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Terence M. Zaleski, *Mayor*
 Richard Kern, *Chairman*

CITY OF YONKERS

Landmarks Preservation Board

Application for Landmarking and Historic Districting

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

1. NAME OF PROPERTY

historic: Park Hill West Historic District
 and/or common:

2. LOCATION OF PROPERTY

street & number: Various - see continuation sheets
 block number: lot number:

3. CLASSIFICATION

district building structure site object

4. OWNERSHIP

name: Various - see continuation sheets
 street & number:
 city: state: zip code:

5. STATUS

THREATS TO PROPERTY

none known zoning demolition other: _____
 development deterioration roads

PARK HILL WEST HISTORIC DISTRICT
 PROPERTY OWNERS (PAGE 1)

BLOCK	LOT	PROPERTY ADDRESS	OWNER & MAILING ADDRESS (IF DIFFERENT FROM PROPERTY ADDRESS)
198	48	29 Alta Avenue (aka 151 Park Hill Avenue)	D'Angelo, N. & LaFranco, M. 151 Park Hill Avenue
198	50	35 Alta Avenue	Babiak, K & E.
198	54	41 Alta Avenue	Sanchez, John
199	39	46 Alta Avenue	Giannini, Anthony
198	62	49 Alta Avenue	Simonetti, M. & DePole, M.
199	36	52 Alta Avenue	Falcone, Concetta
198	65	57 Alta Avenue	Sarubbi, F.A.
198	68 V	61 Alta Avenue	Luciani, Ignatius 67 Alta Avenue
199	28	64 Alta Avenue	Fadar, Bruce & Kim, Brown 4 Alta Avenue
199	31	64 Alta Avenue	Fadar, Bruce & Kim, Brown 4 Alta Avenue
199	33 V	58 Alta Avenue	Fadar, Bruce & Kim, Brown 4 Alta Avenue
198	71	67 Alta Avenue	Luciani, L.
198	72 V	71 Alta Avenue	DeSantis, Ralph 178 Mitchell Road Somers, NY 10589
198	74	73 Alta Avenue	Coelho, Raul & Isaura

PARK HILL WEST HISTORIC DISTRICT
 PROPERTY OWNERS (PAGE 2)

198	77	79 Alta Avenue (aka 77 Alta Avenue)	Ferrara, Francis 79 Alta Avenue
199	22	76 Alta Avenue (aka 82 Alta & 1 Rose Lane)	Young Adult Inst. & Workshop, Inc. 460 West 34th Street New York, NY 10001
199	25	76 Alta Avenue (aka 82 Alta & 1 Rose Lane)	Young Adult Inst. & Workshop, Inc. 460 West 34th Street New York, NY 10001
198	79	83 Alta Avenue (aka 81 Alta Avenue)	Mazzei, L. & J. & Saneverino, E. 83 Alta Avenue
198	81	87 Alta Avenue	LaFond & Tiktin & Spilkowitz
200	23	88 Alta Avenue	Mack, Steve
200	20	94 Alta Avenue	Spinagotti, D.
198	93	99 Alta Avenue	Gaston, Paul
200	17	100 Alta Avenue	DeSantis, J. & M.
200	15	104 Alta Avenue	Falcone, M. & T.
198	95	105 Alta Avenue	Dandraia, R. & A.
200	13	108 Alta Avenue (aka as 106 Alta Avenue)	Shaw & Bisconti, et al. 108 Alta Avenue

PARK HILL WEST HISTORIC DISTRICT
 PROPERTY OWNERS (PAGE 3)

