak roof; brick chimney; two-story extension to south. Alterations: stucco siding; wood siding, modern windows, and one-story addition to south wing; one-story terrace at rear.

238 Van Cortlandt Park Avenue

northeast corner Lakeside Drive

Block: 236 Lot: 28		Date: c. 1900	Contributing: No
Architect:		Style:	
Garage:	Garage Date:	Shed:	Shed Date:

House:
Two-story brick house with garage.

240 Van Cortlandt Park Avenue

Historic name: Lakeside Drive

Block: 224 **Lot:** 82, 85		**Date:** 1902	**Contributing:** Yes
Architect:		**Style:** Colonial Revival/Shingle	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house with stone first story and base and shingle above; projecting, L-shaped entrance porch at northwest corner with fluted Ionic columns and balustrade railing; porch roof with balustrade railing; entrance facade facing Lakeside Drive; entrance with iron-grille double doors; gabled wing facing Van Cortlandt Park Avenue; one-story rounded bay with leaded- and stained-glass transom, bay capped by balustrade; large round-arch window with leaded- and stained-glass fan between porch and bay; first-story loggia to south with fluted Ionic columns and balustrade; angled oriel with ornate sash and small round-arch window in gable; some novelty shingles in gable; on Lakeside Drive, above entrance, French doors flanked by sidelights with ornate sash; rounded bay with conical roof and finial at northeast corner of house; round-arch windows on first story of north facade elevation; windows with Gothic sash on second story; diamond-shaped novelty shingles above second story; hip roof with segmental-arch dormers with ornate cartouches, ornate sash, and diamond surrounds; cornice with cartouches; three-sided angled bay on east elevation and windows with Gothic sash; tall brick chimneys. Side lot to south (No. 248). Alterations: portion of entrance porch enclosed.

240 Van Cortlandt Park Avenue

Page 2

248 Van Cortlandt Park Avenue

Block: 224 **Lot:** 75		**Date:** c. 1895 (before 1896)	**Contributing:** Yes
Architect:		**Style:** Shingle	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house with complex massing; house set high above street with rubblestone retaining wall capped by brick railing; one-story sun porch set at an angle extending to northeast; rounded tower with conical roof and pedimented dormer at angle of "V"; tower has rubblestone first story and brick above with French-inspired raised diaper pattern; main section of house with rubblestone first story and shingle above; three-sided, angled bay; peak roof; brick chimney; sun porch with high rubblestone base and multi-pane window sash; one-story, three-sided, angled bay on south side elevation; rear entrance with hood.

248 Van Cortlandt Park Avenue

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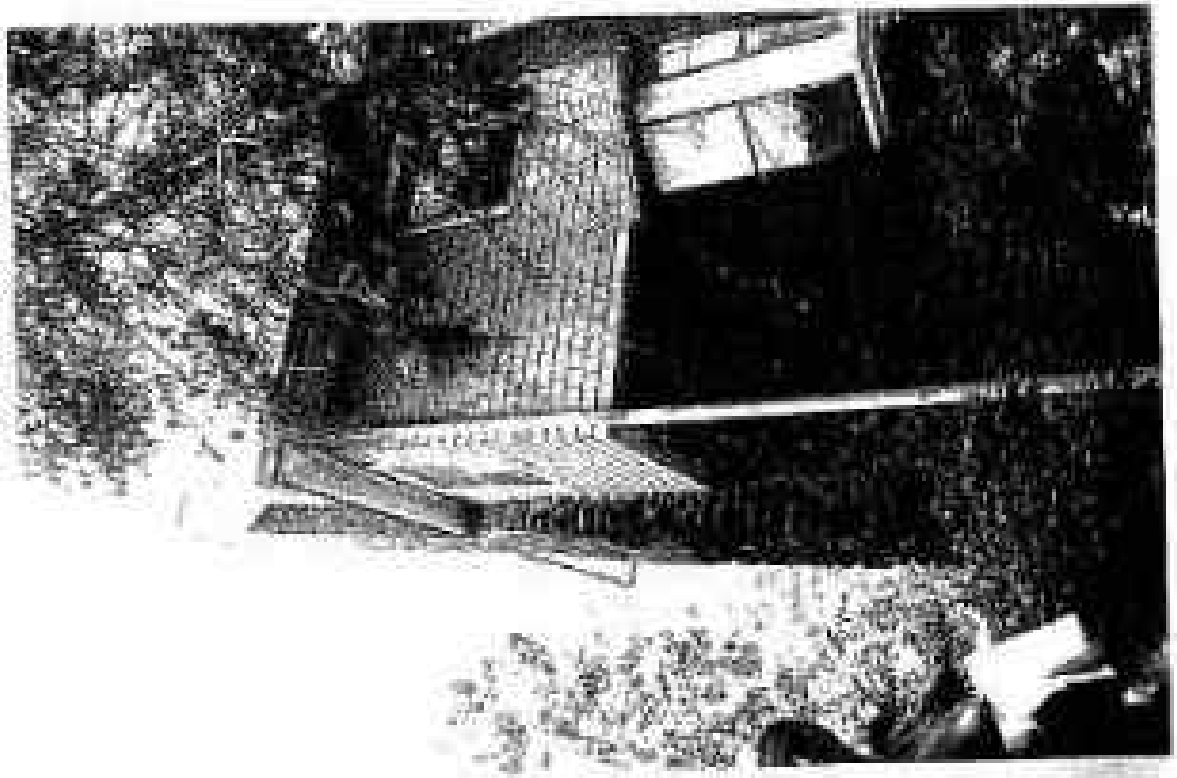


248 Van Cortlandt Park Avenue

256 Van Cortlandt Park Avenue

Block: 224 **Lot:** 72	**Date:** c. 1990	**Contributing:** No
Architect:	**Style:**	
Garage:	**Garage Date:**	**Shed:** / **Shed Date:**

House:
Two-story stucco house.

260 Van Cortlandt Park Avenue

Block: 234 **Lot:** 69	**Date:** c. 1915 (before 1921)	**Contributing:** Yes
Architect:	**Style:** Colonial Revival with Mediterranean detail	

Garage: One	**Garage Date:** c. 1915	**Shed:**	**Shed Date:**

House:
2 1/2-story rectilinear house set high above the street; stucco siding; symmetrical front elevation with projecting entrance porch supported by Ionic columns and Doric pilasters; cartouches to either side; balustrade railing on roof; recessed window flanked by Doric columns in antis and Doric pilasters above porticoes; rectangular windows with multi-pane upper sash; one-story porch on south elevation with corner piers, Doric columns, balustrade railings on porch and roof; hip roof with Spanish tile; bracketed eaves; hip roofed dormers with Spanish tile; tall chimney.

Garage:
Located on Hillcrest Place. One-story, stucco structure with multi-pane, double-hung sash and Spanish-tile peak roof.

260 Van Cortlandt Park Avenue

268 Van Cortlandt Park Avenue

Block: 224 **Lot:** 63		**Date:** c. 1895 (before 1896)*	**Contributing:** No
Architect:		**Style:** Unknown	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house set high above the street; round tower on west elevation; rubblestone base. Alterations: completely resided in stucco and brick; fenestration altered.

*A house on this site seems to appear on the 1896 map, but it is not clear if this is the building erected at that time.

272 Van Cortlandt Park Avenue

Block: 224 **Lot:** 60	**Date:** c. 1925	**Contributing:** No
Architect:	**Style:** Unknown	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

Fitting:
2 1/2-story house set high above the street; rubblestone and boulder retaining wall; house with rubblestone base. Alterations: completely reskin in stucco, fenestration altered.

272 Van Cortlandt Park Avenue

Page 2

280 Van Cortlandt Park Avenue

Block: 224 **Lot:** 56	**Date:** c. 1910 (before 1913)	**Contributing:** Yes
Architect:	**Style:** Neo-Tudor	

Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story house with stucco siding and half-timber trim set high above street; rubblestone retaining wall and stair posts; house with rubblestone base and porch posts; corner entrance porch with half-timber gable; three-sided angled bay in center of front facade; diamond-pane casements and transoms on first story; double-hung windows with diamond-pane upper sash on upper floors; cross-gable roof with pediments dormers; deep projecting gable on north facade; rounded oriel on west elevation; extension to south with open loggia in third story; rear elevation facing Hillcoart Place with shallow curved oriel on first story with diamond-pane casements and transom; rear entrance porch with portico and diamond-pane sash.

Garage:
Located on Hillcoart Street. Stucco building with flat roof and diamond-pane casement windows.

280 Van Cortlandt Park Avenue

Page 2

327 Van Cortlandt Park Avenue

Block: 703 **Lot:** 11	**Date:** c. 1925		**Contributing:** Yes
Architect:	**Style:** Shingle		
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and basement shingle house, cobblestone base; entrance on west side set beneath pedimented portico with segmental arch and Doric colonettes; one-story and basement sun porch extending toward street with chamfered corners; peak roof with peak-roof dormers. Alterations: garage cut into basement.

331 Van Cortlandt Park Avenue

Block: 303 **Lot:** 12, 13	**Date:** c. 1925	**Contributing:** Yes
Architect:	**Style:** Neo-Medieval	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house with very high basement; rubblestone retaining wall; stucco siding; entrance at southeast corner; some steel casement windows and some windows with wood, multi-pane upper sash; rubblestone chimney; peak roof with dormers; quarter-round windows in gable ends. Alterations: difficult to judge original configuration, but front porch enclosed and second story extended on top of porch.

'94 S 11

'94 5 11

'94 5 11

339 Van Cortlandt Park Avenue

Block: 203 **Lots:** 15, 17	**Date:** c. 1905 (before 1907)	**Contributing:** Yes
Architect:	**Style:** Queen Anne	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story and basement house; first story and basement rubblestone; stucco above; entrance at southeast corner of front, set beneath segmental-arch stone portico with side buttress; segmental-arch with triple window with multi-pane diamond upper sash to left; three-sided, angled oriel on second story resting on ledge supported by foliate brackets; diamond panes and leaded transoms in oriel windows; round oriel with conical roof and foliate brackets at southwest corner; round bay with conical roof on second story of east elevation; steep hip roof; pedimented and shed dormers; one- and two-story rear wings; tall brick chimney. Side lot to east (No. 335). Alterations: one-story extension to west.

