

UNITED STATES DEPARTMENT OF THE INTERIOR
 NATIONAL PARK SERVICE
 NATIONAL REGISTER OF HISTORIC PLACES
 REGISTRATION FORM

OMB NO. 1024-0018, NPS FORM

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This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). 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 being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets. Type all entries.

1. Name of Property

historic name Halcyon Place Historic District
 other names/site number _____

2. Location

street & number _____ | | not for publication
 city, town Yonkers | | vicinity
 state New York code NY county Westchester code 119 zip code 10701

3. Classification

Ownership of property	Category	Number of resources within property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>12</u>	<u>4</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site		<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		<u> </u> structures
	<input type="checkbox"/> object		<u> </u> objects
		<u>12</u>	<u>4</u> Total

Name of related multiple property listings: na Number of contributing resources previously listed in the National Register na

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, this property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official Julia S. Stojan Date 11/27/90
Deputy Commissioner for Historic Preservation
 State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____
 State or federal agency and bureau _____

5. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register. **Entered in the National Register**
 See continuation sheet.
 determined eligible for the National Register. see continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain): _____

Alvin Byers 1/11/91
 Signature of keeper Date of Action

6. Function or Use

Historic Function
(enter categories from instructions)
Domestic

Current Functions
(enter categories from instructions)
Domestic

7. Description

Architectural Classification
(enter categories from instructions)

Materials(enter categories from instructions)

Victorian
Classical Revival
Mission Revival

foundation Block (concrete)
walls Frame
roof Shingle
other _____

Describe present and historic physical appearance.

The Halcyon Place Historic District is located in a residential area of the city of Yonkers, a community of 195,351 inhabitants just north of New York City on the east side of the Hudson River in the southwestern corner of Westchester County. The district includes all of Halcyon Place and contains 12 primary properties. Sixteen buildings are located within the district; 11 of which are contributing freestanding dwellings, and one of which is a contributing garage. The four non-contributing buildings are small garages set at the rear of the properties. The boundaries of the historic district encompass approximately one and one-half acres and follow the property lot lines. They were established following a comprehensive survey of historic resources in the municipality. The street is lined on its northern, southern, and eastern sides by contributing properties whose rear lot lines define the boundaries in those directions. These boundaries were drawn to exclude surrounding areas characterized by nineteenth century housing affected by the loss of architectural integrity and by intrusion of modern development.

Number of contributing buildings: 12

Number of non-contributing buildings: 4

The Halcyon Place Historic District includes 12 properties (of which all are contributing) that constitute a planned, early twentieth century suburban development in the City of Yonkers, Westchester County, New York. These historic resources were identified by means of a comprehensive historic/architectural survey of the entire city undertaken by the Yonkers Planning Bureau with guidance from the State Historic

[X] see continuation sheet

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Preservation Office. All properties which possessed physical integrity and a measure of historic and/or architectural significance were identified and photographed. Properties thus identified were located on base maps, keyed to individual photographs, and categorized based on contextual analysis directed by the New York State Office of Parks, Recreation and Historic Preservation. Completed in 1985, the survey was then evaluated and the National Register criteria applied to determine eligibility for register listing. At that time, it was determined that a number of contiguous properties located along Halcyon Place and the west side of Warburton Avenue possessed similar visual qualities in terms of style, scale, siting, materials, methods of construction, workmanship and integrity which contributed to the aesthetic character of Yonkers: moreover these properties share a common association in the history and development of Yonkers' residential neighborhoods. This concentration of historic resources was deemed to meet the eligibility criteria of the National Register. The resulting Halcyon Place Historic District incorporates all those properties on Halcyon Place and Warburton Avenue whose common architectural and/or historic significance can be documented from information currently available.

The Halcyon Place Historic District is a residential cul-de-sac constructed by one developer at the turn of the century. All of the modest frame and masonry dwellings in the district were constructed between 1901 and 1924 for middle-class buyers and exhibit the prevailing architectural styles of the period. Many of the dwellings employ simplified Neoclassical ornamentation and feature foursquare configurations or massings derived from the late Queen Anne period. Relatively narrow, rectangular lots with regular street frontages averaging 40 feet and depths of 100 feet distinguish most of the district. Residences are uniformly set back from the front lot line approximately 25 feet.