198	98	111 Alta Avenue	Horowitz, J.
201	9	114 Alta Avenue	Munger, Harold & Audrey
201	13	120 Alta Avenue	Friedman, B.R.
198	101 V	117 Alta Avenue	Shave, Janet 125 Alta Avenue
198	104	125 Alta Avenue	Shave, Janet
203	115	131 Alta Avenue (aka 2 Overcliff Street)	Paley, Richard 2 Overcliff Street
203	190	131 Alta Avenue	Paley, Richard 2 Overcliff Street
203	99	138 Alta Avenue	Ciliberti, James
203	101	140 Alta Avenue (aka 134 Alta Avenue)	Bennett, Thomas & Bridget 134 Alta Avenue
203	97	142 Alta Avenue	Bottali, W.
203	122	145 Alta Avenue	Dahm, Hubert
203	119	145 Alta Avenue (aka 139 Alta Avenue)	Brown, George 139 Alta Avenue
203	95	146 Alta Avenue	Seigler, David & Elman, Lynn
203	91	150 Alta Avenue	Lowenthal, Milton

PARK HILL WEST HISTORIC DISTRICT
 PROPERTY OWNERS (PAGE 4)

203	125 V	151 Alta Avenue	Silkiss, Daniel 24 Overcliff Street
203	127	155 Alta Avenue	Shields, Anthony & Amy 157 Alta Avenue
203	128	157 Alta Avenue	Shields, Anthony & Amy
203	89	158 Alta Avenue	Averill, William
203	129	163 Alta Avenue	Shields, Anthony & Amy 157 Alta Avenue
203	133	169 Alta Avenue (aka 167 Alta Avenue)	Fitch, C. & D. 167 Alta Avenue
203	135	173 Alta Avenue	Mazzeo, Rocco
203	83 V	174 Alta Avenue	Averill, William 158 Alta Avenue
103	1	1 Canyon Circle (aka 331 Park Hill Avenue)	Gianserna, Augustine 1 Canyon Circle
103	46	3 Canyon Circle (aka 60 Prospect Drive)	Mattie, Albert & Barbara
210	19	9 Hillside Drive	Aiken, William & Dorothy
210	24	19 Hillside Drive	Kennedy, M.
210	26	23 Hillside Drive	McCauley, George 25 Hillside Drive
203	111 V	24 Hillside Drive	Hartman, Alice 34 Hillside Drive

PARK HILL WEST HISTORIC DISTRICT
 PROPERTY OWNERS (PAGE 5)

210	28	27 Hillside Drive	Scheuneman, John
203	109 V	28 Hillside Drive	Hartman, A. & L. 34 Hillside Drive
210	29	29 Hillside Drive	O'Toole, Honora M.
210	30	31 Hillside Drive	Schreiber, D. & P.
203	100	34 Hillside Drive	Hartman, L. & A.
203	187	12 Overcliff Street	Goldberg, H. & C.
203	184	18 Overcliff Street	Gordon, Robert & Ina
203	181	24 Overcliff Street	Silkiss, Daniel
203	221	29 Overcliff Street	Haas, Richard
203	130 V	30 Overcliff Street	Silkiss, Daniel 24 Overcliff Street
203	132 V	34 Overcliff Street	Silkiss, Daniel 24 Overcliff Street
203	220 V	35 Overcliff Street	Harris, J. 58 Park Hill Terrace
199	1	153 Park Hill Avenue	Alfeo, Luciano & Vera 55 Valley View Drive Yonkers, NY 10710
199	6	161 Park Hill Avenue	DeLuca, Neil
199	9	171 Park Hill Avenue (aka 167 Park Hill Avenue)	Back, Ho Seok 171 Park Hill Avenue

PARK HILL WEST HISTORIC DISTRICT
 PROPERTY OWNERS (PAGE 6)

