

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received AUG 19 1983
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic

and/or common Delavan Terrace Historic District

2. Location

Roughly bounded by Delavan Terr. and Palisade and Park Aves.

street & number see description

not for publication

city, town Yonkers

vicinity of

congressional district

state New York

code 036

county Westchester

code 119

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership--see Continuation Sheet

street & number

city, town

vicinity of

state

5. Location of Legal Description

courthouse, registry of deeds, etc. Westchester County Land Records Office

street & number 148 Martine Avenue

city, town

White Plains

state New York

6. Representation in Existing Surveys

title State-wide Historic Resources Survey has this property been determined eligible? yes no

date 1980-81

federal state county local

depository for survey records NYS Office of Parks, Recreation & Historic Preservation

city, town Albany

state New York 12238

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u>NA</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Delavan Terrace District is a small enclave of large turn-of-the-century residences. The district's boundaries are clearly delineated by the distinctly different character of the surrounding community--to the west by the steep drop of the hill behind 323 Palisade Avenue and the mid-twentieth century apartment complex, "Hillcroft Town Houses," located at 355 Palisade Avenue; to the north by the modern residential units of the "Palisades Garden Apartments" and by severely altered older houses at 159 and 169 Park Avenue; to the east by contemporary tract houses along the east side of Park Avenue; and to the south by modern structures built in the 1970s. Within the boundaries of the nominated district are located eleven houses which are architecturally and historically significant and are visible from public thoroughfares. Initially the site of the residences of Yonkers industrial gentry (of which two remain within the confines of the district), most of the structures date from the early twentieth century when the land was developed as a middle-class suburban community. While a few of the houses have been altered over the years, on the whole, the district retains its original character.*

The following building descriptions are keyed numerically to the nomination's general plot plan:

1. Smith-Collins House (323 Palisade Avenue); 1854, with extensive alterations in 1875, High Victorian Gothic; two-and-one half stories, multiple bays, stucco over clapboard, projecting crenelated three storey entrance tower with round-arched entrance and windows, sash windows with wood architraves and shutters, one and two storey bay windows, rear two storey glazed veranda with four centered arched windows, balustraded terrace, multiple gabled roof with dormers featuring vergeboards, denticulated and bracketed cornice; extensive exterior alterations including stuccoing, removal of porte-cochère, front porch, tower belvedere, and gable trim; interior features Eastlake paneling, moldings, and mantels; carriage house features clapboard siding, low hipped roof, cupola.

Photograph number: 1A-N

*

All dates for the erection of structures were obtained from the City of Yonkers tax and assessments records for the third ward, 1854-1930.

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Yonkers, Westchester Co., N.Y.

<u>STREET & NUMBER</u>	<u>BLOCK & LOT</u>	<u>OWNER & MAILING ADDRESS</u>
<u>Delavan Terrace</u>		
4 (aka 340 Palisades Avenue)	2157/45	James O'Rourke, 4 Delavan Terrace, Yonkers, N.Y. 10703
6 (aka 10 Delavan Terrace)	2157/49	Adam Lansing, 6 Delavan Terrace, Yonkers, N.Y. 10703
10 (aka 18 Delavan Terrace)	2157/53	Jean Pearce, %Eastchester Savings Bank, O'Flynn & Verity, Inc., 192 Hempstead Turnpike, West Hempstead, N.Y. 11552
14 (aka 26 Delavan Terrace)	2157/55	Iwan & Eugenia Makohon, 14 Delavan Terrace, Yonkers, N.Y. 10703
5 (aka 17 Delavan Terrace)	2158/17	William Bastiansen, %O'Flynn & Verity, Inc., Peoples Saving Bank of New York, 192 Hempstead Turnpike, West Hempstead, N.Y. 11552
9 (aka 1 Delavan Terrace)	2158/21 & 23	D. Cavalea & H. Demarsh, 1 Delavan Terrace, Yonkers, N.Y. 10703
23 (aka 11 Delavan Terrace)	2158/13	Samuel Kowakick, 11 Delavan Terrace, Yonkers, N.Y. 10703

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<u>STREET & NUMBER</u>	<u>BLOCK & LOT</u>	<u>OWNER & MAILING ADDRESS</u>
<u>Palisade Avenue</u>		
323	2155/15 & 18	Andrew Carlin, 323 Palisades Avenue, Yonkers, N.Y. 10703
354	2158/25	Mary B. Leonard, 354 Palisades Avenue, Yonkers, N.Y. 10703
<u>Park Avenue</u>		
139	2157/4	Elizabeth B. Loebel, 139 Park Avenue, Yonkers, N.Y. 10703
147	2157/1	John W. Lawson, 147 Park Avenue, Yonkers, N.Y. 10703
149	2158/9	Stephen Zenecky, 149 Park Avenue, Yonkers, N.Y. 10703

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2. A. Doty House (4 Delavan Terrace; aka 340 Palisade Avenue); 1926, Neo-Colonial; two-and-one half stories, five bays, brick, fluted and paneled entrance surround with sidelights and elliptical fanlight, six-over-six sash windows with paneled lintels on first floor, denticulated cornice, balustraded, slate, hipped roof with segmental-arched dormers and end chimneys; flanking three bay wide dependency with attached breezeway leading to garage.

Color: Green

Photograph number: 2

3. Alexander J. Denniston House (6 Delavan Terrace; aka 10 Delavan Terrace); 1911, Tudor Revival, yellow, two-and-one half stories, three major bays, stucco and shingles, recessed entrance porch with four-centered pointed arch entrance architrave and paired sidelights, sash windows, projecting central gabled pavilions supported on decorative consoles featuring pendants and diamond-lighted casement windows, pent roof above first storey, bay windows, half-timbering motif in gable ends, side porch supported on Tuscan columns, rear porch with open deck, gable roof with intersecting gables; hipped roof garage with applied half-timbering.

Color: Green

Photograph number: 3

4. Reuben Borland House (10 Delavan Terrace; aka 18 Delavan Terrace); 1904, late Queen Anne; two-and-one half stories, two major bays, stone-faced ground storey and shingled upper stories, recessed entrance porch, entrance architrave featuring Ionic pilasters, bay, sash, oval and oriel windows, recessed attic porch in gable end with curved shingled cheek walls and semi-elliptical balcony supported on brackets, intersecting gambrel roofs (cruciform in plan) with flaring eaves and denticulated raking boards; minor alterations to roofline (addition of dormers) and removal of side balcony at attic storey level; hipped roof garage.

Color: Green

Photograph number: 4

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- 5. E.D. Knap House (14 Delavan Terrace; aka 26 Delavan Terrace); 1907, Western Stick Style (Bungalow); two-and-one half stories, four major bays, shingles, building oriented perpendicularly to street, glazed entrance porch, sash and casement windows, oriel window supported on carved brackets, recessed first storey porch with wooden piers, intersecting hipped roof with hipped roof dormers, exposed projecting rafters.