The primary thoroughfare leading to the district is Warburton Avenue, an important north-south street which runs from Getty Square (Yonkers' historic center, located approximately one mile south of Halcyon Place) to the northern border of the city. To the west of Warburton Avenue, the land slopes down to the Hudson River. In the vicinity of Halcyon Place, Warburton Avenue is generally characterized by severely altered, two

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and three story, brick or frame residential buildings which date from the second half of the Nineteenth century. Interspersed with these altered residential buildings are a few small commercial buildings built in the second half of the Twentieth century, and a number of vacant lots.

East of Warburton Avenue and set on an ascending slope is Halcyon Place, a small cul-de-sac which runs up the slope perpendicular to the Avenue. Number 1 Halcyon Place, a two and one-half story, frame, shingled, late Queen Anne style residence featuring Neoclassical detailing is located on the southeast corner of Halcyon Place and Warburton Avenue. The northeastern corner is marked by a modern, non-contributing gasoline station which is not included within the district boundaries. On the north, south and east sides of Halcyon Place are sited small, two story residential buildings which face one another. At the eastern-most end, beyond the district's boundaries, is located the embankment of the Old Croton Aqueduct (NR Listed: 1974). The siting of these houses around a cul-de-sac provides Halcyon Place with a sense of closure from the surrounding neighborhood. Due to the slope of the land, views of the Hudson River and Palisades are afforded from Halcyon Place.

The majority of the residences were built in the first decade of the Twentieth century in the Queen Anne and Shingle styles. Houses such as numbers 8, 9 and 2 Halcyon Place represent the late Queen Anne style and incorporate characteristics usually associated with later architectural styles, such as simplified massings, rectangular plans, prominent gable roofs with exposed rafter ends and Neoclassical detailing. The Shingle style is best represented by numbers 1 and 7 Halcyon Place, large gambrel roofed residences which feature rough fieldstone in their designs. Other Shingle style houses in the district include numbers 11 and 12 Halcyon Place, both of which incorporate roof massing and details associated with the late Queen Anne style. Numbers 3 and 5 Halcyon Place, two houses built in the second decade of the Twentieth century, feature elements associated with the Mission and Colonial Revival styles, respectively.

The district is unified visually by the similar size, massing and scale of its buildings, as well as by their regular siting along the street. All contributing

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properties were built between 1900 and 1924 as private, free-standing, single family residences two stories in height. One of the properties, 9 Halcyon Place, features a contributing garage. Although a number of houses feature similar massing and plans which contribute to the visual cohesiveness and architectural qualities of the district, individual details such as moldings, applied ornament, and the use of a variety of materials reflect the diversity of architectural expression current during the district's period of significance, 1900-1924. Despite some minor alterations to a few of the buildings, an overwhelming majority have been well preserved and the district retains the scale and character of an early twentieth century residential neighborhood. Originally planned as a suburban development for the middle class seeking to escape the inner city, the district maintains its distinctive ambience and high quality of workmanship and design, while most of the fabric of the surrounding area has witnessed extensive alterations, deterioration and twentieth-century intrusions.

An annotated list describing each property included in the Halcyon Place Historic District follows.

<u>LOCATION</u>	<u>BUILDING</u>	<u>DATE</u>	<u>DESCRIPTION</u>
278 Warburton Ave.	1	1901	Burlew House: two and one-half story, three bay, frame shingled late Queen Anne style residence with Neoclassical detailing; rectangular plan; stone faced exposed basement; one-over-one double hung sash windows, stained glass palladian window, multiple window projections including bay windows, front tripartite attic window enframed by colonettes and keystone; off center front entry with double doors featuring large single panes, surrounded by pilasters and denticulated, modillioned entablature; rear entry with small porch; gross-gabled roof with multiple gabled dormers and flared gable ends, wide overhanging eaves with modillion-like brackets; full front porch with balustrade, coupled tuscan columns and modillioned cornice; George S. Cowles, architect. Alterations include insertion of garage into basement level, storm doors and windows.
2 Halcyon Place	2	1901	Randall House: two and one-half story, two bay, frame, late Queen Anne style residence; rectangular plan; bellcast second story overhang; one-over-one double hung sash windows, multiple window insets including tripartite window insets featuring curved cheeks in side gables; off center front entry with double wooden doors and single pane; cross-gabled roof with hipped side dormers, one story full front porch with coupled fluted columns, stone piers, and balustrade, round rear porch on second story; Edward Forsyth, architect. Alterations include aluminum siding, storm windows, and removal of porch column capitals. Outbuilding: One-story, concrete block garage: NON-CONTRIBUTING.
6 Halcyon Place	3	1905	Broderick House: two and one-half story, two bay, frame, Shingle Style residence; rectangular plan; masonry exposed basement; one-over-one double hung sash windows, front bay window projection faced with rusticated smooth masonry panels, oriel in front gambrel end; front facing gambrel roof, side shed dormers and cross gables; one stucco chimney.