199	11	171 Park Hill Avenue (aka 173 Park Hill Avenue)	Back, Ho Seok 171 Park Hill Avenue
199	13	179 Park Hill Avenue	Baez, V. & A.
199	19	191 Park Hill Avenue	Mack, Ira
200	1	197 Park Hill Avenue	Tocco, Peter
200	7	201 Park Hill Avenue (aka 211 Park Hill Avenue)	Dell'Orso, Rosanna, Mario, Francesco & Felice Patturra 211 Park Hill Avenue
200	9	205 Park Hill Avenue (aka 215 Park Hill Avenue)	Utkovic, Wadie & Pave 215 Park Hill Avenue
200	3	203 Park Hill Avenue	Mazzei, Stephen & Joanne 205 Park Hill Avenue
200	6	209 Park Hill Avenue	Poggiogalle, Joseph & Geraldine
201	1	225 Park Hill Avenue	Parnes, Joey & Ellen
201	5	225 Park Hill Avenue	Parnes, Joey & Ellen
210	1	235 Park Hill Avenue	Boryk, J. & L.
210	5	239 Park Hill Avenue	Spina, A.
210	7	243 Park Hill Avenue	Iantosca, Bernard & Regina
210	9	247 Park Hill Avenue	Pincus, Sherman & Joan

PARK HILL WEST HISTORIC DISTRICT
PROPERTY OWNERS (PAGE 7)

210	11 V	253 Park Hill Avenue	Wolf, George & Joanna 257 Park Hill Avenue
210	13	257 Park Hill Avenue	Wolf, George & Joanna
210	15	263 Park Hill Avenue (aka 261 Park Hill Avenue)	Bonura, Stephen & Julia 261 Park Hill Avenue
203	1	265 Park Hill Avenue	Madden, Adele & Picone, Andrew
203	3 V	271 Park Hill Avenue	Djurkinjak, Branko & Krista 273 Park Hill Avenue
203	5	273 Park Hill Avenue	Djurkinjak, Branko & Krista 273 Park Hill Avenue
105	5	291 Park Hill Avenue	Isaia, Louis
105	9	297 Park Hill Avenue	Dichiarnia, Joseph
105	11	305 Park Hill Avenue	Mangan, Peter
105	13	307 Park Hill Avenue	Shohfi, Marie
104	1	325 Park Hill Avenue (aka 323 Park Hill Avenue)	Friederick, Heiner 325 Park Hill Avenue
104	16	325 Park Hill Avenue (aka 323 Park Hill Avenue)	Friederick, Heiner 325 Park Hill Avenue
103	7	335 Park Hill Avenue	Czerniowski, Madeline

PARK HILL WEST HISTORIC DISTRICT
PROPERTY OWNERS (PAGE 8)

103	14	369 Park Hill Avenue (aka 356 Park Hill Avenue)	Palace Mission, Inc. 20 South 36th Street Philadelphia, PA 19104
203	191 V/w/i	8 Park Hill Terrace	Marshall, Rose P.O. Box 197 Bronx, NY 10471
203	195	12 Park Hill Terrace	Marshall, Rose
203	197 V	16 Park Hill Terrace	Marshall, Rose P.O. Box 197 Bronx, NY 10471
203	199 V	20 Park Hill Terrace	Byrns, Stephen 11 West 25th Street New York, NY 10010
203	201	24 Park Hill Terrace	Antonucci, L. & R.
203	204	28 Park Hill Terrace	Torturo, Pauline
203	208	36 Park Hill Terrace	Fini, Natalie
203	210 V	40 Park Hill Terrace	Harris, J. 58 Park Hill Terrace
203	212 V	44 Park Hill Terrace	Harris, J. 58 Park Hill Terrace
203	214 V	48 Park Hill Terrace	Harris, J. 58 Park Hill Terrace
203	216 V	52 Park Hill Terrace	Harris, J. 58 Park Hill Terrace
203	218	58 Park Hill Terrace	Harris, J.
203	75 V	Sutherland Park (357 Van Cortlandt Park Avenue)	City of Yonkers

PARK HILL WEST HISTORIC DISTRICT
PROPERTY OWNERS (PAGE 9)