Color: Green
Photograph number: 5

- 6. House (147 Park Avenue); 1908, Mission Revival; two-and-one half stories, five bays, stucco, hipped roof entrance porch supported on stucco piers, denticulated paneled entrance surround with flanking one-over-one sash window sidelights, sash windows of various sizes with molded architraves, door with sidelights leading to porch over entrance, continuous porch with six-sided corner pavilions, hipped roof pantiled dormers with six-over-six tripartite windows, hipped roof; below-grade garage on east elevation.

Color: Green
Photograph number: 6

Henry Moffat House (139 Park Avenue); 1904, late Queen Anne/Shingle Style; two-and-one half stories, two major bays, shingles, porch supported on stone piers, sidelighted entrance, palladian and round-arched windows, oriel supported on console, gabled roof with slightly flaring eaves, gabled dormers; garage addition and asbestos siding.

Color: Yellow - Red
Photograph number: 7

- 7. Littel House (149 Park Avenue); 1915, Tudor-inspired; two-and-one half stories, five bays, stucco, pent roof at first storey level, entrance porch supported on Tuscan columns with trellis work, sidelighted entrance, sash windows, wood string course, oriel windows with diamond-lighted panes, gable roof with intersecting gables.

Color: Green
Photograph number: 8

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8. Griffith John House (23 Delavan Terrace; aka 11 Delavan Terrace); 1906, late Queen Anne; two-and-one half stories, three bays, stone faced first storey, continuous bracketed porch supported on stone piers, projecting bay window, modern sash windows, hipped roof with large gabled dormers and brackets, vinyl siding.

Color: Yellow - Pink

Photograph number: 9

9. Charles E. Otis House (5 Delavan Terrace; aka 17 Delavan Terrace); 1904, Tudor Revival; two-and-one half stories, three major bays, stucco, recessed four-centered pointed-arch entrance porch, entrance with applied pilasters and sidelights, projecting gabled entrance pavilion featuring half-timbering and wood consoles, sash windows with wood enframements and diamond-shaped panes, bracketed oriel windows, balustraded porch pavilion supported on wood piers, hipped roof with centrally placed gabled dormer; below grade garage addition (H. Lansing Quick, architect).

Color: Green

Photograph number: 10

10. William Howard House (9 Delavan Terrace; aka 1 Delavan Terrace); 1904, late Queen Anne; two-and-one half stories, two major bays, entrance porch featuring open upper deck supported on Ionic columns, double door entrance with applied Ionic pilaster enframement, sash, round and bay windows, intersecting gable roof with dormers, vinyl siding and wrought-iron work on porch.

Color: Yellow - Green

Photograph number: 11

11. Law-Baldwin House (354 Palisade Avenue); 1886, additions in 1894, Shingle Style; three-and-one half stories, three major bays, shingles, continuous balustraded porch supported on Ionic columns with second-storey deck, sash, oriel, and diamond-paned windows, bay windows, recessed attic window in gable end with curving cheek-walls, intersecting gambrel roofs with denticulated raking boards, one storey side wing.

Color: Green

Photograph number: 12

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DELAVAN TERRACE GENERAL PLOT PLAN:



8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900- 26	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1854-1926 **Builder/Architect** various

Statement of Significance (in one paragraph)

The area encompassed by the proposed Delavan Terrace Historic District is notable as an intact and cohesive turn-of-the century residential neighborhood in Yonkers, New York. Within the boundaries of the nominated district can be found good examples of early twentieth century domestic architecture as well as one of the few surviving Eastlake interiors in the municipality. The houses that compose the district embody the distinctive characteristics of the period in which they were constructed and, in a few instances, are associated with the lives of persons significant in shaping the history of Yonkers and Westchester County. The major stylistic currents represented include: Queen Anne, Shingle Style, Bungalow, Tudor Revival, and Spanish Colonial Revival. Despite alterations to several buildings within the district, the area retains the scale and ambience of an early residential development.

As part of the lands that comprised the original manor granted to Frederick Philipse I in 1693 by the British Crown, most of the area now known as Delavan Terrace remained pasturage until 1843 as part of Lemuel Wells's 320-acre estate. Wells, who owned most of central Yonkers, made it a general policy to keep his estate, as far as possible, undivided and could not often be induced to sell or lease any part of it. With the death of Wells in 1842, his heirs partitioned the estate and once released from the hand that had so long kept it out of the market, and, catching the spirit of the enterprise, the land so long unused, or, where used, devoted to farm purposes only, was quickly laid out in streets and lots, became the scene of busy activity and was soon dotted with beautiful residences.¹ The opening of the Hudson River Railroad in 1849 also heralded Yonkers's entry into the industrial community and transformed the town from an agricultural port to a bustling commercial and manufacturing center. Concomitant with this transformation of the town's economy, Yonkers witnessed a substantial population increase (from 4,160 reported in the 1850 census to 11,848 in 1860 and 18,318 in 1870) and building boom. In 1886 the Reverend David Cole would write of the period:

The industries of the place...began to loom up and to give lively promise of that strength and promise to which in later days they have attained. There was great activity in all departments of enterprise and work, in mills and

¹D. Cole, "Yonkers," in J. Thomas Scharf, History of Westchester County, New York (Philadelphia: L.E. Preston & Co., 1886), volume II; p.23.

9. Major Bibliographical References

see Continuation Sheet

10. Geographical Data

Acreeage of nominated property 4.16

Quadrangle name Yonkers

Quadrangle scale 1:24,000

UMT References

A	1 18	5 9 33 7 0	4 5 33 0 80
	Zone	Easting	Northing

B	1 18	5 93 2 30	4 5 3 30 9 0
	Zone	Easting	Northing

C	1 8	5 9 3 2 1 0	4 5 33 0 4 0
	Zone	Easting	Northing

D	1 8	5 93 1 7 0	4 5 3 30 8 0
	Zone	Easting	Northing

E	1 18	5 9 3 1 1 0	4 5 33 9 9 0
	Zone	Easting	Northing

F	1 8	5 93 3 5 0	4 5 3 39 2 0
	Zone	Easting	Northing

G			
	Zone	Easting	Northing

H			
	Zone	Easting	Northing

Verbal boundary description and justification

see general plot plan

List all states and counties for properties overlapping state or county boundaries

NA

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Austin O'Brien, Field Representative

Preservation

organization NYS Office of Parks, Recreation & Historic date August 1983

street & number Agency Bldg. 1, E.S.P. telephone (518) 474-0479

city or town Albany state New York 12238

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature [Signature]

title Commissioner

date 8/17/83

For NPS use only

I hereby certify that this property is included in the National Register Entered in the National Register date 9/15/83

[Signature]
Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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factories, in stores and shops, in real estate, in surveying, in outlaying, in grading, in building, in boating and trucking. The place that had been so long retired and dormant came into notice and was wide awake.¹

The nominated district's proximity to the village's commercial center and to the industrial complexes located along the Nepperhan River undoubtedly made it an ideal site for the building of the residences of Yonkers's more prosperous citizens and industrial leaders. By 1876 the land was divided into large tracts and boasted some of the more imposing houses of the village.