Alterations include side staircase to new second story entryway, aluminum siding, storm windows, wrought iron porch supports and railing, stuccoing of front portion of basement.

Outbuilding:

One story, two-car garage with gabled shingle roof:

NON-CONTRIBUTING.

8 Halcyon Place	4	1902	Selvin House: two and one half story, three bay, frame, late Queen Anne style residence; foursquare plan; front corner tower with tent roof; bracketed second story overhand on side; one-over-one double hung sash windows; front entry in central bay features wooden door with large single glass pane; multiple window indentations; hipped roof with bracketed cornice, multiple gable dormers, large centrally placed front dormer with Neoclassic detailing on gable end; one story full front porch with stone piers, simple grouped columns supporting denticulated cornice, and iron grillwork; Emil Grewey, architect. Alterations include asphalt siding, fire escape, storm windows, replacement windows on first story, removal of porch column capitals.
10 Halcyon Place	5	1900	Kellog House: two and one-half story, three bay, shingled Neoclassical style residence with foursquare plan; one-over-one double hung sash windows with eared surrounds, some with flashing, multiple side window projections including oriel window; arched recessed front entryway featuring double wooden doors with four panels, one glass; hipped roof with cross gable and front hipped dormer with tripartite window, simple scroll shaped modillioned cornice; full front porch featuring coupled columns supporting denticulated capitals and entablature; diamond paned double doors leading to small recessed porch on second story; denticulated belt course; two brick chimneys; Jeffries, architect. Alterations include storm windows.
12 Halcyon Place	6	1902	Two and one-half story, frame, Shingle Style residence with Queen Anne characteristics; rectangular plan; stone-faced exposed basement; one-over-one double hung windows, multiple

window projections; belt course; front entry in northernmost bay features wooden door with three panels, one glass; corner tower with conical roof; steep gabled roof with multiple cross gables, block modillions under wide overhanging eaves, gable dormer; brick chimney; steep flaring gable end shelters front porch supported by coupled fluted ionic columns.

11 Halcyon Place 7 1908

Bleakly House: two and one-half story, frame, Shingle style residence with Queen Anne characteristics; foursquare plan; one-over-one double hung windows, front and side bay windows; cross-gabled roof with flared eaves and exposed rafter ends; full front porch with ionic columns. Alterations include early enclosure of porch, garage under porch.

9 Halcyon Place 8 1900

Stegmann House: two and one-half story, frame, three bay, late Queen Anne style residence with Neoclassical detailing; rectangular plan; colossal paneled pilasters enframe large projecting central bay surmounted by a cornice; one-over-one double hung windows, front and side bay windows, multiple side window projections with bracket supports; off center front entry features wooden door with single glass pane, architrave trim and cornice; cross-gabled roof, front gable end forming pediment supported by brackets, palladian window with curved cheeks in tympanum; full front porch with balustrade, coupled tuscan columns support partial denticulated entablature between first and second stories. Fire damage, undergoing restoration.
Outbuilding:
One story, one-car concrete block garage with exposed rafter ends and asphalt shingle roof.

7 Halcyon Place 9 1900

Two and one-half story, two bay, frame, Shingle style residence; foundation in coursed ashlar; rectangular plan; one-over-one double hung windows, oriel windows; off center front entryway consists of double wooden three paneled doors with one glass panel, architrave trim and cornice; front gabled roof with tripartite window in gable end featuring block modillions and corner brackets under wide, overhanging

eaves, multiple dormers; full front porch with modillioned cornice, stone piers with coupled columns, and simple balustrade; Jeffries, architect. Alterations include storm windows.