103	61	52 Prospect Drive	Rivas, Victor & Geraldo Juan
105	17	105 Prospect Drive	Antenucci, Dario
105	1	1 Prospect Terrace	Carozza, Joseph & Macchia, M.
105	27 V	11 Prospect Terrace	Lethbridge, Scott & Catherine 15 Prospect Terrace
105	19	21 Prospect Terrace (aka 3 Prospect Terrace)	Hammond, Magaly & Gary 3 Prospect Terrace
105	24	15 Prospect Terrace (aka 7 Prospect Terrace)	Lethbridge, Scott & Catherine 7 Prospect Terrace
198	124 V	26 Undercliff Street	Hussey, Patrick 32 Undercliff Street
198	80	32 Undercliff Street	Hussey, Patrick
198	120	30 Undercliff Street	Hussey Patrick 32 Undercliff Street
198	118 V	34 Undercliff Street	Lafond, Tiktin & Spilkowitz 87 Alta Avenue
198	116 V	50 Undercliff Street	Dandraia, R. & A. 105 Alta Avenue
198	112 V	64 Undercliff Street	City of Yonkers
198	110	68 Undercliff Street	Byrns, Stephen 70 Undercliff Street
198	108	72 Undercliff Street	Byrns, Stephen 70 Undercliff Street

PARK HILL WEST HISTORIC DISTRICT
 PROPERTY OWNERS (PAGE 10)

203	103 V	97 Undercliff Street	Viggiano, R. 101 Undercliff Street
203	105	101 Undercliff Street	Viggiano, R. 101 Undercliff Street
210	35	105 Undercliff Street	Perkins, Henry & Gail
201	10	106 Undercliff Street	Cook, Clifford
210	44	111 Undercliff Street	Chemical Bank, as Trustee 55 Water Street New York, NY 10041
203	9	323 Van Cortlandt Park Avenue	Maciera, Luis
203	11	327 Van Cortlandt Park Avenue	Mascetta, Louise
203	12 V	331 Van Cortlandt Park Avenue	Tola, Miriam & Francicosa Maritze
203	13	331 Van Cortlandt Park Avenue	Tola, Francisco X.
203	15 V	335 Van Cortlandt Park Avenue	Spano, Leonard & Josephine 339 Van Cortlandt Park Avenue
203	17	339 Van Cortlandt Park Avenue	Spano, Leonard & Josephine
203	19	339 Van Cortlandt Park Avenue	Spano, Leonard & Josephine

PARK HILL WEST HISTORIC DISTRICT
PROPERTY OWNERS (PAGE 11)

203	21 V	345 Van Cortlandt Park Avenue	City of Yonkers
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6. DESCRIPTION (include photographs of property with application)

CONDITION

excellent fair
 good deteriorated

CHECK ONE

unaltered
 altered

CHECK ONE

original site
 moved

date moved: _____

Describe present appearance and historic physical appearance (if known).

The proposed Park Hill West historic district is located in the southwest quadrant of Yonkers. The district is a cohesive, residential area and an excellent example of a late nineteenth-early twentieth century planned suburban community. Sited on a wooded plateau 300 feet above sea level, it commands views of the Hudson River and neighboring Palisades as well as most of southwestern Yonkers. The district's boundaries are delineated by changes in terrain, the distinctly different character and history of surrounding neighborhoods, and man-made boundaries. Within the boundaries of the nominated district are located 129 man-made resources, most of which are visible from public thoroughfares. The majority of these were constructed by the American Real Estate Company, the developer of the Park Hill community, and are of architectural and historic significance in the evolution of southwestern Yonkers and the city's cultural history. Developed as a luxurious suburb of both Yonkers and New York City, the community attracted as residents many prominent personages associated with the history of Yonkers and the greater metropolitan area. Built on narrow lots along winding roads characteristic of the period's suburban developments, the houses in the area--while in close proximity to one another--achieve a feeling of seclusion and privacy through their landscaping and siting. While a few of the dwellings have been altered over the years and modern residential structures of little architectural significance have been interwoven throughout the district, the street layout and predominance of older structures allow both the built and natural aesthetic qualities for which the community achieved fame early in this century to dominate the overall character of the neighborhood.