323 Palisades Avenue, the Smith-Collins House, remains one of the oldest extant structures in the area. Built circa 1854 for L.F. Wheeler, the land and house were conveyed in 1873 to Alexander Smith. Two years later, in 1875, village tax records indicate that the assessed valuations of the house and land increased from \$7,700 to \$21,500--indicating the construction of a new dwelling or the substantial alteration of an older structure. Although difficult to determine without a thorough structural analysis, old illustrations of the house would seem to indicate that an Italianate **Style** building of cubical configuration with a central tower was remodeled in 1875 in the then fashionable High Victorian Gothic style. Featuring projecting bay windows, carved ornamental braces and vergeboards, steeply pitched, irregular, intersecting gable and hipped roofs sheathed in polychromed shingles, and an open, hipped-roof belvedere, the composition of the building strongly resembles that published as "Design XXXII--A Lake or River Villa for a Picturesque Site" from Alexander Jackson Downing's The Architecture of Country Houses. First published in 1850, Downing's book went through numerous editions and was quite influential in shaping the course of American architecture during its time; this particular design, he noted, was especially suited for:

scenery which exists in many spots in America besides the banks of the Hudson --wherever, indeed, the wildness or grandeur of nature triumphs strongly over cultivated landscape--but especially where river or lake and hill country are combined--it is there that the

¹Cole, page 23.

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highly picturesque country-house or villa, is instinctively felt to harmonize with and belong to the landscape. It is there that the high tower, the steep roof, and the boldly varied outline, seem wholly in keeping with the landscape...¹

Although slightly different in execution than that depicted in the published design, the Smith-Collins House features the "delicious curve" of the roofline which Downing recommended and of which he wrote:

belongs to many of the Rhine buildings (and) is, in fact, a repetition of the grand hollow or mountain curve formed by the sides of almost all great hills rising from the water's edge, and it forms the connecting link that unites and brings into harmony the opposite lines, perpendicular and horizontal, which are found, the one in the tower and the other in the water or landscape level at its best.²

Downing's choice site for his picturesque villa closely resembles the hill-top location of the Smith-Collins House, which commands a panoramic view of the Hudson and Palisades and which steeply slopes down to the river on its west side.

Lending further support to the attribution of Downing's pattern book as the inspiration for the Smith-Collins House is "Design XIV--A Cottage in the Rhine Style" published in his 1873 edition of Cottage Residences. In this work, a porte-cochère similar to the one depicted in old illustrations of the Smith-Collins House is shown as well as the surmounting window with its ornamental hood. Downing notes in Cottage Residences that both the porte-cochère and surmounting window were alterations he designed in 1871 for an older house.³

¹ Andrew Jackson Downing, The Architecture of Country Houses (New York: Da Capo Press, 1968; reprint of the 1850 edition), p. 344.

² Ibid., p. 345.

³ Andrew Jackson Downing, Victorian Cottage Residences (New York: Dover Publications, Inc., 1981; reprint of the 1873 edition), pp. 174-78.

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While the floor plans of both Downing houses differ from that of the Smith-Collins House, the latter's plan bears a great similarity to that of "Glenview," the John Bond Trevor House.¹ Built in 1876 by Charles W. Clinton and based on the above-mentioned Downing sources, "Glenview" employs similar cornice consoles, belvedere tower, and porches with roof balustrades. Both "Glenview" and the Smith-Collins House are entered through their towers and feature Eastlake interiors. The Smith-Collins House boasts fine dark wood paneling and trim, a massive staircase accented with carved newel posts and balusters, and coal-burning fireboxes surrounded with glazed tiles and Eastlake mantels. The spatial sequence of rooms within the house reflects the period's increasing concern with specialization of interior spaces and the exclusion of "social" spaces from utilitarian, functional areas.

In 1873 the house was annexed to Alexander Smith's estate located on the adjoining property at 355 Palisades Avenue. Smith (1818-1878) was the founder and president of the Alexander Smith Carpet Mills, one of Yonkers's earliest and largest industries.² Although there is no remaining documentary evidence, it is posited that the Smith-Collins House was the residence of Warren Baldwin Smith (1848-1903), Alexander Smith's eldest son. With the death of Alexander Smith in 1878, Warren B. Smith succeeded to the presidency of the family's carpet mill and under his direction the firm enjoyed the status of the largest carpet manufacturers in the United States, second in the world only to the John Crossley firm of Halifax, England.³ In 1878 the house was sold to Charles Collins (1817-1891) and Warren Smith took up residence in the estate's main house, "Hillbright." Collins, a successful dry goods merchant from Hartford, Conn., moved to Yonkers to retire. During his remaining 13 years of life, Collins became a prominent citizen of Yonkers and an active member of the First Presbyterian Church.⁴ Collins' son, Clarence L., is known to have lived at 323 Palisade Avenue between 1881 and 1886. Clarence Collins (1848-1922) was senior member of C.L. Collins & Co. of New York and the representative of many Connecticut cotton mills.⁵

¹The John Bond Trevor House, "Glenview," now the Hudson River Museum, is a National Register property.

²The Alexander Smith Carpet Mills have been nominated to the National Register.

³Charles E. Allison, The History of Yonkers (New York: Wilbur B. Ketchum, 1896), p. 356; also see the National Register of Historic Places nomination form for the Alexander Smith Carpet Mills Historic District.

⁴"In Memoriam--Charles Collins," The Yonkers Gazette (December 5, 1891).

⁵The New York Times, (September 30, 1922), p. 13:6.

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In 1910 the house was conveyed to Isidore J. Beaudrias, a prominent, turn-of-the century Yonkers lawyer.¹ During this period, the building's exterior was greatly altered by the application of a stucco covering to the facade, the removal and remodeling of many of its porches, and the removal of its decorative trim; the interior of the dwelling, however, remained virtually intact. Despite these alterations to the structure, the house remains important as the last extant dwelling associated with the Smith family and for its connection with many of Yonkers' more prominent 19th-century citizens as well as for its intact Eastlake interiors.