5 Halcyon Place	10	1912	Two and one-half story, concrete block Colonial Revival style residence; foursquare plan; one-over-one double hung windows; off center front entry is three paneled wooden door with oval window in one panel; hipped shingle roof with wide, overhanging eaves and hipped dormers; concrete block chimney; full front porch with stone piers and denticulated capitals. Alterations include replacement windows on the first story and storm windows on the second story.
3 Halcyon Place	11	1924	Barnes House: two story, four bay, stuccoed, vernacular Mission style residence; rectangular plan with front two and one story projections; six-over-over double hung sash windows, four light casement windows in front one story projection; gabled roof with dormer like consoled gables on two story projection, rear shed dormer, shed roof with bow over front one story projection. Alterations include storm windows. Outbuilding: Corrugated metal garage with asphalt gable roof: NON-CONTRIBUTING.
1 Halcyon Place	12	1900	Uhlfielder House: two and one-half story, two bay, frame, Shingle style residence; rectangular plan; stone foundation; one-over-one double hung windows, side windows with multiple lights forming geometric patterns, multiple bay window projections; off centered entryway featuring oval window;a cross-gambrelled bellcast roof with wide, overhanging denticulated eaves and raking boards, bracket-like modillions under eaves, recessed palladian window with curved shingled cheeks in all gambrel ends; full front porch with stone piers and simple balustrade; stone chimney. Alterations include storm windows, small entrance porch with screen door. Outbuilding:

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One story, frame, garage with shingled roof:
NON-CONTRIBUTING.

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on the New York-Albany Post Road led to its development as a locally important transshipment center. The advent of the Hudson River Railroad in 1849 was responsible for Yonkers' subsequent transformation into an industrial center. Within a few years after the opening of the Yonkers railroad depot, a number of industries sprang up within the village. Most of these new industries located around the Nepperhan River where a series of mill ponds and dams were constructed to provide power. Land values in the center of town, i.e., the Getty Square area, increased dramatically during this time and Yonkers' population grew substantially. In less than ten years, as workers flooded the community, the census recorded a tripling of the town's population from 4,160 in 1850 to 11,848 in 1860.[1]

At the close of the Civil War, Yonkers was one of the largest towns in Westchester. In 1870, two years before its incorporation as a city, Yonkers boasted a population of over 18,000. Although most growth during this era was concentrated in the downtown area, increasingly the sections north and south of the city's historic nucleus witnessed residential development. Along Warburton Avenue, a major north-south thoroughfare, many fine Italianate, French Second Empire, and Gothic Revival style dwellings rose on the Avenue's newly subdivided western side.

Unlike the western side of Warburton Avenue, which had been subdivided into small plots for middle class residential development by the mid 1860s, the higher eastern side of the avenue remained less densely developed well into the opening years of the Twentieth century. On this side of the thoroughfare, set on spacious lots, were located the imposing houses of many of Yonkers' most prominent citizens.

In 1892 the Warburton Avenue horsecar route was converted to electric trolley operation. With this change, an efficient and reliable route into the center of Yonkers, as well as New York City, was assured. The trolley was a distinct improvement

1. D. Cole, "Yonkers," in J. Thomas Scharf, History of Westchester County, New York. 9Philadelphia: L.E. Preston & Co., 1886), vol. II. pp. 18-95.

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over the horsecar, and the middle class was particularly well suited to take advantage of this new means of mass transportation. Changes occurring in the downtown areas traditionally occupied by the middle class prior to the turn of the century precipitated a desire among the middle class to seek new residential areas. As the central city became increasingly crowded with native and foreign workers drawn to local factories, it began to exhibit such social problems as disease, crime and other problems associated with overcrowding and poverty. Due to this transformation, the middle class sought to isolate itself from the increasingly industrialized inner city. Rapid improvements in mass transportation during the era enabled the middle classes to flee the overcrowded and industrialized inner city for new residential areas located at some distance from the urban core. With the traditionally close locational ties between business and residences severed, employment and important commercial functions remained in the downtown, while new suburban neighborhoods sprang up around the periphery of the old, urban core. [2]

In 1900, Harry Woodhouse, a local carpenter and builder, purchased the estate of Roswell Douglass Sawyer. The Sawyer estate, located at 272 Warburton Avenue on the east side of the thoroughfare, was approximately two acres in size and contained a large wooden house and outbuilding according to municipal tax records. Woodhouse wasted no time clearing the land and laying out a new street, Halcyon Place, which was deeded to the City of Yonkers in January, 1901. In developing the former Sawyer estate, Woodhouse found his inspiration in the design of contemporary suburban communities.