1 Wendover Road

northeast corner Ramsey Road

Block: 250 **Lot:** 30	**Date:** c. 1925	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	
Garage: One **Garage Date:** c. 1910	**Shed:**	**Shed Date:**

House:
2 1/2-story shingle house; rubblestone base; entrance slightly to left of center; door with sidelights with Gothic sash; portico supported by paired Doric columns with pediment; stairs to entrance parallel to street; single 12x1 window to left, two 12x1 windows to right, and four 12x1 windows on second story; window with complex web sash above eighteen square panes on second story in center; bracketed cornice; peak roof with pedimented dormers with Gothic sash; one-story wing with Doric columns to west; brick chimney; shallow one-story wing to east, rear with entrance beneath pedimented hood supported by brackets. Alterations: one-story wing probably originally an open porch.

Garage:
One-story shingle building with rubblestone base and peak roof.

9 Wendover Road

Block: 358 **Lot:** 29	**Date:** c. 1925	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	
Garage: **Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house set high above street; rubblestone retaining wall and base; gambrel roof; second story with sloping roof extending from gambrel; brick chimney. Alterations: aluminum siding; porch enclosed; garage in retaining wall, paired with garage at 15 Wendover Road.

12 Wendover Road

northwest corner Ridge Road

Block: 102 Lot: 19	Date: c. 1960	Contributing: No
Architect:	Style:	

Garage:	Garage Date:	Shed:	Shed Date:

House:
One-story brick and stone bungalow.

15 Wendover Road

Block: 358 **Lot:** 27		**Date:** c. 1910 (before 1912)	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house set high above street; house is mirror image of house at 21 Wendover Road; high rubblestone base and rubblestone retaining wall and stoop wall with large oval opening; porch with Doric columns, entrance to right; second story with pair of three-sided, angled bays; peak roof with Palladian window in front gable; gable sided with scalloped shingles; peak-roof dormer; three-sided, angled bays on east and west elevations. Alterations: aluminum siding; garage in retaining wall, paired with garage at 9 Wendover Road.

21 Wendover Road

north side corner Ridge Road

Block: 258 **Lot:** 23	**Date:** c. 1910 (before 1912)	**Contributing:** Yes
Architect:	**Style:** Colonial Revival	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story house set high above street; house is mirror image of house at 15 Wendover Road; high rubblestone base and rubblestone retaining wall and stoop wall with large oval opening; porch with Doric columns; entrance to right; second story with pair of three-sided, angled bays; peak roof with Palladian window in front gable; gable sided with scalloped shingles; peak-roof dormer; three-sided, angled bays on east and west elevations. Alterations: asphalt siding.

24 Wendover Road

Block: 97 **Lot:** 10		**Date:** c. 1925	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage: One	**Garage Date:** c. 1920	**Shed:**	**Shed Date:**

House:
2 1/2-story house, porch with Doric columns; entrance to right; triple window to left; gambrel roof, second story with sloping roof projecting from gambrel; brick chimney. Alterations: aluminum siding.

Garage:
One-story building with peak roof and double doors with glazing and panels.

24 Wendover Road

27 Wendover Road

northeast corner Ridge Road

Block: 259 **Lot:** 47	**Date:** c. 1920	**Contributing:** Yes
Architect:	**Style:** Arts and Crafts	

Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

HOUSE:
Two-story stucco house; rubblestone base; entrance to left in shallow projecting rectangular pavilion with battered west wall; door set beneath round-arch hood; sidelights flanked by thin, three-light casement windows; to right, row of four multi-pane casement windows set below peak roof with bracketed eaves; triple casement windows to right; multi-pane casement and double-hung windows on second story; shallow sloping roof with steep slope in front extending over east side of facade creating sun porch with band of six casements facing east; bracketed eaves; multi-pane casements and double-hung windows on side and rear elevations; one-story wing at rear; rear facade with jerkinhead roof.

27 Wendover Road

28 Wendover Road

Block: 97 **Lot:** 12		**Date:** c. 1930	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage: One	**Garage Date:** Unknown	**Shed:**	**Shed Date:**

House:
2 1/2-story house; symmetrical facade; central entrance with panelled wood door with three lights, flanked by diamond-pane sidelights; entrance set beneath pediment hood with brackets; triple window to either side of entrance with wide central window; gambrel roof; hoxy bay on first story of west elevation; one-story sun porch to east. Alterations: aluminum and synthetic shingle siding.

Garage:
One-story peak-roof building.

29 Wendover Road

Block: 259 **Lot:** 45		**Date:** c. 1920	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

Home:
2 1/2-story stucco house; porch with rounded end; rectangular windows; hip roof; three-sided angled bay on west elevation. Alterations: stucco siding may not be original; cinder block garage projecting from front facade.

29 Wendover Road

Page 1

31 Wendover Road

Block: 259 **Lot:** 43		**Date:** c. 1915	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house; central entrance set beneath bracketed pediment; high gambrel roof; second story with sloping roof pierces gambrel; one-story run porch to west.

32 Wendover Road

southwest corner Birch Road

Block: 97 **Lot:** 14		**Date:** c. 1920	**Contributing:** Yes
Architect:		**Style:** Colonial Revival	
Garage: One	**Garage Date:** c. 1920	**Shed:**	**Shed Date:**

House:
2 1/2-story stucco house; symmetrical front facade facing Birch Road; projecting, shed-roof entrance pavilion with door flanked by small, vertical, four-pane windows; entrance flanked by boxy oriels with hip roofs; paired windows above oriels with small window in center of second story facade; hip roof with hip-roof dormers; one-story boxy oriel with hip roof and one-story side entrance pavilion to south; one story wing to north; tall chimney. Alterations: first story oriels with new, bowed, aluminum windows.

Garage:
One-story stucco building with hip roof

32 Wendover Road

Page 2

42 Wendover Road

[illegible] corner Birch Road

Block: 56 Lot: 18		Date: c. 1960	Contributing: No
Architect:		Style:	
Garage:	Garage Date:	Shed:	Shed Date:

House:
Two-story and basement brick and asphalt shingle house

50 Wendover Road

Block: 96 **Lot:** 20		**Date:** c. 1960	**Contributing:** No
Architect:		**Style:**	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

House:
Two-story and basement brick and asphalt shingle house

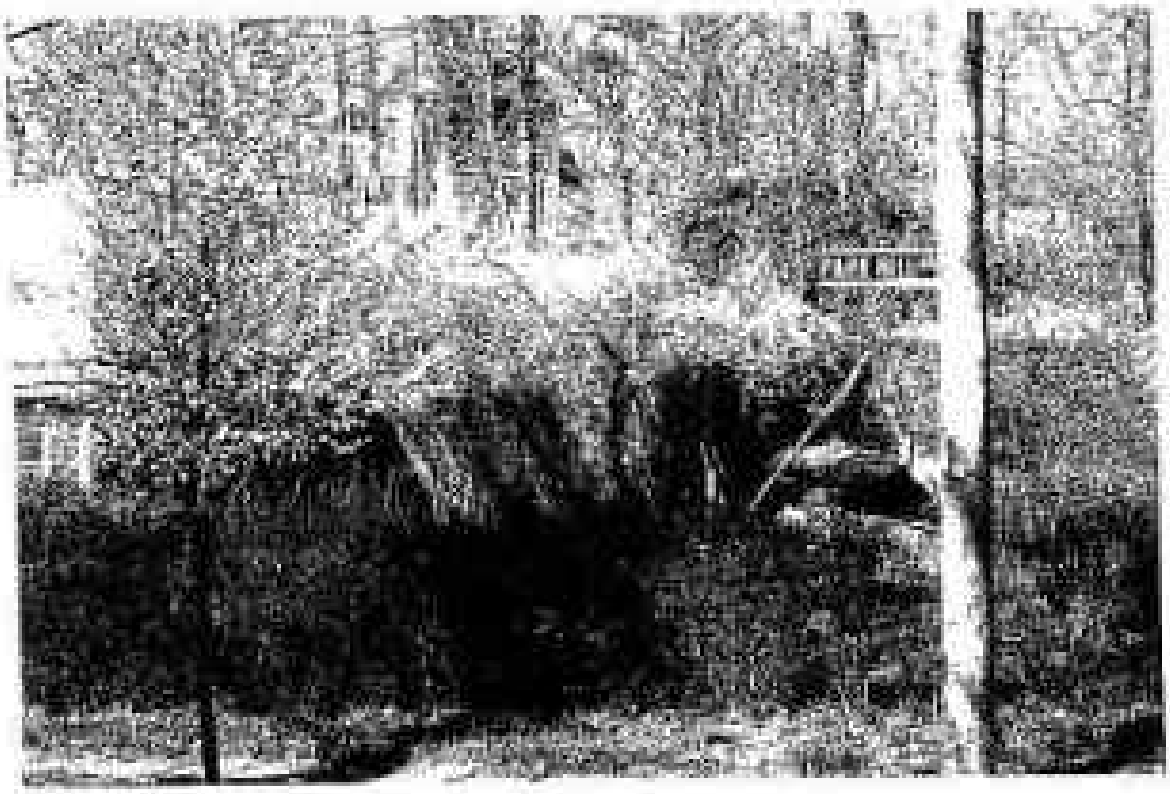
62 Wendover Road

southwest corner Ritchie Drive

Block: 96 **Lot:** 27		**Date:** c. 1925	**Contributing:** Yes
Architect:		**Style:** Neo-Medieval	
Garage:	**Garage Date:**	**Shed:**	**Shed Date:**