The Law-Baldwin House at 354 Palisades Avenue dates from 1886. Originally the home of Walter W. Law (1837-1924), the design of the house represents a distinct departure from the High Victorian Gothic style employed at the Smith-Collins House. Executed in the Shingle Style popularized by Henry Hobson Richardson and John Calvin Stevens during the 1880s, it features the shingle-clad exterior, broad overhanging roof, and general volumetric quality that are the hallmarks of the style. Though rooted in the shingle-clad architecture of 17th-century New England, it represented, at the time, a reaction to the structuralism of the preceding decade and was responsible for introducing a new freedom and openness into the planning of the American house. Law, president of the Fernbrook Carpet Company of Yonkers, lived at the house until 1889 when he moved to New York as vice president of W. & J. Sloan Carpet Company. Law was best known as "The Laird of Briarcliff Manor," as his friend Andrew Carnegie called him. In 1894 Law purchased several thousand acres north of Yonkers and developed them into the village of Briarcliff Manor.²

In 1894 the house was enlarged by the Bradley-Currier Co. and sold the following year to William Delavan Baldwin. Baldwin, treasurer and general-manager of Otis Elevator Company, succeeded to the presidency of the company in 1900; he was also vice-president of the First National Bank of Yonkers. Active in local politics, Baldwin was nominated by the Republican Party in 1892 to Congress; he, however, declined. The Baldwin estate, "Hillcrest," occupied most of what is now Delavan Terrace. In 1904 the estate was divided into lots and sold. The same year also witnessed the opening of a new private street in Yonkers--Delavan Terrace.³

¹Allison.

²"Walter W. Law Dies in the South," The New York Times (January 19, 1924), p. 13:4.

³Allison, pp. 402-04.

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Among the first houses built in the nominated district after its division into speculative lots in 1904 were 5, 9, 10, and 23 Delavan Terrace and 139 Park Avenue. All of these buildings, with the exception of 5 Delavan Terrace, retain much of the asymmetrical massing which distinguishes the Queen Anne style. However, these early 20th century buildings reflect the change in architectural taste that was occurring at the time. Eschewing the elaborate surface treatment, decorated vergeboards, and gable ornaments that characterize the Queen Anne house of the 1880s, these later houses employ undecorated clapboarded facades or shingles to achieve simpler effects and rely on rooflines and massing for visual interest. Despite the absence of applied ornamentation, vestigial remains of the Queen Anne style are still notable in their modified towers, oriel and bay windows, continuous porches, and over-sized gable roofs. The use of fewer siding materials and the elimination of most applied ornamentation not only made these houses cheaper to build (and, therefore, within reach of the middle-class buyer) but also gave them a stripped-down "modern" look that echoed the avowed utilitarianism espoused by turn-of-the-century critics.

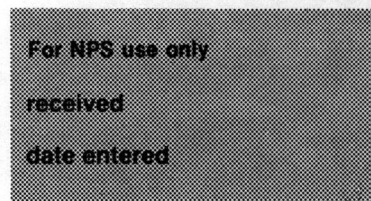
139 Park Avenue, the Moffat House, for example, features the irregular roofline, oriel windows with diamond-paned glass, and asymmetrical massing of the Queen Anne style. Here, however, the overall composition of the structure is more restrained than that which would have been found twenty years earlier. Built for Dr. Henry Moffat, an attending surgeon to Saint Joseph's Hospital and a graduate of the New York College of Physicians and Surgeons, the house represents the smaller, more easily maintained type of house which was becoming fashionable in American suburbs of the 1910s.

The Borland House at 10 Delavan Terrace, also executed in the same style, is a particularly fine example of an early 20th century middle-class residence. Incorporating characteristics from the late Queen Anne with detailing from the Shingle Style, the building features stone-faced lower walls, shingled upper stories, and a broad intersecting gambrel roof. Reuben Borland, president of the Alexander Smith & Sons Carpet Mills between 1916 and 1925, was well known in industrial circles during the first quarter of the century for his phenomenal rise from a bobbin boy earning \$8 a week at the mills to the presidency of one of the largest carpet manufacturers in the world earning a salary estimated at over \$100,000 a year. According to an article in the New York Times, few of the many articles written about him did not bear the caption "From Bobbin Boy to \$100,000 a

¹Allison, p.429.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet Delavan Terrace Historic District Item number 8

Page 7

Yonkers, Westchester Co., N.Y.

Year.¹ A native of Yonkers, Borland's career was considered one of the great success stories of the period.²

The Charles E. Otis House at 5 Delavan Terrace (built for the grandson of Elisha Graves Otis--inventor of the safety elevator) and the Alexander F. Denniston House at 6 Delavan Terrace are almost identical in execution, though built in 1904 and 1911 respectively. Possibly designed by the same architect, they represent trends in American residential architecture that were to culminate in the flowering of the "period house" during the 1920s and 1930s. Though often regarded by many historians as the fruits of stagnation in domestic architecture for their reliance on past styles for their detailing, these houses took over with little modification the most advanced planning concepts of the shingled houses of the 1880s, and, as far as the treatment of plan was concerned, represent virtually no break between the styles. As Jonathan Lane noted in his article "The Period House in the Nineteen-Twenties," these buildings often incorporate spacious interior arrangements and were responsible for the evolution of the modern American residential spatial plan. Lane further writes:

A new concept of the kitchen as a small compact space--a concept fundamental to twentieth century residential planning--emerged; entry halls were generally reduced in size where they did not disappear, and secondary living spaces were ruled out unless the house was relatively large. All of these changes left more space for the living room, which was now the chief feature of the plan. The series of small spaces of more or less equal size which occupied the ground floor of the Victorian house has given way...to an arrangement composed of a dominant living room area surrounded by several minor spaces--the basic arrangement of the modern house.³

Both of these houses are early examples of a new type of suburban dwelling that would become very popular after World War I and reflect a new concept in the design of the suburban house, which was now treated as a country residence on a small property rather than as a modified city dwelling.

¹The New York Times (December 13, 1925), p. 13:1.

²The Yonkers Statesman (December 12 and 14, 1925).

³Jonathan Lane, "The Period House in the Nineteen Twenties," Journal of the Society of Architectural Historians, vol. XX, no. 4, (December, 1961): 169-178.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

District

Continuation sheet Delavan Terrace Historic Item number 8

Page 8

Yonkers, Westchester Co., N.Y.

Reminiscent of buildings from the English Elizabethan period, the houses feature ornamental half-timbering, stuccoed walls, gables edged with vergeboards, clustered chimneys, and oriel windows. To emphasize the houses' associations with the Elizabethan style further, diamond-paned casement windows and hewn consoles are introduced into the composition. Outdoor living areas are also incorporated into the design--a distinctly modern arrangement--though drawn in under the second storey to maintain the over-all Elizabethan silhouette. The house built in 1915 at 149 Park Avenue represents a more modest variation of this basic theme.