A desire for stability, security, and status was reflected in the design of these new residential suburbs. Nineteenth century upper class railroad suburbs like Llewellyn Park, designed by Alexander Jackson Davis in 1853 in West Orange, N.J., with its gatehouse as a symbol of security and boundary and its substantial, picturesque houses set on intimate, curving streets, served as the prototype for subsequent suburban

2. Gwendolyn Wright, Building the Dream. (New York: Pantheon Books, 1981), p. 96.

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developments. The new upper middle class suburbs built in the late Nineteenth century, such as Rochelle Park (c1889) in New Rochelle, Park Hill (c1889) in southern Yonkers, and Lawrence Park (1892) in Bronxville, took their cues from such developments, providing the same sense of refuge, and displaying a certain level of accomplishment through design elements, on a scale which the upper middle class would find both acceptable and affordable. The new subdivision of Halcyon Place was an excellent reflection of this spirit.

Coeval with the growth of these suburban communities were new ideas concerning the form and function of the house, which began to effect its design by the opening years of the Twentieth century. Residential architecture increasingly began to forego the elaborate surface treatment and varied ornamentation that characterized earlier dwellings. The complex, irregular plans of the third quarter of the Nineteenth century became the object of scorn among architectural progressives who, influenced by new ideas in industrial management, demanded efficiency and simplicity in the home as well as the workplace. Moreover, women began to assert the right to develop interests outside of the house, and therefore sought houses which were easier to maintain, especially as domestic help, in competition with factory wages, became increasingly expensive. A major factor in this transformation of domestic architecture was also cost. New household technologies, such as plumbing, electricity and central heating, considered mandatory by the turn of the century, along with improved building materials, raised construction costs 25 to 45 percent. To keep expenses down and the price of new houses affordable, the amount of space in the average house was cut nearly in half. In 1905, a \$3,000 house contained approximately 1,000 to 1,500 square feet. In the 1880s, a house for that same price contained 2,000 to 2,500 square feet of space. As a result of this drastic reduction in built area, the cost of new dwellings rose moderately, from \$2,400 in 1891 to \$2,650 in 1910.[3]

3. Clifford E. Clark, Jr., The American Family Home, 1800-1960. (Chapel Hill, N.C.: The University of North Carolina Press, 1986), pp. 162-168.

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Woodhouse's design for the Halcyon Place subdivision was influenced by these new trends which were reshaping American cities and residential architecture of the time. The siting of the houses on Halcyon Place facing one another served to define the development from neighboring areas in much the same way that gatehouses and walls did in more exclusive suburban communities. Rather than the vistas presented by Yonkers' older established streets, the entire development was defined on three sides by houses. The tightly knit design layout of the Halcyon Place cul-de-sac evoked the feelings of security and enclosure sought by the middle class.

Despite the rising costs of land, Woodhouse maintained the traditional spatial relationships that characterized the siting of dwellings in suburban communities. The image of the landed country estate so central to the suburban conception and the freestanding house--the symbol of middle class independence--was preserved by incorporating small front, rear, and side yards in the landscaping of each lot. To accommodate the houses to the relatively small parcels of land, however, the dwellings were built in rectangular shapes with their short sides facing the street.

Architecturally the district is characterized by several popular architectural trends of the period. These styles include Shingle which, is represented in numbers 1, 2, 6, 11 and 12 Halcyon Place; Foursquare, which is represented by numbers 4, 5 and 10 Halcyon Place; and Mission which is represented by 3 Halcyon Place. Similarly, the design of the houses on Halcyon Place reflects not only new aesthetic concepts but also rising construction costs. Less siding material and fewer decorative details answered the call for stripped-down "modern" facades as well as reduced building and maintenance costs. Nevertheless, the use of a few well-chosen decorative elements emblematic of previous eras, especially Neoclassical motifs that were associated in the public mind with the architecture of the nation's colonial period, were retained.

The district is distinguished by visual cohesiveness and a high level architectural quality. Individually and as a group, the buildings embody a variety of distinctive characteristics associated with late nineteenth and early twentieth century residential architecture. Characteristic of the type and period, the buildings are primarily two

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and one-half story frame residences distinguished by cubic massing and the use of Classical and Shingle style ornamentation, particularly along the cornice lines and porches. Dating primarily from 1900 to 1905 the residences display a general consistency in scale, form, massing, setbacks from the street, materials (primarily frame construction sheathed in wood shingle and clapboard with wooden embellishments and a variety of cast concrete block elements) and continuity, yet variety, in design. The focal points of the district include 10 Halcyon Place (1900) and 278 Warburton Avenue (1901), both designed by George S. Cowles, and 9 Halcyon Place (1900). These residences are representative examples of period taste and style that dominated residential architecture at the turn of the century. These dwellings were designed to retain the comfort of the larger houses in which most middle class homebuyers of the period had grown accustomed to, while at the same time adding a dimension of modern appearance and efficiency. This meant less applied detailing (with the attendant reduction in construction and maintenance costs), and a different form of ornament representing the positive associations most Americans held regarding the country's colonial era, which by now had taken on the almost mythic qualities of an American "golden age."