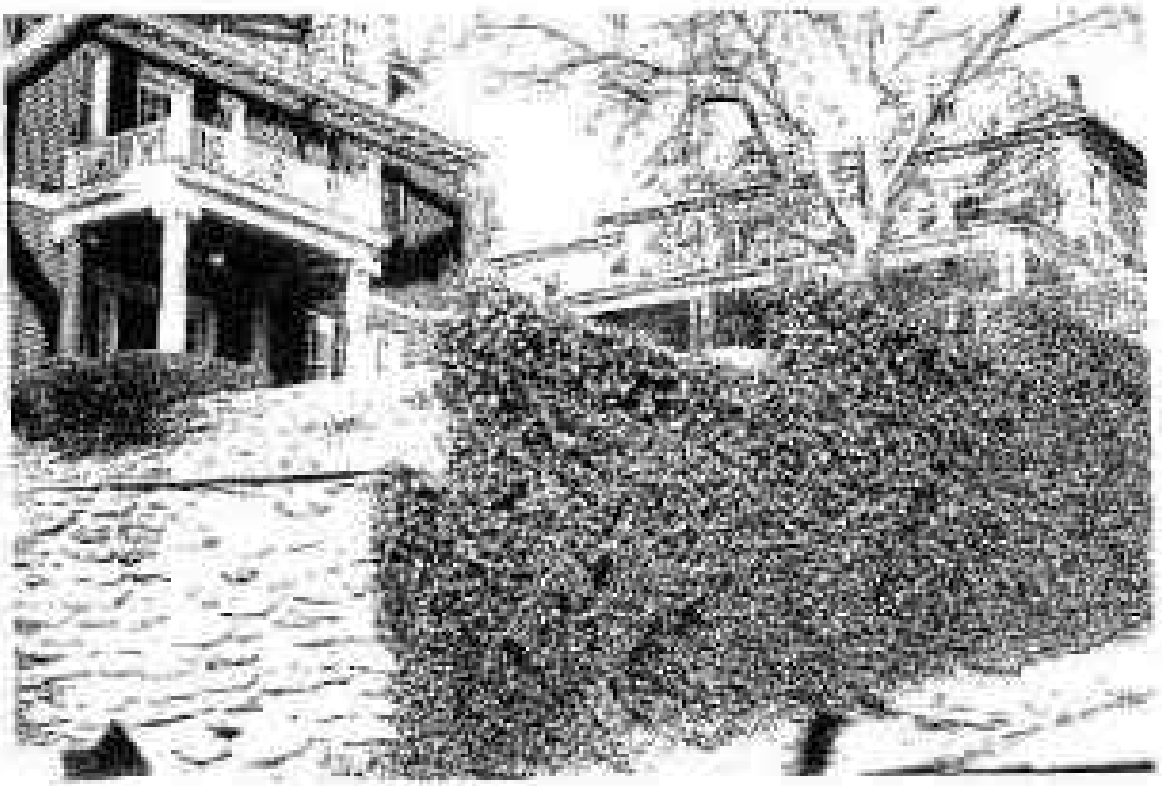
House:
2 1/2-story house faced with beige brick laid in Flemish bond; unusual massing, with house set at an angle to corner; projecting entrance pavilion with jerkinhead roof sloping steeply to southwest, incorporating round-arch entrance portico; paneled wood door with six lights flanked by narrow vertical windows; flat rectangular windows; peak roof over main portion of house to right, steep roof to rear at southwest corner incorporating rear porch; flat, clay-tile roof, brick chimney on southwest elevation with iron tie rod; quarter round windows flank chimney at attic level; facade facing Ritchie Drive has one-story, three-sided, angled bay; double jerkinhead roof at rear; one-story and basement rear entrance pavilion with shed roof; garage extends to south with terrace on top.

General Views of Park Hill



General Views of Park Hill

General Views of Park Hill



General Views of Park Hill

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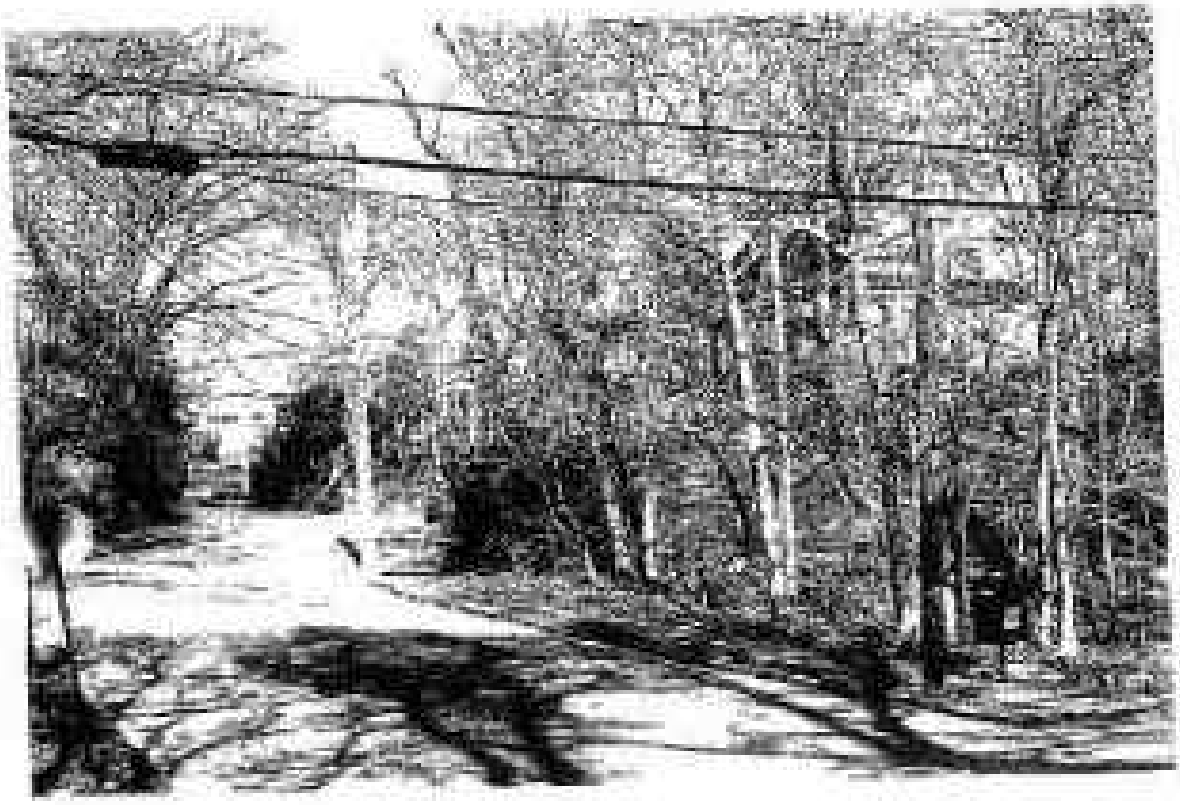

General Views of Park Hill

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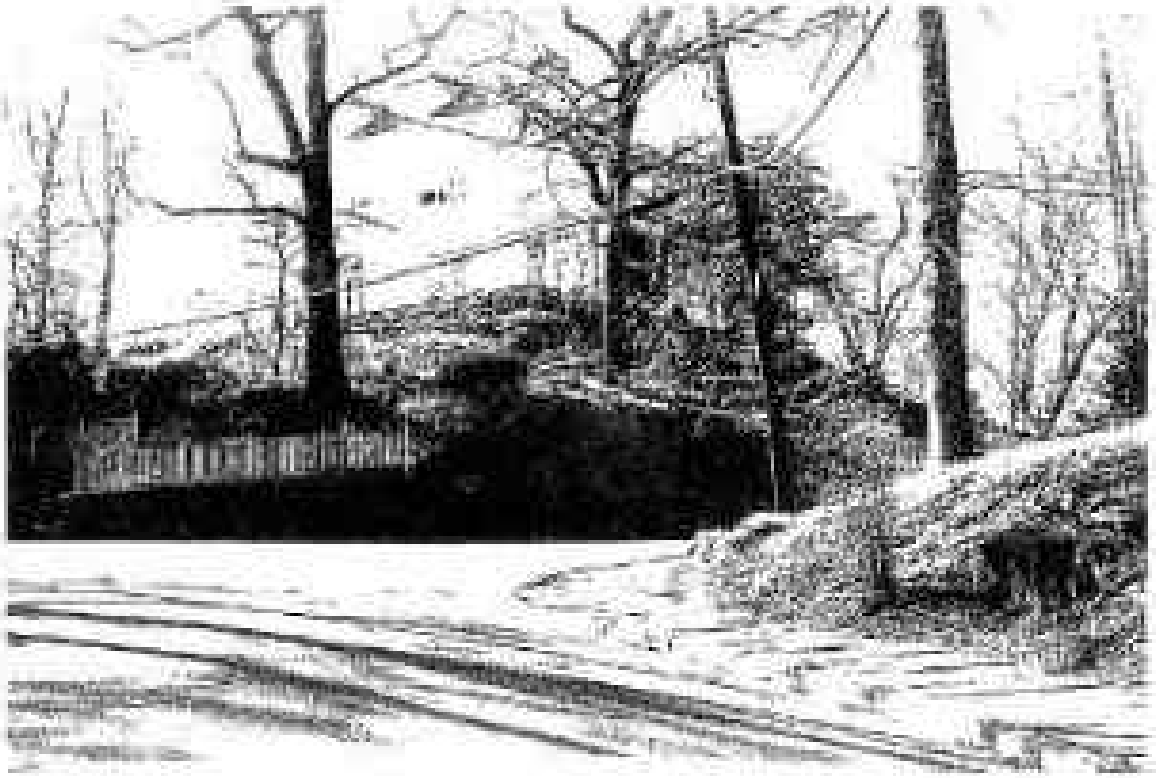
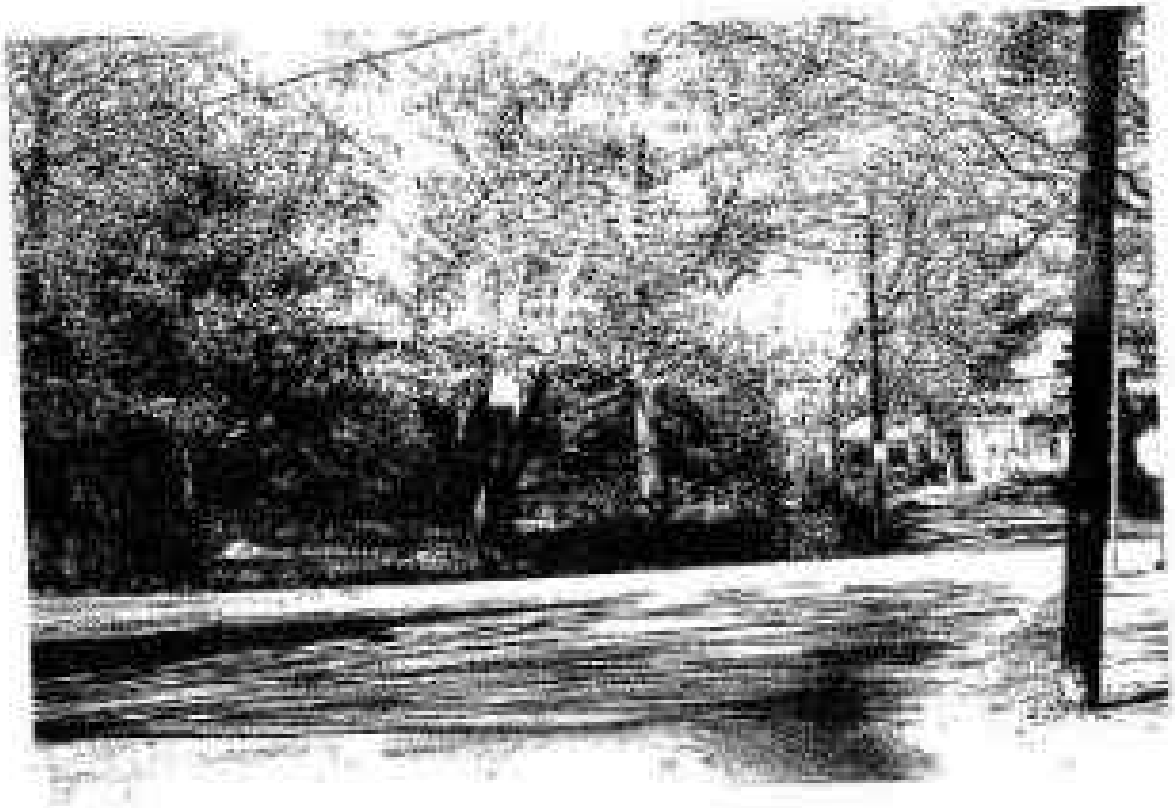