Similar in concept, though quite different in execution, are the houses at 147 Park Avenue and 4 Delavan Terrace. Built in 1926, the Neo-Federal house at 4 Delevan Terrace features a symmetrical facade, classically inspired detailing from the Adamesque period, and hipped roof topped with a deck surrounded by a balustrade. Popularized by McKim, Mead and White, Charles C. Platt, William A. Delano and Chester H. Aldrich as early as the last decade of the nineteenth century, the style borrowed heavily from America's Georgian period and embellished contemporary interior plans with detailing associated with the East Coast's colonial period. A particularly fine example, its progeny can be found in the numerous "Williamsburg" type houses that dot America's suburban developments.

Counterpart to the Georgian-inspired revival that had its roots in the early architecture of the East Coast, the 1908 Mission Revival style house at 147 Park Avenue emulates the buildings of the Spanish colonial period in California. Square in plan with red tile hipped roofs and plain unrelieved stuccoed walls, the house reflects the American middle-classes' preoccupation during the early part of the twentieth century with period architectural styles in the design of their suburban homes as most expressive of their search for stability and legitimacy--no matter how far removed or inappropriate, the building form was to geographic and climatic factors.

The Knap House at 14 Delavan Terrace represents another stylistic current imported to Yonkers from California and found in the historic district. Built in 1907, this example of the Western Stick Style is quite unusual in Yonkers. Featuring broad and gently pitched hipped roofs--the eaves of which project beyond the wall plane--exposed rafters, shingle-clad facades, sleeping porches, and a general horizontal emphasis, the building traces its stylistic roots to the Stick Style of the High Victorian period and the shingled dwellings of the 1880s. First appearing in California in the late 1890s, the style reached its zenith in the large, rambling bungalows of the Greene Brothers during the first decade of this century. Closely allied to the Arts and Crafts movement of the period,

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Continuation sheet Delavan Terrace Historic District Item number 8 Page 9
Yonkers, Westchester Co., N.Y.

the apparent structuralism of the style and its projecting, shadow-providing rafters made it quite suitable for the brilliant sun-drenched landscape of the West Coast where it soon became known as the "Bay Region Style." Although a geographic misnomer, its presence in Yonkers remains something of an anomaly and underscores the eclecticism of early twentieth century residential architecture.

The Delavan Terrace Historic District is historically and architecturally significant as a small, largely intact, turn-of-the-century residential enclave in the city of Yonkers. Distinctive examples of early twentieth century domestic architecture can be found within the district, and many of the residences were the homes of persons significant in the development of Yonkers during the late nineteenth and early twentieth centuries.

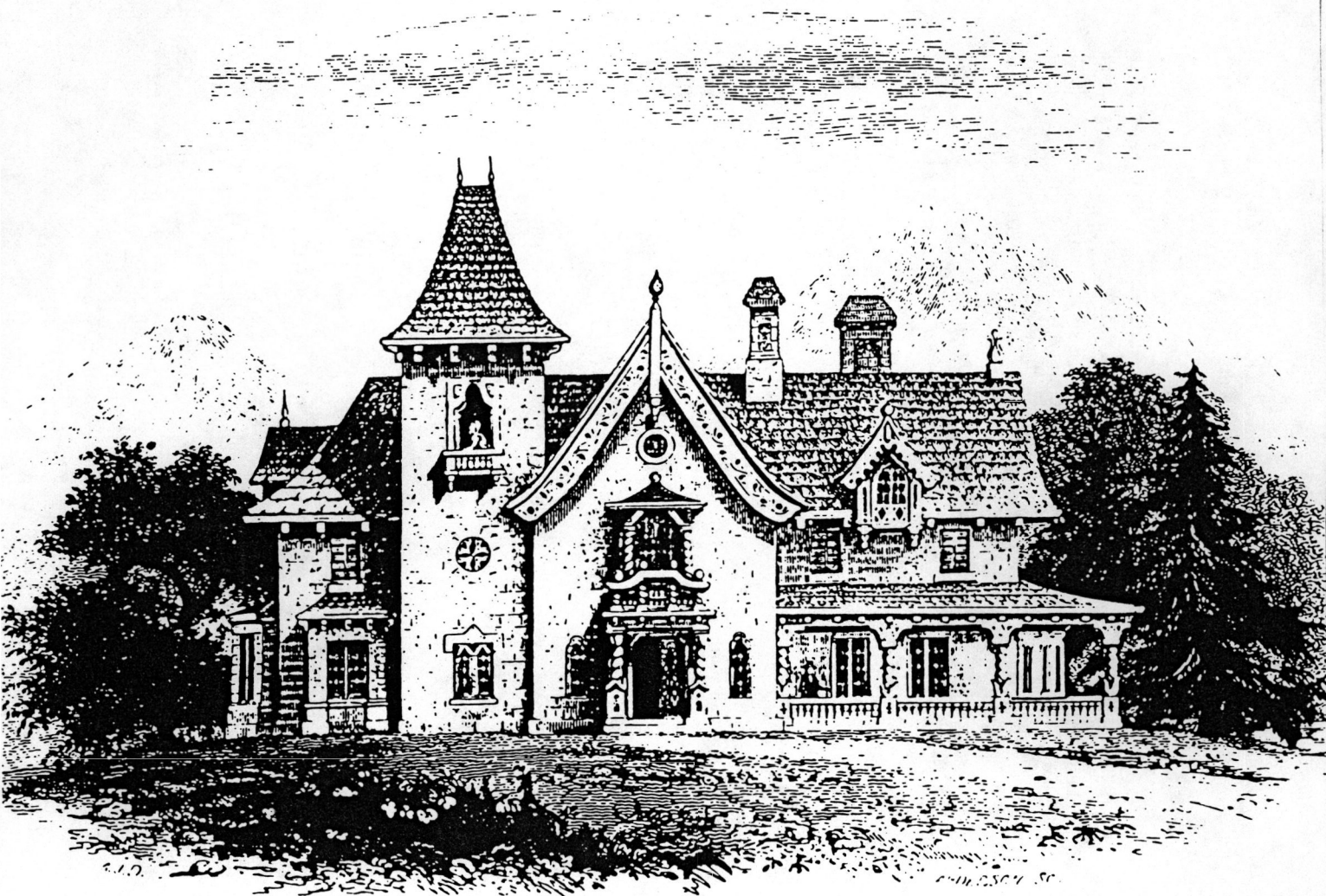
**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

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received
date entered

Continuation sheet Delavan Terrace Historic District Item number 8 Page 10
Yonkers, Westchester Co., N.Y.