The Halcyon Place Historic District remains today as an exceptionally well-preserved example of late nineteenth and early twentieth century planned suburban development in the city of Yonkers. As one of the city's earliest planned subdivisions, the self-contained, architecturally unified district illustrates the changing ideas concerning the form and function of the suburban house as well as the tastes and prosperity of the local citizens.

9. Major Bibliographical References

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property 1.5 acres

UTM References

A 18 | 592860 | 45330000
Zone Easting Northing

C _____ | _____ | _____
Zone Easting Northing

B _____ | _____ | _____
Zone Easting Northing

D _____ | _____ | _____
Zone Easting Northing

See continuation sheet

Verbal Boundary Description

The boundary for the Halcyon Place historic District is shown as a solid black line on the accompanying map entitled "Halcyon Place Historic District, Yonkers, Westchester County, New York."

See continuation sheet

Boundary Justification

The Halcyon Place Historic District is located in a residential area of the city of Yonkers, a community of 195,351 sited just north of New York City on the east side of the Hudson River in the southwestern corner of Westchester County. The boundaries of the historic district encompass approximately one and one-half acre and follow the property lot lines. They were established following a comprehensive survey of historic resources in the municipality. The street is lined on its northern, southern, and eastern sides by contributing properties whose rear lot lines define the boundaries in those directions. These boundaries were drawn to exclude surrounding areas characterized by nineteenth century housing affected by the loss of architectural integrity and by intrusion of modern development.

See continuation sheet

11. Form Prepared By

name/title John A. Bonafide, Program Assistant

organization O.P.R.H.P. Field Services Bureau date June 26, 1990

street & number ESP, Agency Bldg. 1 telephone 518-474-0479

city or town Albany state N.Y. zip code 12238

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Research and draft prepared by:

Michael P. Rebic
Historic Preservation Planner
Yonkers Planning Bureau
87 Nepperhan Avenue
Yonkers, NY 10701-3386

WOODWORTH AVENUE

WARBURTON AVENUE

CROTON AQUEDUCT

KEY





Boundary 

Photo Key 

Non-contributing Feature 



1" = 140'



**HALCYON PLACE HISTORIC DISTRICT
YONKERS, WESTCHESTER COUNTY**

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Halcyon Place Historic District

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Westchester

DATE RECEIVED: 12/13/90 DATE OF PENDING LIST: 12/26/90
DATE OF 16TH DAY: 1/11/91 DATE OF 45TH DAY: 1/27/91
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 90002145

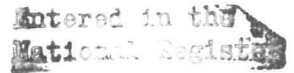
NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 1/11/91 DATE



ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

CLASSIFICATION

count resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

historic current

DESCRIPTION

architectural classification
 materials
 descriptive text

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

BIBLIOGRAPHY

GEOGRAPHICAL DATA

acreage verbal boundary description
 UTM's boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps USGS maps photographs presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____



Photo #1: Burtew House
278 Warburton Ave.

Halcyon Place Historic District
Yonkers, Westchester County, N.Y.

David Koenig, photographer: (1987)

Neg.: Yonkers Planning Bureau
87 Nepperhen Ave. - Rm. 311
Yonkers, N.Y. 10701

View from northwest

photo #1 of 15



Photo #2: Randall House
2 Halcyon Place

Halcyon Place Historic District
Yonkers, Westchester County, N.Y.

David Koehn, photographer (1987)

Neg.: Yonkers Planning Bureau
87 Nepperhan Ave. - Rm 311
Yonkers, NY 10701

View from northeast
photo #2 of 15



Photo # 3: Broderick House
6 Halcyon Place

Halcyon Place Historic District
Yonkers, Westchester County, N.Y.

David Koerig, photographer (1987)

Neg.: Yonkers Planning Bureau
87 Nepperken Ave. - Rm 311
Yonkers, NY 10701

View from north
photo # 3 of 15



Photo #4: Stevin House
8 Halcyon Place

Halcyon Place Historic District
Yonkers, Westchester County, N.Y.