General Views of Park Hill



General Views of Park Hill

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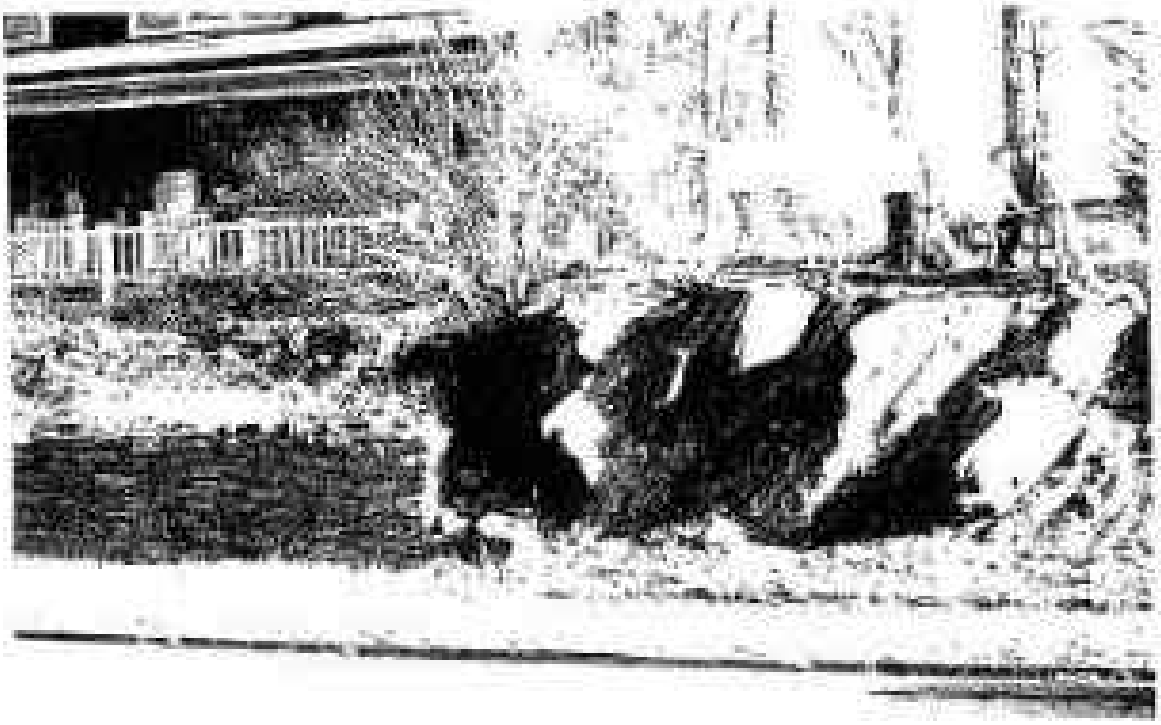
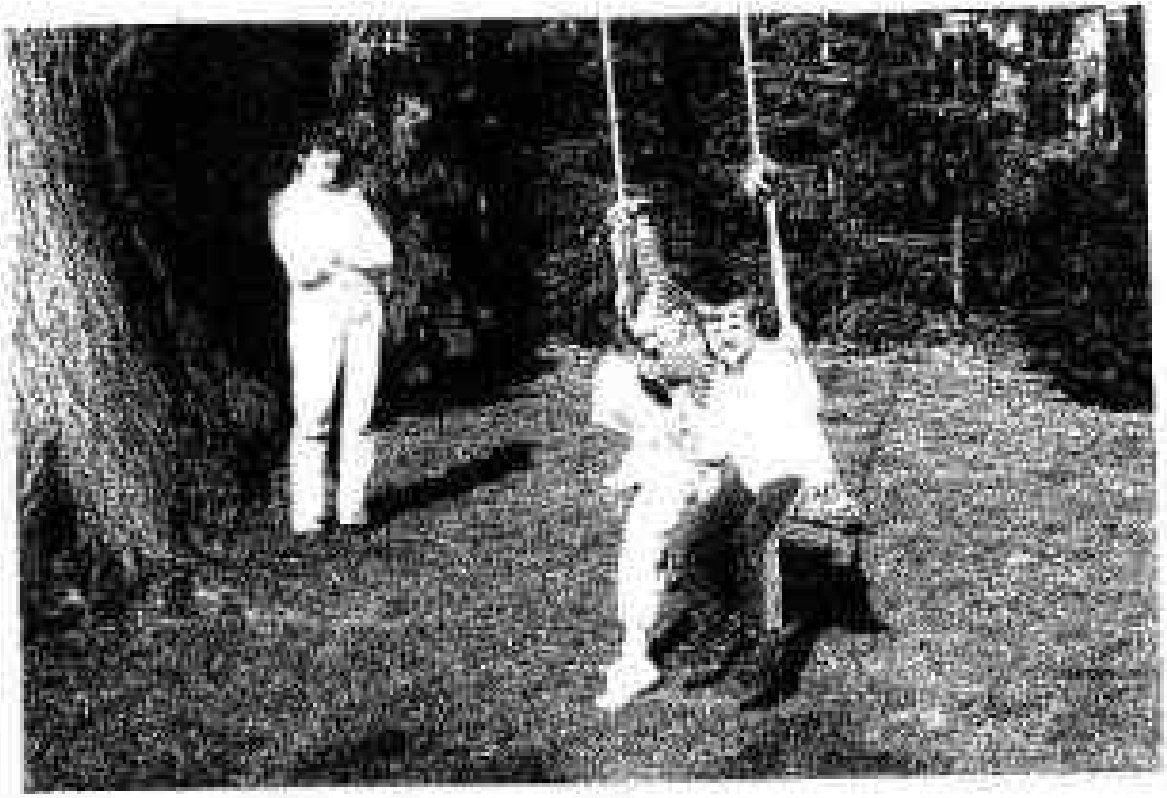




7. Significance
Area of Significance:
Suburban growth
Architecture
Prominent people (see text)

Period of Significance:
Late nineteenth century and early twentieth century

The Park Hill Historic District is significant as a relatively intact and cohesive area that embodies the distinctive characteristics of late nineteenth- and early twentieth-century planned suburban communities. The Park Hill Historic District is also significant as an illustration of the historic growth and development of the city of Yonkers. Yonkers underwent extensive suburbanization during the period of significance and the historic district is one of the outstanding example of this suburban development. The district boasts a fabric of fine residences the dates of which span approximately a forty year period, from the early 1890s through the 1930s, and which reflect the prevailing architectural preferences of the period in which they were built. Within the district are architecturally distinguished examples of houses designed in the Shingle, Colonial Revival, Mission, Arts and Crafts Bungalow, Neo-Tudor, and other styles. As was typical of the eclecticism of the era, houses of different styles were frequently built on adjoining lots. These dwellings are situated on streets that were plotted to take advantage of the area's natural topographic features. Thus, the streets within the district curve along ridges, houses are often built atop bluffs, and there are many surviving rock outcroppings. In addition, a number of the houses are associated with the lives of prominent persons who made significant contributions to Yonkers, to the New York Metropolitan area, and to the United States. The residential Park Hill Historic District possesses integrity of location, design, setting, workmanship, and association, and attests to the prominence of Yonkers as one of the earliest upper-middle-class suburban developments located north of New York City in Westchester County.