"Design XXXII--A Lake or River Villa for a Picturesque Site" from
Andrew Jackson Downing, The Architecture of Country Houses (New York:
Da Capo Press, 1968; reprint of the 1850 edition).



**United States Department of the Interior
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Page 11

Yonkers, Westchester Co., N.Y.

"Design XIV--A Cottage in the Rhine Style" from Andrew Jackson Downing,
Victorian Cottage Residences (New York: Dover Publications, Inc., 1981;
reprint of the 1873 edition).

DESIGN XIV.

RESIDENCE OF MR. HEADLEY, NEAR NEWBURGH.



Fig. 90.

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National Park Service**

**National Register of Historic Places
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date entered

District

Continuation sheet Delavan Terrace Historic Item number 8

Page 12

Yonkers, Westchester Co., N.Y.

Carriage Porch from "Design XIV--A Cottage in the Rhine Style," from Andrew Jackson Downing, Victorian Cottage Residences (New York: Dover Publications, Inc., 1981; reprint of the 1873 edition).

CARRIAGE PORCH.
CONNECTED WITH DESIGN XIV.

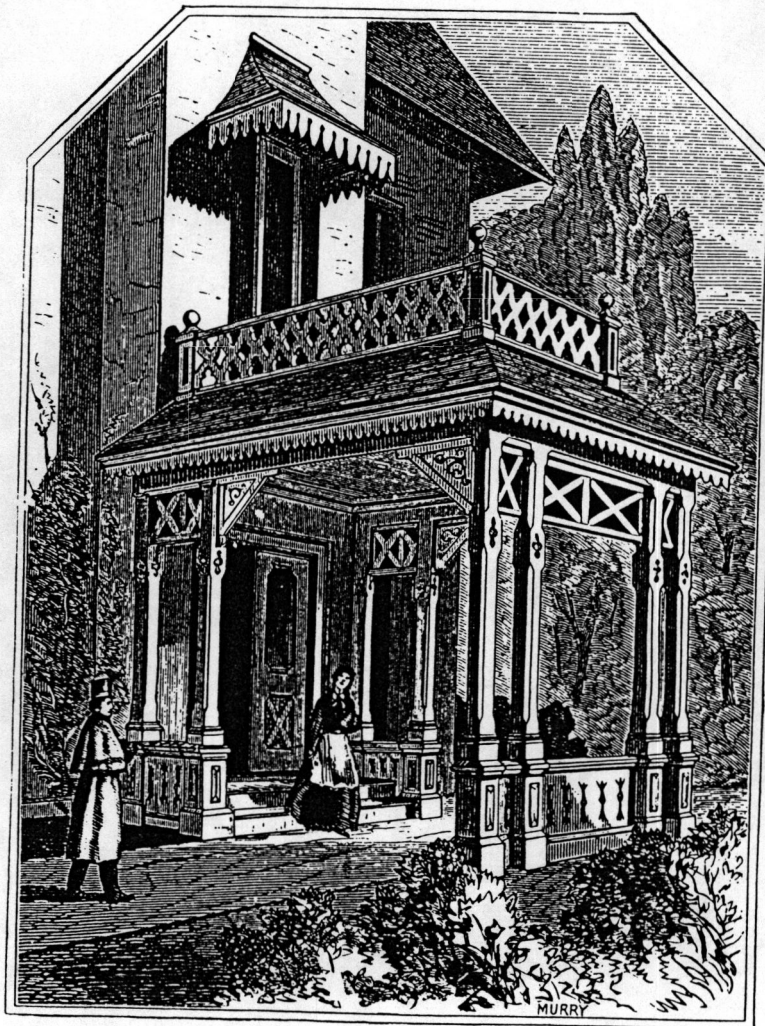


Fig. 98.

**United States Department of the Interior
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date entered

Continuation sheet Delavan Terrace Historic District Item number 9
Yonkers, Westchester Co., N.Y.

Page 1

Major Bibliographic References:

Allison, Charles E. The History of Yonkers. New York: Wilbur B. Ketchum, 1896.

Cole, David. "Yonkers" in J. Thomas Scharf, History of Westchester County, New York. Philadelphia: L.E. Preston & Co., 1886.

Downing, Alexander Jackson. The Architecture of Country Houses. New York: Da Capo Press, 1968; Reprint of 1850 edition.

Downing, Alexander Jackson. Victorian Cottage Residences. Dover Publications Inc., 1981; Reprint of 1873 edition.

Lane, Jonathan. "The Period House in the Nineteen Twenties." Journal of the Society of Architectural Historians, volume XX, number 4; December, 1961.

The New York Times. January 19, 1924; December 13, 1925.

The Yonkers Gazette. December 5, 1891.

The Yonkers Statesman. December 12 and 14, 1925.

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Delavan Terrace Historic District
Westchester County
NEW YORK

AUG 19 1983

Working No. _____
Fed. Reg. Date: 2.7.84
Date Due: 9/15/83 - 10/3/83
Action: ACCEPT 9/15/83
 RETURN
 REJECT
Federal Agency: _____

Entered in the
National Register

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	
	<input type="checkbox"/> unaltered	
	<input type="checkbox"/> altered	

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____
Statement of Significance (*in one paragraph*) _____

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

Delavan Terrace Historic District
Westchester County
NEW YORK

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

Comments for any item may be continued on an attached sheet



Photo: 1A

Smith-Collins House (323 Palisade Avenue); contemporary view of main elevation from east.

Delavan Terrace District

Yonkers, New York, ~~WESTCHESTER~~ CO

CREDIT:

Michael P. Rebic for Andrew Carlin
20 South Broadway, Yonkers, NY 10701

Summer 1982



Photo: 17B

Smith-Collins House (323 Palisade Avenue); contemporary view of rear elevation from south-west.

Delavan Terrace District

Yonkers, New York, WESTCHESTER CO

CREDIT:

Michael P. Rebic for Andrew Carlin
20 South Broadway, Yonkers, NY 10701

summer 1982



Photo: 10C

Smith-Collins House (323 Palisade Avenue); view of entrance hall.

Delavan Terrace District

Yonkers, New York, WESTCHESTER CO

CREDIT:

Michael P. Rebic for Andrew Carlin
20 South Broadway, Yonkers, NY 10701

summer 1982



Photo: 11 D

Smith-Collins House (323 Palisade
Avenue); view of stair-hall.

Delavan Terrace District
Yonkers, New York, WESTCHESTER CO

WGDIT:

Michael P. Rebic for Andrew Carlin
20 South Broadway, Yonkers, NY 10701

Summer 1982



Photo: 2

A. Doty House (4 Delavan Terrace);
view from north-west.

Delavan Terrace District
Yonkers, New York, Westchester Co

Credit:

Michael P. Rebic for Andrew Carlin
20 South Broadway, Yonkers, NY 10701

summer 1982



CURB
YOUR
DOG
VIOLATION
PENALTY
\$75.00

Photo: 3

Alexander Denniston House (6 Delavan
Terrace); view from north.