David Koenig, photographer (1987)
Neg.: Yonkers Planning Bureau
87 Nepperhan Ave. - Rm. 311
Yonkers, N.Y. 10701

View from north
photo # 4 of 15



Photo #5: Kelloy House
10 Halcyon Place

Halcyon Place Historic District
Yonkers, Westchester County, N.Y.

David Koenig, photographer (1987)

Neg.: Yonkers Planning Bureau
87 Nepperden Ave. - Rm 311
Yonkers, N.Y. 10701

View from north

Photo #5 of 15



Photo # 6: 12 Halcyon Place

Halcyon Place, Historic District
Yonkers, Westchester County, N.Y.

David Koenig, photographer (1987)

Neg.: Yonkers Planning Bureau
87 Nepperhan Ave. - Rm. 311
Yonkers, N.Y. 10701

View from northwest

Photo # 6 of 15



Photo # 7: Bleak by House
11 Halcyon Place

Halcyon Place Historic District
Yonkers, Westchester County, N.Y.

David Koenig, photographer (1987)

Neg.: Yonkers Planning Bureau
87 Nepperchen Avenue. - Rm. 311
Yonkers, N.Y. 10701

View from southwest
Photo # 7 of 15



Photo # 8: Steymann House
9 Halcyon Place

Halcyon Place Historic District
Yonkers, Westchester County, N.Y.

David Koenig, photographer (1987)

Neg.: Yonkers Planning Bureau
87 Nypperken Ave. - Rm. 311
Yonkers, N.Y. 10701

View from South.

Photo # 8 of 15



Photo #9: Halcyon Place Streetscape
Looking west toward
Warburton Ave.

Halcyon Place Historic District
Yonkers, Westchester County, N.Y.

David Koenig, photographer (1987)

Neg.: Yonkers Planning Bureau
87 Nepperhan Ave. - Rm 311
Yonkers, N.Y. 10701

View from east.

photo # 9 of 15



Photo # 10: 5 Halcyon Place

Halcyon Place Historic District
Yonkers, Westchester County, N.Y.

David Koenig, photographer (1987)

Neg.: Yonkers Planning Bureau
87 Nepperhan Ave. Rm. 311
Yonkers, N.Y. 10701

View from Southwest.

Photo # 10 of 15



Photo # 11: Halcyon Place Streetscape
North side showing
Uhlfielder House, 1 Halcyon Place

Halcyon Place Historic District
Yonkers, Westchester County, N.Y.

David Koenig, photographer (1987)

Neg.: Yonkers Planning Bureau
87 Nepperhan Ave. - Rm 311
Yonkers, N.Y. 10701

View from Southwest.

Photo # 11 of 15



Photo # 12: Whitfielder House
1 Halcyon Place

Halcyon Place Historic District
Yonkers, Westchester County, N.Y.

David Koenig, photographer (1987)
Neg.: Yonkers Planning Bureau
87 Nypperken Ave. - Rm 311
Yonkers, N.Y. 10701

View from South.
photo # 12 of 15



Photo # 13: Halcyon Place Streetscape
South side

Halcyon Place Historic District
Yonkers, Westchester County, N.Y.

David Koenig, photographer (1987)

Neg. #: Yonkers Planning Bureau

87 Neppercken Ave. - Rm 311

Yonkers, N.Y. 10701

view from northwest

photo # 13 of 15



Photo #14: Halcyon Place Streetscape
South side

Halcyon Place Historic District
Yonkers, Westchester County, N.Y.

David Koenig, photographer (1987)