The land within the Park Hill Historic District was part of the original colonial-era Philipse patent. The rugged terrain precluded the conversion of the land into farm fields and it remained an undeveloped wooded plateau well into the late nineteenth century.[1] Although the area was divided into large and smaller tracts by 1876, the problematic terrain, and the relative distance of the area from transit links in the center of Yonkers, made it a difficult area to exploit for real estate speculation until the final decade of the nineteenth century. The organization of

the Putnam Railroad in 1880, with its Rapid Transit Division running from New York City to Getty Square, via the southwestern portion of Yonkers, with a station at 254-260 South Broadway (demolished), made possible Park Hill's development into a residential community. By 1881, Park Hill Avenue had been laid out and land along the avenue had been subdivided into a series of modestly-sized lots, many owned by members of the Horton family. Despite the presence of the street and the multiple land owners along Park Hill Avenue, no building had yet occurred in what would soon become Park Hill.[7]

In 1888 the Parkhill Association (later the American Real Estate Company) was established and a year later the Statesman noted:

> The Parkhill Association... is an association of gentlemen who have purchased twelve acres of property surrounding and including Getty's Pond, east of Parkhill Avenue, to be transformed into a villa park. A.S. Barnwell,...is the president of this enterprise, and gives much personal attention to it.
>
> The property has been thoroughly surveyed and mapped, and it is probable that in the near future the available sites in the beautiful locality, with its picturesque rocky embankments, its graceful grassy knolls, its varied and handsome trees, will be ornamented by pretty cottages and occupied by happy families.
>
> A few other houses will be built by the Association, to be disposed of to purchasers. Other plots will be held for later improvement. The pond has been drained, and will be cleaned out carefully so that it will be an unobjectionable ornament to the park.
>
> The property is only 200 yards east from the Parkhill Station of the rapid Transit Railroad. A new station building, it is expected, will soon be built about 300 yards north of the present temporary structure. Undercliff Street will eventually be cut through to Parkhill Avenue, and as it will be directly opposite the Parkhill Association's property, and lead directly to the railroad station, will be of great advantage to the prospective dwellers in the new park.[8]

Shortly after its incorporation, the Parkhill Association became part of the American Real Estate Company. The Company had, according to a local source:

> conceived the thought of creating somewhere in the vicinity of Manhattan Island, on its direct line of communication, an ideal community, in which every modern improvement would supplement noble natural scenery. For this purpose, after examining the entire environment of New York, they came to Yonkers and by repeated purchases acquired Park Hill, and here for ten years, without deviating once from the original plan and purpose, they have created a Park of scenes second to nothing of its kind in America.[v]

The American Real Estate Company, established in New York City in 1888, pioneered in the handling of large real estate holdings by means of a stock company. According to *A History of Real Estate, Building and Architecture in New York City During the Last Quarter of a Century*, published in 1898, the American Real Estate Company was "one of the earliest and oldest companies of its kind, as well as one of the most important."[vi] In its discussion of the company, this publication noted that "It owns, among other properties, Park Hill on the Hudson, the most beautiful suburb of New York City. Its success in this investment has been phenomenal."[vii] In order to develop Park Hill, the American Real Estate Company issued debenture bonds, offering six percent interest to the holders; this provided the financial backing for the enterprise.[viii]

Once the American Real Estate Company had begun planning the Park Hill development, it undertook a massive advertising campaign in order to attract potential home owners. The real estate company issued illustrated prospectuses and advertised in New York City newspapers. One prospectus referred to "PARK HILL ON-THE-HUDSON. The Suburb Beautiful," while another was entitled *Park Hill: An Idyl of the Hudson*.[ix] In the prospectuses and advertising, Park Hill was touted for its superb building lots available only to owners; excellent transportation connections to New York City; modern infrastructure, including sewers, gas, and electric lines; convenience to churches, schools, markets, and other necessary amenities; combination of rural environment and urban convenience, noting that the area had "country surroundings, and country advantages with city accessibility"; magnificent Hudson River views "swept by breezes of the Palisades and the Sound"; and for its "salubrious climate." Indeed, according to one publication of the American Real Estate Company, Park Hill was recommended by "physicians ...as one of the most healthful spots in the environment of New York City."[x]

Significance

As an inducement to buyers "an open surrey, drawn by a handsome horse, [was provided by the American Real Estate Company] for inspection trips throughout the property."[3] In his memoirs, George Howe, a local realtor, described the process whereby prospective clients were wooed to purchase in the area.

> I would put my customers in the carriage, take up the reins and proceed to drive around the streets, showing the many building sites and houses for sale,... I would show the customer the lovely homes for sale and call his attention to the exceptional advantages that Park Hill offered, which made it the ideal location for a permanent homeplace.
>
> If after finding a suitable house, the client needed assistance in financing the purchase, the company helped him if he was a good risk. If he could not find any suitable house, I showed him various building sites which I thought might appeal to him and his family. The company employed an architect and a building superintendent who were on hand in a construction office on the property. I would take the client to this office, explain his requirements to the architect who, with the cooperation of the construction superintendent, would give a rough estimate of the cost of the proposed house. Finally, when a rough outline had been agreed upon, the architect, within a few days, provided a drawing of the proposed house on the chosen site, including plans of the layout. If these proved satisfactory, detailed building plans and specifications and a final estimate of the cost were submitted. If the customer were satisfied, as he usually was, the company would prepare a contract through its law office agreeing to build the house and if the customer desired, arrange the financing of its purchase from the company on satisfactory terms.
>
> At the time when all this occurred, there were very few real estate companies which provided such services so reasonably and delivered the final product with such quality and efficiency. Park Hill naturally attracted many buyers.[4]

Along with the extensive public relations campaign, a country club featuring reception rooms and bowling alleys,[5] a new railroad station, and an "elevator" connecting the community with the train station were built. While both the original Park Hill Country Club and railroad station building have disappeared, the

upper and lower depots constructed in 1893 to service the incline elevator connecting the homes at the top of the hill with the train station below remain, although both have been converted to residential use. Located at 83 Alta Avenue, the upper elevator depot survives as an unusual example of the Shingle Style adapted to non-residential use. Its large shingle-covered conical roof supported by "natural" timber members set in cobblestone piers is connected by a covered bridge to the actual depot. From here, a hydraulic-powered train carried passengers to the lower depot at 32 Underhill Street, a Neo-Tudor style structure incorporating half-timbering, bay windows and a prominent stone porte-cochère. The lower depot, badly damaged by a fire, was rebuilt in 1992-93, as an interpretation of the original structure. While the elevator linking the two structures has all but disappeared, the two building remain as tangible links to a time when Park Hill provided luxurious amenities to its residents.

The transformation of the area was phenomenal and prompted an 1898 real estate manual to write:

> Park Hill, eight years ago, was a piece of rugged wilderness, overhanging the Hudson, and opposite the centre of the Palisades. No one dreamed of its adaptability for a residence suburb. The American Real Estate Company took hold of it and with landscape gardeners and engineers, and the experienced skill and taste of its own officers turned it into a magnificent residence park and attracted to it some of the most desirable people from the denser residence districts of Manhattan Island.
>
> Park Hill differs from the ordinary real estate enterprise in that it is a community with community interests, growing up with the growth of the neighborhood. It has a country club that is famous throughout upper New York, and many other associations for entertainment and improvement that make life here as desirable as on the borders of Central Park.[48]

Capitalizing on the community's prominence throughout the metropolitan area, the American Real Estate Company built two hotels to serve the community. The Park Hill Inn (demolished), located at 272 South Broadway next to the train station, and the Hendrick Hudson, a luxurious 250 room hotel designed to "attract the most select class of patrons, thus bringing the unsurpassed natural beauties of Yonkers before those of culture and refinement." Constructed on solid rock on an eminence 380 feet above sea level, the seven-story multi-towered structure

resembled the Chateau Frontenac in Quebec and was equipped with the latest comforts available at the time, such as gas and electricity, telephones, tiled bathrooms and a private elevator which had been drilled so that guests might be transported to the Park Hill station of the Putnam Division's rail line located at the foot of the cliff on which the hotel was sited.

Although guaranteed to be "as near fire-proof as money and human foresight can render it" the building was ravaged by fire on the morning of March 31, 1901 shortly before its planned opening. Completely destroyed, the charred remains of the hotel, including many stone arches stood for years and became widely known as the Park Hill "Ruins." In 1929, the City of Yonkers acquired the site and in 1946 constructed Leslie Sutherland Memorial Park, incorporating the hotel's original remaining walls and pathways into its design. The old elevator shaft and tunnel were sealed, though not before acquiring the reputation that they had been used by the Bronx beer baron, Arthur "Dutch Schultz" Flegenheimer to store kegs of beer for shipment to "speakeasies" during Prohibition.[4]

Within a few years the initial twelve acre site purchased by the Parkhill Association was expanded by the American Real Estate Company to 1,200 building lots. In addition, neighboring areas were developed along a similar line. In about 1908, the Lowerre Summit Park Realty Company platted a development south of Wendover Road and east of Park Hill Avenue. Most of this property was part of a large land holding assembled by wealthy New York businessman Leonard W. Jerome (father of Jennie Jerome who married Winston Churchill). In about 1890, the property was transferred to William P. Travers; by 1896 it was owned by newspaper publisher James Gordon Bennett (a major land owner in the New York City area) and others; and by c. 1900 the property was owned by The Valley Farms Company of Yonkers. The subdivision was named for the Lowerre family, which owned property south of Wendover Road between Park Hill Avenue and Birch Road. Like the earlier Park Hill development, Lowerre Summit Park was laid out with winding streets, capitalizing on the area's rugged topography. A portion of the Lowerre property, bordered by Wendover Road, Marshall Road, Park Hill Avenue, and the rear lot lines on the east side of Birch Road, remained undeveloped According to Alexander Stolz, secretary, treasurer, and attorney for the Valley Farms Company:

> This was one of the wildest spots in the city, including what was known as the "Washington Rocks" and "Washington Rocks," and "Washington Cave," and in the rear the "Wild Cat Swamp[.]" . . . All of the land to the north, south and west of this spot for some

> distance was acquired from the Valley Farms Company by the American Real Estate Company, George Ord, George H. Lowerre, for development purposes, but no one cared to touch this wild spot, so the Valley Farms Company at great expense and because this particular spot was the gateway to its property to the north, removed the rock and cave, which rock stood 80 feet above the level of Park Hill Avenue. As part of this work the "Wild Cat Swamp" was drained and the low land filled in, Park Hill Avenue in front was improved, and four new Streets, Marshall Road, Wendover Road, Ridge Road and Birch Road, were built."

This area could be conveniently reached from a station on the Putnam Division Railroad.

In 1912, the Queens County Trust Company plotted the development known as Park Hill South. This development, only part of which is within the boundaries of the Park Hill Historic District, included properties on the east side of Ramsey Road and north side of Wendover Road, that had already been developed with large homes. All three real estate subdivisions - Park Hill, Park Hill South, and Lowerre Summit Park - were considered part of a single neighborhood, as is evident from the fact that when the Park Hill Residents Association was established in 1912 membership was open to residents of all three areas."

During the first two decades of the twentieth century the Park Hill area witnessed continued development as a planned residential community, with new houses rising on undeveloped plots through the 1920s. In addition, streets adjoining the planned subdivisions also attracted similar houses, including the wooden houses from the late nineteenth century and early twentieth century on Beech Terrace, Cornell Avenue, Prospect Drive and Park Hill Avenue, to the south of the Park Hill development, and the Neo-Tudor houses, dating from c. 1930, on Bryant Road, to the north, all of which are included in the historic district. As the population of the area grew and the number of children multiplied, the city of Yonkers built the handsome School No. 13 (the Park Hill School), at the corner of Park Hill Avenue and McLean Avenue.