Delavan Terrace District
Yonkers, New York, WEDZHESTER CO

CREDIT:

Michael P. Rebic for Andrew Carlin
20 South Broadway, Yonkers, NY 10701
Summer 1982



Photo: 4

Reuben Borland House (10 Delavan
Terrace); view from north-west.

Delavan Terrace District

Yonkers, New York, ~~WEDZHESTER~~ CO

CREDIT:

Michael P. Rebic for Andrew Carlin

20 South Broadway, Yonkers, NY 10701

Summer 1982



Photo: 5

E.D. Knap House (14 Delavan Terrace);
view from north-west.

Delavan Terrace District
Yonkers, New York, ~~WESTCHESTER CO~~

CREDIT:

Michael P. Rebic for Andrew Carlin
20 South Broadway, Yonkers, NY 10701

Summer 1982



Photo: 6

House (147 Park Avenue); view from
north-east.

Delavan Terrace District
Yonkers, New York, *Westchester Co.*

Credit:

Michael P. Rebic for Andrew Carlin
20 South Broadway, Yonkers, NY 10701

Summer 1982



Photo: \$7

Littel House (149 Park Avenue);
view from south-east.

Delavan Terrace District
Yonkers, New York, WETCHGSTER CO.

CREDIT:

Michael P. Rebic for Andrew Carlin
20 South Broadway, Yonkers, NY 10701
summer 1982



Photo: 88

Griffith John House (23 Delavan
Terrace); view from south.

Delavan Terrace District
Yonkers, New York, WESTCHESTER CO.

CREDIT:

Michael P. Rebic for Andrew Carlin
20 South Broadway, Yonkers, NY 10701
summer 1982



Photo: ~~10~~ 9

Charles E. Otis House (5 Delavan
Terrace); view from south.

Delavan Terrace District
Yonkers, New York, WESTCHESTER CO

CREDIT:

Michael P. Rebic for Andrew Carlin
20 South Broadway, Yonkers, NY 10701

summer 1982



Photo: ~~11~~ 10

William Howard House (9 Delavan
Terrace); view from south.

Delavan Terrace District
Yonkers, New York, WESTCHESTER CO

photo:

Michael P. Rebic for Andrew Carlin
20 South Broadway, Yonkers, NY 10701

summer 1982



Photo: ~~4~~ 11

Law-Baldwin House (354 Palisade Avenue); view from west.

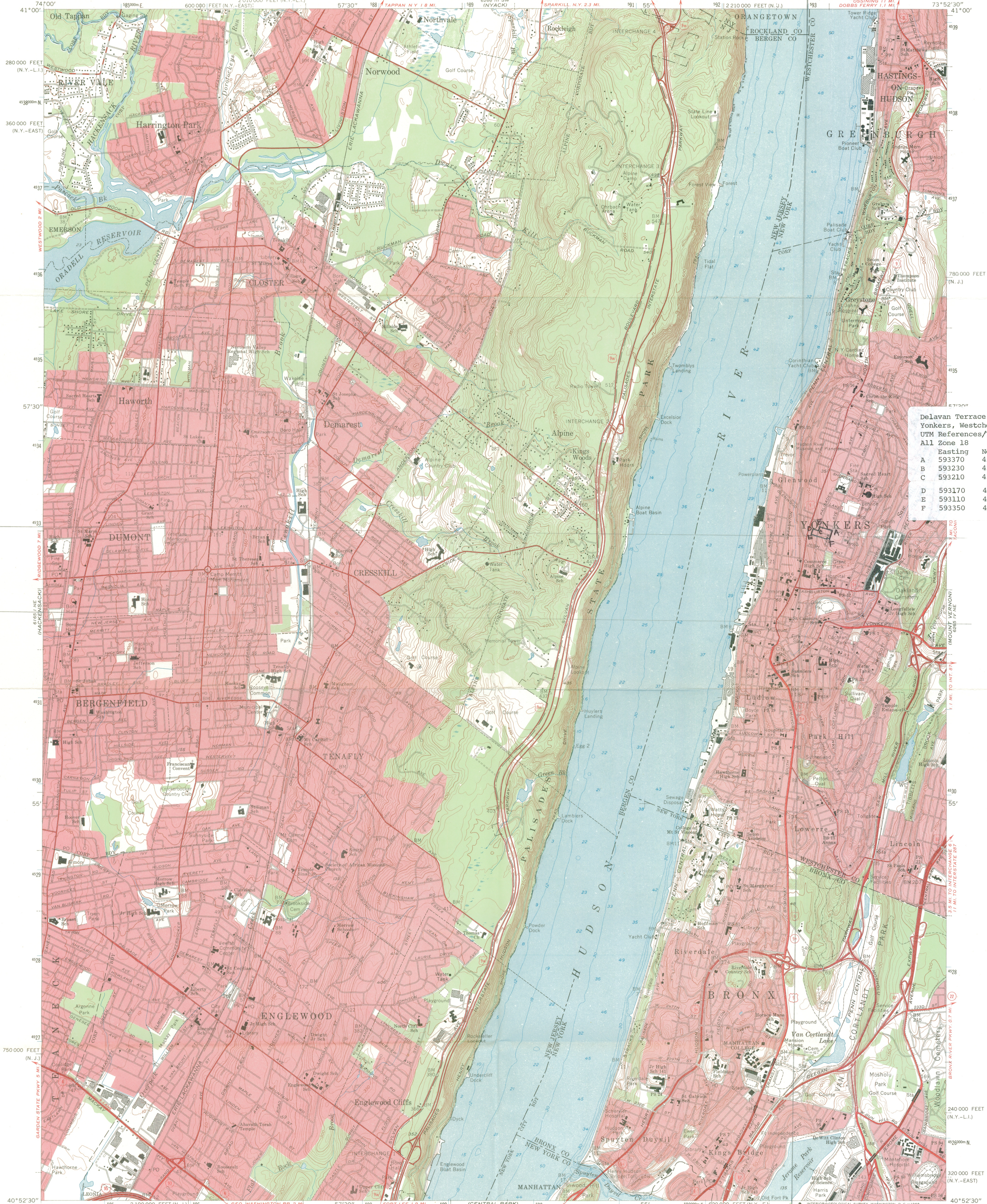
Delavan Terrace District
Yonkers, New York, Westchester Co

photo:

Michael P. Rebic for Andrew Carlin
20 South Broadway, Yonkers, NY 10701
summer 1982

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

YONKERS QUADRANGLE
NEW JERSEY-NEW YORK
75 MINUTE SERIES (TOPOGRAPHIC)