The majority of the resources located in the Park Hill West district were constructed by the Parkhill Association and later its successor organization, the American Real Estate Company. Most of the frame and masonry two and one-half story dwellings in the district were constructed between 1892 and 1930 as single-family residences and are rather substantial houses. Built in the prevailing architectural styles of the period, there are representative domestic examples of the Queen Anne, Shingle Style, Georgian Revival, Colonial Revival, Medieval Revival, Craftsman, and Mission Style. Generally most of the residences are set on narrow, rectangular lots with street frontages averaging 75 feet and depths of 115 feet. A few of the primary properties combine two or three lots. Residences are generally set back approximately 25 to 50 feet from the front lot line. Most of the secondary structures are small, one-story, utilitarian garages built in the years following the First World War.

The primary thoroughfare leading to the district is Park Hill Avenue, a secondary north-south street that provides access to the neighborhood from both downtown and southern Yonkers. Park Hill Avenue also provides a boundary of convenience between the Park Hill West district and the neighborhood's eastern section, generally developed somewhat later by the American Real Estate Company and also a potential historic district. A number of smaller, winding roads which make up the district branch off west of Park Hill Avenue. These roads were platted to take advantage of the relatively rough terrain of the area. Access to South Broadway, a major north-south thoroughfare, is gained from Undercliff Street. Van Cortlandt Park Avenue, another secondary north-south street, also provides the neighborhood access with surrounding areas.

Continuation Sheet Attached

CONTINUATION SHEET (copy additional sheets as needed)

Name of Property: Park Hill West Historic District Item Number: 6 Page Number: 2

The district is unified by the similar size, massing, and scale of the majority of its buildings as well as their regular siting along the street. All contributing properties were built between 1892 and 1931 and feature a high level of design and craftsmanship as evidenced by articulated massings as well as moldings, applied ornament, and the use of traditional late nineteenth-early twentieth century materials. Despite alterations to some of the buildings, an overwhelming majority have been well preserved and the district maintains its distinctive ambiance, including some original bluestone sidewalk paving and a street sign, as well as the high quality of workmanship and design characteristic of suburban areas developed during the period for the upper middle-class.

The Park Hill neighborhood was completely surveyed by the Yonkers Planning Bureau during the summer of 1980 under a grant from the New York State Office of Parks, Recreation and Historic Preservation (SHPO). In 1984, the SHPO determined that the neighborhood was potentially eligible for listing on the National Register of Historic Places as a district with undefined boundaries. Survey descriptions were verified and corrected as needed in 1993.

Number of property lots in district:	137
Number of occupied lots:	109
Number of vacant lots:	28
Number of man-made resources in district:	129
Number of contributing man-made resources:	94
Number of non-contributing man-made resources:	35
Number of primary buildings in district:	106
Number of contributing primary buildings:	73
Number of non-contributing primary buildings:	33
Number of secondary buildings in district:	21
Number of contributing secondary buildings:	19
Number of non-contributing secondary buildings:	2
Number of features in district:	2
Number of contributing features:	2
Number of non-contributing features:	0

An annotated list describing each property included in the Park Hill West Historic District follows.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 3

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
29 Alta Avenue (aka 151 Park Hill Avenue)	198	48	1917-30	Two-and-one half story, two bay, stucco Mission style residence; rectangular plan; stone foundation; enclosed tiled, hipped roof porch with casement windows with transoms; central entrance; paired double hung sash windows; bracketed cornice; tiled, hipped roof with hipped dormers, central brick chimney; alterations include new windows with false muntins.
35 Alta Avenue	198	50	1917-30	Two-and-one half story, two bay, stucco, Mission style residence; rectangular plan; stone foundation; enclosed tiled, hipped roof porch with tripartite double hung windows; central entrance; six-over-one double hung sash windows; bracketed cornice; tiled, hipped roof with hipped dormers, central brick chimney; alterations include replacement of porch windows.
41 Alta Avenue	198	54	1893-96	Two-and-one half story, three major bay, Shingle Style residence; rectangular plan; random rubble ground story, stuccoed upper story; round-arched entrance with recessed porch featuring sidelighted door; paired and tripartite one-over-one double hung sash windows; projecting gabled bay with oriel; hipped roof with gabled dormer; random rubble chimney; alterations include enclosed second story porch and wrought iron railing.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 4