Park Hill attracted affluent business and professional people, as well as successful people in the arts. These families were interested in owning a freestanding house and participating in the community life offered by Park Hill's country club and other activities, such as local equestrian events and polo matches in nearby Van Cortlandt Park, activities that were illustrated in the American Real Estate

Company's 1903 prospectus.[14] Many prominent people purchased homes in Park Hill, including: Richard Bennett, Shakespearean actor whose daughters, Joan and Constance, later achieved screen fame (179 Park Hill Avenue); Irvin S. Cobb, famed humorist (27 Edgecliff Terrace); Jack Denny, band leader (24 Lanark Road); Rudolf Eickmeyer, portrait photographer (157 Alta Avenue); Dr. Palmer Flagg, specialist in anesthesia and world authority in "resuscitation" (87 Alta Avenue); Gus Hall, head of the American Communist Party (230 Van Cortlandt Park Avenue); Hope Hampton, actress; Caspar W. Hodgson, founder of the World Book Company (513 Park Hill Avenue); Henry J. Kaltenbach, vice-president of the Fleischmann Yeast Company; Gene Krupa, celebrated band leader; Joseph Lapchick, basketball coach and member of Basketball Hall of Fame (3 Wendover Road); Denis F. O'Brien, counsel for Douglas Fairbanks, Mary Pickford and Charles Chaplin (125 Alta Avenue); Dr. David Marine, discoverer of cures for goiter and other thyroidal ailments (41 Marshall Road); Alfred McCann, Sr., food authority and lecturer on WOR radio (66 Hillcrest Avenue); Alfred McCann, Jr. and Dora McCann, WOR radio personalities who broadcast their show from their house (1 Rock Place); Malcom Wilson, governor of New York State (77 Rockland Avenue). Park Hill remains popular with people in business, the professions, and the arts.

Doubtless, many were attracted to the area not only by the luxurious amenities provided to residents by the American Real Estate Company, but also by the sensitive manner in which the built environment was integrated with the area's natural features. A1902 guide to Yonkers, sponsored by the local Board of Trade, featured the community as one of Yonkers' most valued assets and noted that the charm of Park Hill was in a large part derived from the sympathetic relationship established between the houses and their picturesque locale:

> In Park Hill, at the southern end of Yonkers, has been worked out successfully the scheme of creating near New York a complete community. Park Hill is undoubtedly one of the finest suburbs of New York city [sic] to-day, and while much of its great beauty is due to nature there is also much due to the skillful and sympathetic treatment which the landscape has received at the hands of its owners.
>
> The roads have all been laid out by a park engineer, and are on park lines. Sewers, water, gas, and electricity have been introduced everywhere; beautiful homes with artistic environment and landscape effects peep out from the green foliage at every turn.

Significance

> Three hundred feet above the Hudson, opposite the center of the Palisades, overlooking Van Cortlandt Park on the south and the city of Yonkers on the north, within a few minutes of the heart of our city, with all the advantages of a community of fifty thousand people at its doors, Park Hill may still be called a glorious bit of country, unspoiled by city environment, and from its lofty plateau it commands our southern entrance to the great metropolis. The owners of Park Hill are to be congratulated on the great success of their real estate venture, but Yonkers can at the same time felicitate itself that an ordinary suburban division has not destroyed the most beautiful natural spot in its beautiful borders.[illegible]

The designers of the various sections of the Park Hill Historic District laid out irregularly shaped blocks with curving streets, that not only reflect the irregularity of the topography, but also consciously create a contrast with the rectilinear grid of the urban locations that most residents were moving from. In addition, efforts were made to retain natural features. Hills were not leveled; rather, many houses were placed high on bluffs. Other houses were constructed on lots that retained boulders or were placed on lots with mature trees. In addition, many homeowners purchased adjoining lots so that their homes would be placed beside landscaped side lots.

The design and planning of Park Hill are significant as an important example of the nineteenth- and early-twentieth-century development of suburban communities in the vicinity of major American cities. The development of suburban communities reflects the growth of American cities and the desire of many affluent households to separate their place of residence from business districts and from areas inhabited by the poor. As business and industry expanded in cities such as New York, the areas developed for office buildings, lofts, factories, and stores increased, forcing affluent people to move farther and farther from the city's historic core. Such movements were augmented by developments in mass transit, as streetcars, elevated railways, subways, and rail lines extended into regions farther and farther away. Thus, in New York City, affluent households increasingly moved north up Manhattan Island, settling in Gramercy Park in the 1840s, Murray Hill in the 1850s, and the Upper East Side and the Upper West Side by the 1880s. By the last years of the nineteenth century and first years of the twentieth century, as service on the rail lines leading north from Grand Central Terminal improved, many of these families moved out of the city altogether.

Not only were affluent households pushed away from the historic urban cores as commerce expanded, but many of these people also sought to escape what they saw as the social problems fostered by the increasingly large poor immigrant communities that were changing the character of American cities in the second half of the nineteenth century. In order to avoid the overcrowding, noise, dirt, and disease associated with urban life, many affluent middle-class families sought to isolate themselves from the city in newly developing suburban communities.

Suburban development began in the New York area as early as the mid 1830s, with the layout of New Brighton on Staten Island.** New Brighton was not a financially successful venture and it was not until the 1850s that the first successful suburban developments were planned and executed, including Alexander Jackson Davis's Llewellyn Park in West Orange, New Jersey (1853), just west of New York City. At this time, suburbs were also beginning to develop near other American cities, actually Chestnut Hill in Philadelphia (1854) and Lake Forest near Chicago (1856). In the New York area, these were followed by such significant suburban developments as Garden City on Long Island (1869) and Short Hills in New Jersey (1874). Although middle-class households had been moving to Westchester since the mid nineteenth century, large-scale suburban development in that county did not begin until the 1890s. Park Hill, along with Lawrence Park in Bronxville and Rochelle Park in New Rochelle, were in the forefront of this new development that would eventually transform Westchester from a rural county with a few industrial centers into one of the most important suburban communities in America. Since Yonkers is located immediately north of New York City and, in the late nineteenth century that city still had a tremendous amount of undeveloped land, it became an early center for this new suburban develop, as is evident not only at Park Hill, but also at Ludlow Park, Dunwoodie Heights, Cedar Knolls, and other planned subdivisions.

Like other suburban areas built at the time, Park Hill was completely dependent upon public transportation. Residents generally walked to the train station (or to the elevator that transported commuters down the hill to the station) or to streetcar lines. This was especially true as horses and carriages in Park Hill were not kept on individual properties. Instead, residents depended on the services of Harvey's Park Hill stable on New Main Street or the Park Hill Riding Club's stable on Hillcrest Avenue for housing their horses and equipage. Even after automobiles began to replace horses and carriages in the early twentieth century, garages were not always built with new homes. Instead, owners kept their cars at

commercial garages that were built in the vicinity. Those garages that were built in the early twentieth century are generally small versions of the adjoining house, designed in the same style and faced with the same materials. This is evident at one of the earliest garages in the district, that to the rear of 9 Marshall Road, northwest corner Ridge Road, a Colonial Revival style, rubblestone and shingled structure with a gambrel roof. Early garages that echo the style of houses are also evident at the Arts and Crafts garage adjoining 3 Canyon Circle (c. 1911), the Colonial Revival garage with diamond-pane doors and windows at 10 Hillcrest Avenue (early twentieth century), and the Neo-Georgian style stone garage at 1 Rose Lane (c. 1915). The early garages generally have double doors, each leaf paneled and articulated by multi-pane windows, heavy metal hinges, and a multi-pane window. Despite the elegance of these garages and several others in the district, most garages are simple utilitarian structures, of unknown date.

The idea of the suburb as a retreat from the city also governed the design and iconography of the houses built in areas such as Park Hill. Rejecting the architectural forms and design motifs that characterized the city's built fabric, suburban houses increasingly looked toward the pre-industrial era for their design inspiration. This not only ensured that the suburban community would be visually distinct from the urban area but also reflected the middle-class desire for stability, status, and social legitimacy by adopting "traditional" designs for their homes. Thus, houses were erected in the Shingle Style, with its roots in the weathered shingled surfaces and massive late medieval forms of the seventeenth century houses of New England's coastal towns; various forms of Colonial-inspired design, both the Colonial Revival with its relatively free adaptation of eighteenth- and early-nineteenth-century architectural motifs, and the more formal Neo-Georgian and Neo-Federal modes, back back to a romantic view of the "ideal" Anglo-Saxon American home erected in the years before American society was affected by waves of non-Anglo-Saxon immigrants; the Neo-Tudor and Neo-Medieval styles, with their even more specific references to the Anglo-Saxon home; and the Arts and Crafts and related Bungalow styles, which epitomized the comforts of an idealized home life to early-twentieth-century Americans (house styles are discussed in more detail the Description section of this application).

All of the houses erected in Park Hill appear to have been designed by architects. However, building permits filed with the city of Yonkers have been lost, making it difficult to identify the architect of each house. However, by the 1890s, many architects were specializing in the design of suburban homes. Some

established offices in suburban communities near New York City, while others had their offices Downtown where they were convenient to potential clients who might drop by during the day to discuss a design project. A few architects who worked in Park Hill have been identified. The two most active were G. Howard Chamberlin and Adolph F. Leicht. These architects were typical of the designers of suburban homes.

G[eorge] Howard Chamberlin was born in England to American parents.[7] He studied architecture with the prominent late nineteenth-century New York architect R. H. Robertson, as well as in Europe, and, by the 1890s, was a partner in the firm of Dellis & Chamberlin in New York City. By about 1900, Chamberlin had moved to Yonkers where he served as architect for the City Board of Education. Although he worked extensively in Yonkers (Chamberlin designed the Philipsburg Building, 1904, and the Y.M.C.A., 1915, both on Hudson Street, several houses, and Grace Episcopal Church on Greenvale Avenue, c. 1902) he appears to have retained an office in New York City until about 1908. In Park Hill, Chamberlin was responsible for the spectacular Shingle Style "Overcliff," the Edward K. Martin House (1894), built for an early president of the American Real Estate Company, and the magnificent Neo-Tudor style home at 131 Alta Avenue (c. 1911). Less is known about Leicht who opened his office in Manhattan in about 1889 and on his own, or as part of several short-lived partnerships, was active until at least 1913. Leicht was a versatile designer, receiving commissions for houses, churches, office and other types of buildings, which he designed in a variety of styles. In the early 1890s, Leicht was involved with the design of Bronxwood Park, an early suburban subdivision, located in Williamsbridge (then a part of Westchester County). In Park Hill, Leicht was responsible for the picturesque elevator houses, as well as for several individual homes.