Delavan Terrace Historic District
Yonkers, Westchester County, NY
UTM References/Yonkers Quad
All Zone 18

	Easting	Northing
A	593370	4533080
B	593230	4533090
C	593210	4533040
D	593170	4533080
E	593110	4532990
F	593350	4532920

Mapped, edited, and published by the Geological Survey
New York area revised in cooperation with New York
Department of Transportation

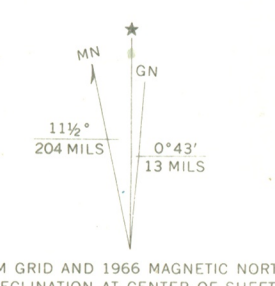
Control by USGS, USC&GS, USCE, New Jersey Geodetic Survey,
and City of New York Board of Estimate and Apportionment

Topography by photogrammetric methods from aerial photographs
taken 1954. Field checked 1956. Revised 1966

Selected hydrographic data compiled from USC&GS Charts 747 and 748
(1966). This information is not intended for navigational purposes

Polycyclic projection. 1927 North American datum
10,000-foot grids based on New Jersey coordinate system, and
New York coordinate system, east and Long Island zones
1000-meter Universal Transverse Mercator grid ticks,
zone 18, shown in blue

Red tint indicates areas in which only landmark buildings are shown



CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL
DEPTH CURVES AND SOUNDINGS IN FEET-DATUM IS MEAN LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 3.7 FEET



ROAD CLASSIFICATION

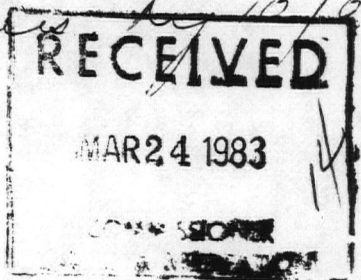
Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
Interstate Route	U.S. Route
	State Route

YONKERS, N. J. - N. Y.
NW/4 HARLEM 19 QUADRANGLE
N4052.5-W7352.5/7.5

1966
AMS 6265 IV NW-SERIES V821

~~AMS~~ app'd action

Delavan Terrace
Yonkers, N.Y. 10703



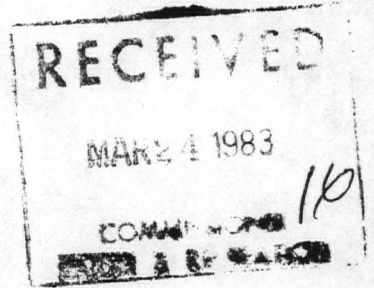
To
Orin Lehman
State Historical Pres. Off.
Rm. 841
Empire State Plaza
Albany, N.Y. 12238.

I, Evelyn C. Rowke, owner of Premises
no. 340 Palisade Avenue, Yonkers, N.Y. which is
shown and designated as Block 02157 Lot 45 on
the official map of the City of Yonkers, do hereby
object to my property being included in the
listing for the proposed Delavan Terrace Historic
District, Yonkers, Westchester County. Furthermore,
I do not wish the State Historical Officer to nominate
my property to the Keeper of the National Register
for inclusion in the National Register.

Evelyn C. Rowke

Julia Daniels
Notary Public
JULIA DANIELS
Notary Public, State of New York
No. 60-1812768
Qualified in Westchester County
Commission Expires March 30, 1983

STATE OF NEW YORK)
) S S:
COUNTY OF WESTCHESTER)



To: Hon. Orin Lehman
State Historic Preservation Officer
Historic Preservation Field Service Bureau
Agency Building 1
Empire State Plaza
Albany, N.Y., 12238

I, the undersigned, Stephan Zenecky, being the owner of Premises No. 149 Park Avenue, Yonkers, N.Y., which are shown and designated as Section 2, Block 2158, Lot No. 9 on the official map of the City of Yonkers, do hereby object to my property being included in the listing for the proposed Delavan Terrace Historic District, Yonkers, Westchester County. Furthermore, I do not wish the State Historical Officer to nominate my property to the Keeper of the National Register for inclusion in the National Register.

Stephan Zenecky

MARTIN A. RIDKIN
Notary Public, State of New York
No. 6525025
Qualified in Westchester County
Commission Expires June 30, 1984

3/22/83
Mat C. Hill

RECEIVED
MAR 24 1983
COMMISSIONER
PAVES & RECREATION

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) s s:

To: Hon. Orin Lehman
State Historic Preservation Officer
Historic Preservation Field Service Bureau
Agency Building 1
Empire State Plaza
Albany, N. Y. 12238

We, the undersigned, James F. Leonard, Margaret L. Bonansinga and Ann L. Maloney, being all the owners of Premises No. 354 Palisade Avenue, Yonkers, N. Y., which are shown and designated as Section 2, Block 2158, Lot 25 on the official map of the City of Yonkers, do hereby object to our property being included in the listing for the proposed Delavan Terrace Historic District, Yonkers, Westchester County. Furthermore, we do not wish the State Historical Officer to nominate our property to the Keeper of the National Register for inclusion in the National Register.

James F. Leonard
James F. Leonard

Margaret L. Bonansinga
Margaret L. Bonansinga

Ann L. Maloney
Ann L. Maloney

Sworn to Before Me
This 11th Day of March 1983

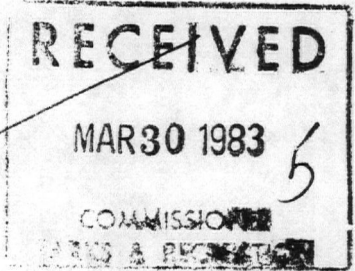
Richard A. Thoma
RICHARD A. THOMA

Notary Public, State of New York
No. 9215100
Qualified in Westchester County
Commission Expires March 30, 1984



Westchester County

DL



ANDREW P. O'ROURKE
County Executive

March 24, 1983

*AWS
approval
action*

Mr. Orin Lehman, Commissioner
Ms. Ann W. Smith, Deputy Commissioner
New York State Office of Parks, Recreation
and Historic Preservation
The Governor Nelson A. Rockefeller Empire
State Plaza - Agency Building 1
Albany, New York 12238

Dear Mr. Lehman and Ms. Smith:

Thank you very much for your recent letter regarding Delavan Terrace
Historic District in Yonkers. I have read your comments with interest
and have taken the liberty of sharing them with the Honorable
Angelo Martinelli, Mayor of Yonkers.

I am confident Mayor Martinelli will join me in thanking you for your
correspondence and taking your remarks under advisement in the weeks
ahead.

Sincerely,

Andrew P. O'Rourke
County Executive

AOR/bk

cc: The Honorable Angelo Martinelli, Mayor, City of Yonkers, City Hall,
Yonkers, New York 10701