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
46 Alta Avenue	199	39	1902	Eugenia H. Meyer House: Two-and-one half-story, three-bay, brick, Medieval Revival style residence set on random rubble terrace; square plan; glazed gable-roofed side entrance porch; one-over-one double hung sash windows; projecting gabled dormers with oriels; gabled roof with barge boards and cross-gables; decorative cartouche supported by flanking putti; modern porch/garage addition; aluminum sided cornice and barge boards, addition of wrought-iron roof balustrade, alterations to windows and replacement of original central art nouveau style window.
49 Alta Avenue	198	62	1953	One-and-one half story, brick residence; rectangular plan; cross-gabled entrance with sidelights; double hung sash windows; gabled roof with dormers; garage. Hall & Paufve, archs. NON-CONTRIBUTING.
52 Alta Avenue	199	36	1894	Mary J. Tompkins House: two-and-one half story, Shingle Style residence; rectangular plan; wrap-around, balustraded porch with Ionic columns; coursed stone ground story, frame second story; entrance with sidelight and transom; corner tower with conical roof; one-over-one double hung sash windows; cross-gabled roof; alterations include extensive aluminum siding. Edwin A. Quick, arch.; L.A. Tomasini, mason; J.D. Cambell, carpenter.
57 Alta Avenue	198	65	1950	One story, stucco, ranch style residence; square plan; paired double hung sash windows; cross-gabled roof. M.A. Capobianco, arch. NON-CONTRIBUTING.
61 Alta Avenue	198	68	NA	Vacant Lot.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 5

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
64 Alta Avenue	199	28 31 33	1894	Francis A. Winslow House: two-and-one half story, multiple bay, Shingle Style residence with Craftsman style influences; "L"-shaped plan; coursed stone exposed basement and first story walls, shingled second story; single and paired double hung windows; multiple cross-gambreled roof with exposed rafter ends; eyebrow dormer; coursed stone chimney; one story terrace; alterations include insertion of three car ground-story garage, wrought iron railings, rear, shingled deck.
67 Alta Avenue	198	71	1952	One-story, brick residence; square plan; banded double hung sash windows; gable roof. M.A. Capobianco, arch. NON-CONTRIBUTING
71 Alta Avenue	198	72	NA	Vacant Lot.
73 Alta Avenue	198	74	1965	Two stories above a high basement, three bay, brick and aluminum sided residence; square plan; double hung sash and picture windows; gable roof; garage. William Heapy, arch. NON-CONTRIBUTING.
79 Alta Avenue (aka 77 Alta Avenue)	198	77	1971	Two stories above a high basement, three bay, brick and aluminum sided residence; square plan; double hung sash and picture windows; hipped roof. Ronald Jack, arch. NON-CONTRIBUTING.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 6

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
82 Alta Avenue (aka 1 Rose Lane)	199	22 25	1914	C.E. Portier House: two story, coursed stone, three bay, Georgian Revival style residence; rectangular plan; salient pedimented central bay with leaded glass fanlight featuring pedimented portico supported on scamozzi columns and entrance with leaded glass sidelights and fanlight; six-over-one paired and tripartite double hung sash windows; hipped roof with wide frieze, modillioned cornice and gabled roof dormers; one story flanking enclosed coursed stone porch with tripartite windows; alterations include 1953 addition of one story, frame, gable roof side ell; modern fire escape.
			1914	One-story, coursed stone, gable roofed, garage with 6 over-1 tripartite windows and fanlight in gable end.
			c.1914	Garden Building: one story, hipped roof garden pavilion; square plan; bracketed eaves; shutters with tree-motif cut-outs.
83 Alta Avenue (aka 81 Alta Avenue)	198	79	1893	Upper Elevator House: two-story, Shingle Style depot converted to residence; covered walkway supported by "natural" timbers with cobblestone detailing; conical roofed porch with finial; rectangular plan; coursed rubble sub-stories and stucco upper floor; single and paired one-over-one double hung sash windows; gabled main building with shed roof dormers. Adolf F. Leicht, arch.; Hooper Bros., mason; Lutkins [sp?], carpenter.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 7