Contrary to national trends and a reflection of the relative wealth of many of its residents, most of the new homes erected in Park Hill after 1900 did not witness a substantial reduction in size when rising construction costs and new technologies forced builders to reduce the average square foot area of houses to keep them affordable. Throughout the area, relatively large houses were built into the 1920s. In 1916, the American Real Estate Company was forced into receivership when bond holders requested full redemption on their investments. The company remained in this state until 1910 when a syndicate of Park Hill residents, under the leadership of Arthur D. Furgason of 244 Park Hill Avenue, purchased the remaining seventy lots and these mortgages. According to an article which appeared in the February 24, 1930 edition of the *Yonkers Herald*, the syndicate

purchased the holdings "in order to assure the preservation of the present high class standards of... [the] community ..."[8] These standards have, indeed, been preserved. Today, Park Hill, with its undulating streets, gardens, rock outcroppings, and impressive houses, remains one of the most distinctive suburban communities in the New York City area, and a major residential asset within the city of Yonkers.

Significance: Footnotes

i. *Property Atlas of the City of Yonkers, including a Portion of the Twenty-Fourth Ward of New York City* (New York: E.B. Hyde & Co., 1876) and *Atlas of the City of Yonkers, New York* (New York: F. Robinson, 1889).

ii. G. W. Hornsby & Co., *Atlas of Westchester County* (New York: George W. and Walter S. Hornsby, 1881).

iii. *Statesman*, October 15, 1889.

iv. *Yonkers Illustrated* (Yonkers: Yonkers Board of Trade, 1902[?]), p. 39.

v. *A History of Real Estate, Building and Architecture in New York City During the Last Quarter of a Century* (New York: The Real Estate Record Association, 1898; reprinted New York: Arno Press Inc., 1967), p. 149.

vi. *A History of Real Estate*.

vii. Dolores Greene, *Memoirs of a Westchester Realtor* (Exposition Press, 1980).

viii. *Park Hill on the Hudson* (American Real Estate Company, 1893); *Park Hill: on Top of the Hudson* (American Real Estate Company, c. 1905). Information relating to the advertising campaign can be found in the archives compiled by Charles Stokenbach and in the possession of the Park Hill Residents' Association.

ix. "Park Hill-on-the-Hudson."

x. Hanna, Alexander.

xi. Flynn, Montana.

xii. The club house for the Park Hill Country Club, organized in September 1892, was destroyed by fire in March 1952. A new club house stands on the site.

xiii. *A History of Real Estate*.

xiv. Charles B. Stokenbach, "When a Land Crowned Park Hill" in *Yonkers Historical Bulletin*, XXVI (Summer 1979).

xv. Statement of Alexander Stein, June 3, 1937, in the collection of the Yonkers Planning Department.

xvi. "A History," *Residents' Association Newsletter* 1 (May 1988).

xvii. Elias Meagher, "The Park Hill Riding Club" in *The Park Hill Reporter* (August 1991).

xviii. *Yonkers Illustrated*.

xix. For suburban developments, see Robert A. M. Stern with John Montague Massengale, eds., *The Anglo American Suburb* in *Architectural Design* 51 (October/November 1981) and John R. Stilgoe, *Borderland: Origins of the American Suburb, 1820-1939* (New Haven: Yale University Press, 1988).

xx. For Chamberlin, see Michael P. Ruble, *Landmarks Lost & Found: An Introduction to the Architecture and History of Yonkers* (Yonkers, 1986) and Henry F. Withey and Elsie Rathburn Withey, *Biographical Dictionary of American Architects (Deceased)* (Los Angeles: Hennessey & Ingalls, 1970), pp. 115-16.

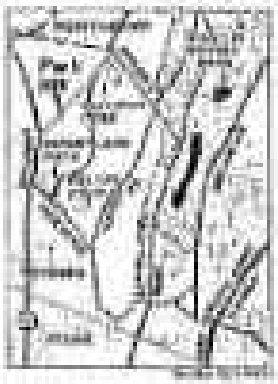
xxi. "Park Hill Property Purchased by Local Syndicate Recently," *Sunday Herald*, February 26, 1933.

If You're Thinking of Living in:

Park Hill

A large Tudor mansion at 181 Ash Avenue, above Oswald, was one of the first houses built in 1907 at 27 Ash Avenue.

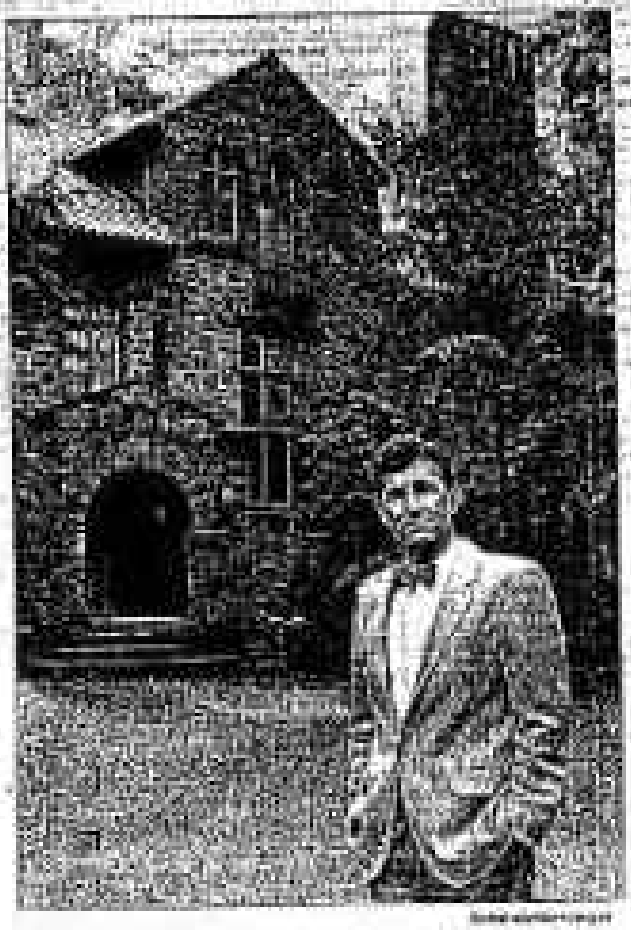
Gazetteer



Lo-Ill Gazette Vol. 5 #1 1993

Yonkers residents fight to preserve the environment

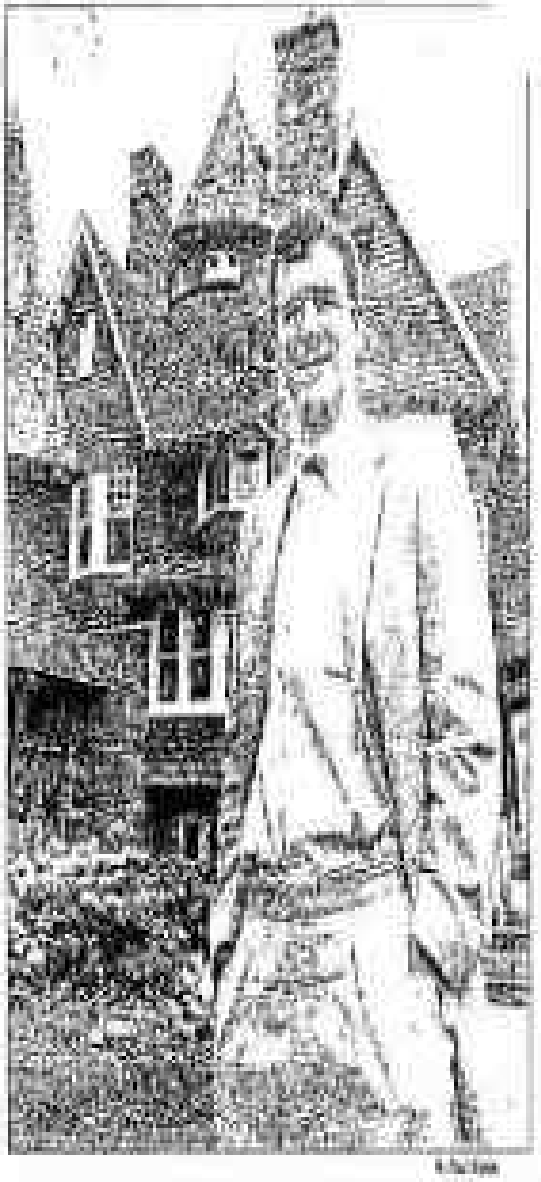
MAURY ALLEN



Stephen Byrne, Park Hill organization spokesman, stands in front of one of Yonkers's oldest gateways and houses that will open for a tour on Sunday.

Park Hill: A suburban paradise inside Yonkers

MAURY ALLEN



New York City author Stephen Byrne will read a reading tour of Park Hill in Saturday.

Park Hill opens its gardens and homes

By Alison Gendar
Daily News

Dr. Milton and Mary Lowenthal are chipping away at the stereotypes of southwest Yonkers and using their 13-room mansion to do it.

The Lowenthals are one of five families who are opening their homes or gardens to the public as part of the Park Hill Residents' Association second annual house and garden tour tomorrow.

"We're proud of this house, its history, and this neighborhood," said Mary Lowenthal. The 70-year-old practices psychiatric social work from her home on Alta Avenue.

Four homes on Alta and Park Hill avenues and Hillside Drive, and a Park Hill Avenue garden, will be open from 11:30 to 5:30 p.m. tomorrow. "It shows not just Yonkers, but everyone what a gem Park Hill really is," said association President Sharon Byrne.

When the Lowenthals bought their 1896 Colonial Revival mansion 16 years ago, homes in Park Hill were selling from $80,000 to $150,000, and most of their neighbors were elder residents, Mary Lowenthal said.

Now young families are moving in, she said. Before the current real estate slump, homes on her block were selling for $400,000 and up.

Tickets on the day of the tour are $10 and are available with your usual, of a reception stand that will be set up at the intersection of Park Hill Avenue and Hillside Drive.

Walking tours of the neighborhood will leave from the reception stand at noon, 2 p.m. and 4 p.m. Each tour lasts about an hour.