Neg.: Yonkers Planning Bureau
87 Nepperhan Ave. - Rm 311
Yonkers, N.Y. 10701

View from northwest

photo #14 of 15



Photo #15: Halcyon Place Streetscape
South and east sides

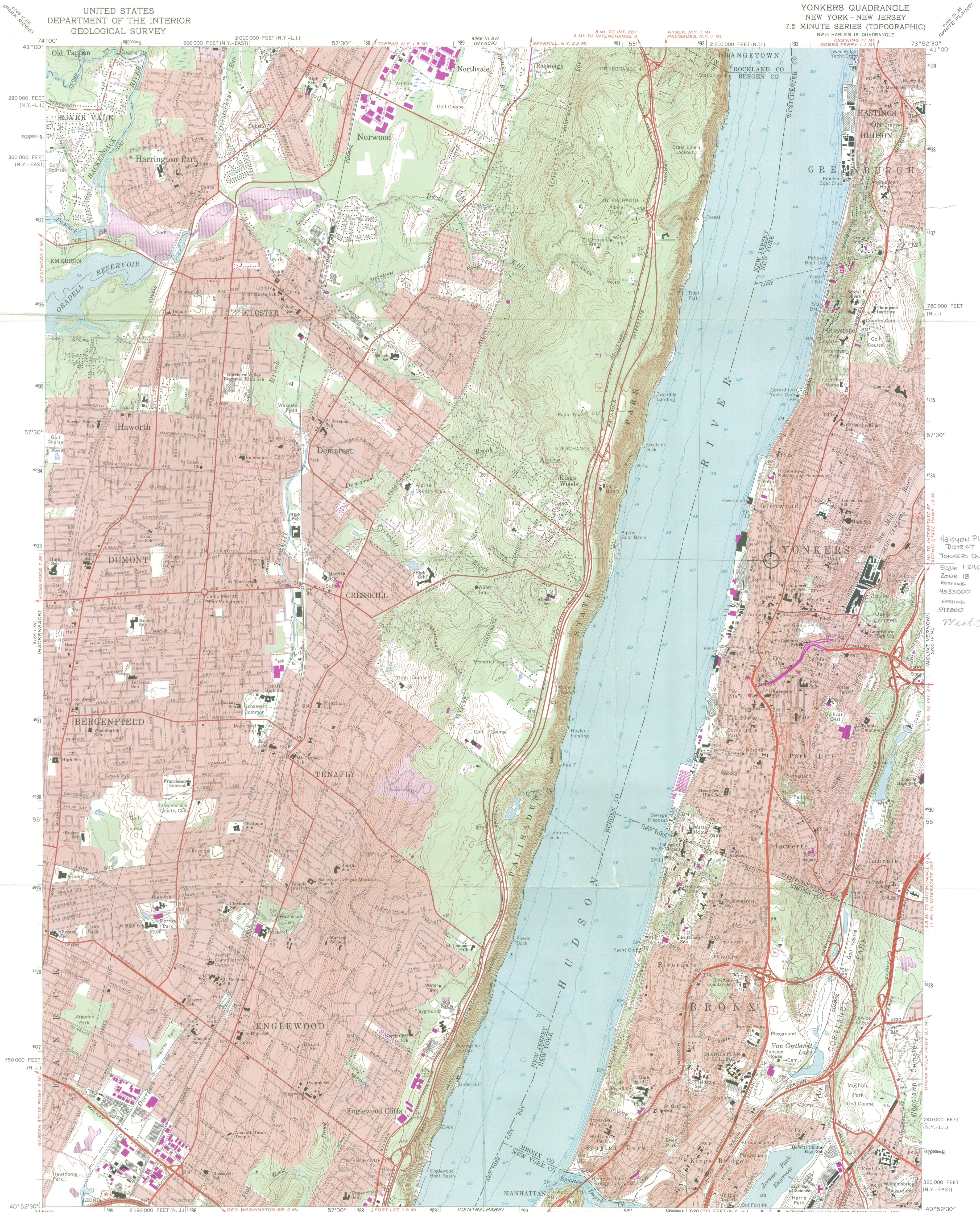
Halcyon Place Historic District
Yonkers, Westchester County, N.Y. /

David Koenig, photographer (1987)

Neg.: Yonkers Planning Bureau
87 Nypperhan Ave. - Rm 311
Yonkers, N.Y. 10701

View from northwest.

photo #15 of 15



Halcyon Place Historic District
Yonkers Quad
Scale 1:24,000
Zone 18
4533000
592860
Westchester Co. N.Y.

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

Polyconic 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

To place on the predicted North American Datum 1983 move the projection
lines 6 meters south and 35 meters west as shown by dashed corner ticks

There may be private inholdings within the boundaries of
the National or State reservations shown on this map
Red tint indicates areas in which only landmark
buildings are shown

UTM GRID and 1979 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

12° 213 MILS
0°43' 13 MILS



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES AND SOUNDINGS IN FEET-DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
MEAN RANGE OF TIDE IS APPROXIMATELY 3 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, G. RESTON, VIRGINIA 22092
FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled from aerial photographs
taken 1977 and other source data. This information
not field checked. Map edited 1979
Purple tint indicates extension of urban areas

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



NEW JERSEY

YONKERS, N.Y.-N.J.
NW4 HARLEM 15' QUADRANGLE
N4052.5-W7352.5/7.5
1966
PHOTOREVISED 1979
AMS 6265 IV NW-SERIES V821