Money from the house tour supports the Park Hill Land Conservancy, a nonprofit agency that is working to improve the area with tree plantings and the acquisition of scenic open space in the Park Hill neighborhood.

The neighborhood association is made up of about 1,400 households between the New Hill River Parkway to the east, Spring Street to the north, McLean Avenue to the south and the cliffs overlooking North Broadway to the west.

"There are some magnificent homes in this neighborhood that people overlook," said Ira Mack, whose Park Hill Avenue home is part of this year's tour.

Mack, a Manhattan native, said he became a Park Hill fan after his brother bought a house in the neighborhood. He told his brother to keep an eye out for houses in the area. Four years ago, he bought his home for $135,000.

Since then, he's invested about $50,000 in renovations — from new oak floors to a waterfall pond in his back yard.

"By opening up the house, sure, there will be a lot of strangers walking through who I don't know, but I have confidence in the tour ... and the neighborhood," he said.

Milton Lowenthal's seven-bedroom home — built in 1896 — is on tomorrow's annual Park Hill house and garden tour.

Home

The New York Times SECTION THURSDAY, JANUARY 4, 1990

Some Suburban Pioneers In Yonkers Find Creative Ways To Occupy Big Houses

Stone-and-shingle style. Three couples in one extended family share the rambling Overcliff house.

Park Hill on the Hudson, an Early Planned Community

By JOSEPH GIOVANNINI

DR. BRUCE PATER, a psychiatrist, and his former Peace Corps wife, Mary, still work in Manhattan and their children live on weekends. But from Grand Concourse they can easily hail a boat by walk from the wooden, waterfront, rich (they paid $500 each for them) [illegible] of a large [illegible] city recently bought in the Park Hill area of Yonkers. On the acre of land around their house the couple have planted an orchard of dwarf fruit trees and a vegetable and herb garden.

After looking for about five years for a suitable dwelling for their family of five in New York, the Paters discovered an enclave of large, [illegible] and early 20th-century houses in what Dr. Pater calls "a pocket of classicism." The Paters paid $[illegible] for a 3,000-square-foot house that has six 20-by-20-foot rooms, an enclosed 15-by-15-foot reading room and a 15-by-18-foot living room, fireplaces and sun porches. There is, of course, work to [illegible] in the 100-year-old, tiny farm, started rebuilding the elaborate woodwork of the sunroom [illegible].

"We're trying to do things the inexpensive way, which takes more time," Dr. Pater said. "But it never does you any good to be doing it in a rush."

The Paters are among a number of families that, seeking larger homes outside Manhattan, have discovered Park Hill — one of the [illegible] planned residential suburbs around New York and one that, in [illegible], begins some interesting conversations and urban dwellers in the area contemplate it, a fairly exclusive district of about 300 families, richly detailed houses of considerable character. The area developed as a railroad suburb, laid out with large lots, winding roads and plantings designed to encourage the sense of seclusion and privacy. According to a prominent brochure of the time, it was to be "an ideal community, in which every [illegible] to government would [illegible] and could [illegible] economy."

Park Hill, whose [illegible] have applied for designation as a historic district, [illegible] the Hudson River from a [illegible] preservatory with many [illegible] and [illegible]. Houses are [illegible] to capture the views, [illegible], with [illegible] of [illegible] of their sites. The people now living in the area, said Sherrod Byers, a sales associate at Ludlow, Hodges & Taylor Realty, are "intellectuals, [illegible] professionals interested in preserving the past." [illegible] to use their children to [illegible] — a decision that may offset the saving made in purchasing houses at relatively low prices.

The Paters say that they would not have bought their house if they not been encouraged by the example [illegible] the owner of the [illegible] family — a three-generation extended family occupying an [illegible] large, photogenic stone house known as the Overcliff house,

Continued on Page 19

The New York Times/Dave Pickoff

Extended-family ownership: The Lafonds have done nearly all of the renovation work themselves.

Continued From Page C1

an architectural masterpiece of the area.

"Our old house in Tappan blew up in a gas explosion," said Carl Tilzer, husband of one of the Lafond daughters and an architect. "We never wrote this house in the newspaper." The Elizabeth shingle-style, Cornish house was clearly too large for Mr. Tilzer and his wife, Cosette, a teacher, and their daughter; the couple talked with Mrs. Tilzer's sister, Michele Shapiro, then living in Soho, who, with her husband, agreed to join the venture. The two couples then approached the sisters' parents about participating. Although Mrs. Lafond was originally opposed, Mr. Lafond, a recently retired educator — and loosely handyman to the extended family — welcomed the project. "I'd rather she work-

A house 'beloved beyond words.'

ing," he said. The Lafonds sold their house in Queens Village to take part.

The Lafond family, originally from Haiti, bought the place for $40,000 and, over the last year, has invested about $125,000, the members of the family doing much of the labor themselves and serving as contractors. The renovation has involved rewiring, replumbing, roofing, insulating and replastering, as well as painting and refinishing and installing two new boilers. The stonework outside — typical of many of the houses in this area — was repointed and repaired. The group has bought some Victorian furniture for the family rooms on the ground floor and has furnished the bedrooms series in contemporary style. Mrs. Shapiro, who says it takes her only 20 minutes to get to Soho, reports, "My friends think all that I do up here sounds better."

Living together as an extended family has been an experiment, and one that has worked well. The family has divided the upstairs quarters into eight, each larger than the rooms the parts of the family had moved from, with enough space left over for Mr. Tilzer's writer's suite and an office for the Shapiros set up in part of what was originally a chapel. Mr. Tilzer, who, carrying a cordless telephone, contacts most of the vast house, says that when he needs the phone he has to call from another line so that he can hear it by its ring. Many of the rooms in the house are similar; the four chimneys in a circular tower with a circumferential view of the Hudson.

Another large house in the neighborhood, a 27-room Italian Revival mansion built from 1903 to 1904, was also bought recently and has been partly restored over the last year. Richard Paley, a real-estate entrepreneur who purchased the house and all its furniture for $300,000, said that he recommends as much per month on the 20,000-square-foot house (not including the attic) as he did on rent for the 3,000-square-foot loft he had occupied in Soho. He shares the house with his brother Arthur and their father. Like the Lafond family, all three had lived in apartments before moving to Park Hill.

"Everyone wants to really feel material and want to indulge themselves," Mr. Paley said, "we light candles and the fireplaces in the hall, the drawing room and the dining room. At night you forget where you are." There is no difficulty using the space, as Mrs. Paley put it: "If you have a room, a use generates to it. We have only a couple of rooms left over." They discovered an additional room when they moved the cribs of a set to a hidden space.

Hunting used to "image of Grandfather's hidden space hunters," Richard Paley said he was very careful about hunting the house. To prevent lost heritage Mrs. Paley, using dental tools, has repaired hundreds of leaded windows.

Although the approach has been to restore rather than renovate the house, the first efforts were the heavy: roofing, pointing stone walls, checking the chimneys and redoing the wiring. Mr. Paley distinguished the issue of partial furniture in the master bedroom by decorating it in a Japanese style.

Few of the old homes are as beautiful as the Paley mansion, but almost all are monumental and have many architectural features. Jorge and Marta Aragona, who have two small children, recently left their two-bedroom Manhattan apartment for a fixer-up, 2-story house that cost $120,000 because, according to Mrs. Aragona, getting one more room in Manhattan would have cost over $100,000. The house the Aragonas found is at the crest of a hill; inside there is extensive wood paneling and ceiling detailing. The Aragonas painted, wallpapered, and carpeted to bring out original features.

Other residents who have restored dwellings preceded the recent wave. When Dr. Peter Sarnoff and his wife, Bernadette, bought theirs in 1970 it was like a haunted house, he recalled. "There matter where had lived here into their 80s," he said. "The street hedges were up to 18 feet high." For sentimental reasons he was especially attracted to the quality of the turn-of-the-century architecture. "My father was in construction, and he would have loved the tile paneling and carved oak trim." Dr. Sarnoff, a dentist, did most of the restoration work himself.

Another couple who bought a Park Hill house in 1972 were looking for a large, affordable home for their family and for their collection of Oriental art. The collection, now extensive, takes center stage next to modern, practical furnishings.

When initially covering a downstairs wall since removed, a fireplace was discovered, along with a letter that documentation the furnace with which its previous owner, a Ringfold Pulitzer-finalist, had repaired the house. The letter, addressed to future occupants, says: "This house is beautiful and beloved beyond words in eye, and way to my husband. Everything I have done towards remodeling is with the hope that it will be a memorial to him and our love. Bless all who sit by the fire, walk in the doors and sleep in the rooms."

Built to Accommodate Naturally Rocky Sites

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Geographical Data

9. Geographical Data
The Park Hill Historic District has an irregular boundary evident on the accompanying map.

Park Hill Historic District

423 Total Primary Buildings
363 Contributing
60 Non-contributing

127 Secondary Buildings
117 Contributing
10 Non-contributing

17 Discernable Unimproved Lots
80 Side lawns and open parcels (approximation)

Park Hill Historic District Boundary Justification

The Park Hill Historic District physical dimensions and its boundaries were determined by three major factors. Each of these factors are related and combined. They provide a clear direction on how the historic district boundaries were shaped.

The first factor is the consideration of how the neighborhood grew as a suburb of New York City. Park Hill and Park Hill West, which are west of Ramsey Road and were developed by the American Real Estate Company, are typical of planned suburbs of this era and were considered worthy of being within the proposed boundaries. Lowerre Summit, which is east of Ramsey Road and was not developed by the American Real Estate Company but developed concurrently, shares many of the characteristics of the planned development of Park Hill and was considered worthy of being included.

The second factor is the quality of the houses within the district. Park Hill, Park Hill West and Lowerre Summit each have an exceptional collection of largely extant houses dating from the early shingle Queen Anne period of the 1880's on through to the 1930's Tudor Revival houses including the various house styles popular between these periods. The houses of these periods are included within this boundary and helped to define the edges of this district.

The third factor was community support. All of the historic district is considered a subset of the contemporary neighborhood of Park Hill and there was strong community direction to have the historic district boundary reflect this. The historic district configuration and boundary in large part under the contemporary Park Hill neighborhood with what might be considered as the historic district so as to be inclusive of the entire neighborhood.

Each of these factors gave direction on establishing the delineation of the Park Hill Historic District boundaries and allowed for a logical direction on the size of the district and how the boundary edges were identified.

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April, 2002

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