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
87 Alta Avenue	198	81	1893	Overcliff: two-and-one half story, multiple bay, coursed stone, Shingle Style residence; square plan; high stone foundation; gable roofed porte-cochere with eyebrow dormer; wrap-around rear porch; linteled, round-arched, and pointed arch windows--some with leaded glass; shingled oriels, towers, and turrets; multiple porches; multiple roof line featuring tent, conical and cross-gabled roofs; multiple coursed stone chimneys. Attributed to G. Howard Chamberlin, arch.
Alta Avenue southeast intersection with Rose Lane			c. 1902	Rose Lane street sign; fluted, cast iron post, enameled panels set at right angles bearing legends "Rose Lane" and "Alta Avenue." Pentreath & Fink, Yonkers, N.Y., manufacturers of post.
88 Alta Avenue	200	23	1892	George L. Rose House: two-and-one half story, multiple bay, Shingle Style residence with Queen Anne characteristics; rectangular plan; set on high basement; one-story wrap-around porch featuring coursed stone piers supporting exotic columns; paneled entrance doors with glazed transom and sidelights; four vertical lights-over-one double hung sash windows; bay windows; cross-gabled roof with recessed dormer with curved cheeks; cross gabled roofs; conical roofed tower with columned, glazed observatory; brick chimneys. Adolf F. Leicht, arch.

PARK HILL WEST HISTORIC DISTRICT
 DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 8

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
94 Alta Avenue	200	20	1892	Charles L. Ashmead House: two-and-one half story, frame, multiple bay, Shingle Style residence; rectangular plan; three story conical roofed tower; double hung sash windows; bay window; hipped roof with dormers; extensive alterations including aluminum siding, stripped detailing, enclosed porch, modern addition, and new windows. NON-CONTRIBUTING.
99 Alta Avenue	198	93	1951	Two-story, three bay, brick, residence; square plan; paired double hung sash windows; brick facing and aluminum siding; gable roof; garage. M.A. Capobianoco, arch. NON-CONTRIBUTING.
100 Alta Avenue	200	17	1963	Two-story, brick with aluminum siding, residence; square plan; set on high basement; double hung sash windows; garage; gable roof; William Heapy, arch. NON-CONTRIBUTING.
104 Alta Avenue	200	15	1963	Two-story, brick with aluminum siding, residence; square plan; set one high basement; double hung sash windows; garage; gable roof. Wm. Heapy, arch. NON-CONTRIBUTING.
105 Alta Avenue	198	95	c. 1965	Two-story, brick with aluminum siding, residence; square plan; double hung sash windows; gable roof. NON-CONTRIBUTING.
108 Alta Avenue (aka as 106 Alta Avenue)	200	13	c. 1965	Two-story, brick with aluminum siding, residence; square plan; double hung sash windows; gable roof. NON-CONTRIBUTING.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 9

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
111 Alta Avenue	198	98	c. 1965	Two-story, brick and stone faced, Ranch style residence; "L"-shaped plan; double hung sash windows; garage; gable roof. NON-CONTRIBUTING.
114 Alta Avenue	201	9	1917-31	Two-and-one half story, three bay, stucco, Mission style residence; rectangular plan; arched entrance porch with parapet wall; french, linteled and round windows; decorative wrought ironwork; string course; asphalted roof; stucco end chimney.
			1917-31	One story, stucco, flat roofed garage with arched parapet wall.
120 Alta Avenue	201	13	1911-14	Francis Hildenbrand House: two-and-one half story, multiple bay, coursed stone with dressed stone trim, Medieval Revival residence; rectangular plan; dressed stone, fluted, pilastered entrance with sidelights and full classical entablature; leaded casement windows; mullioned and double hung sash windows; six-over-one double hung sash windows; one-story porch; jerkin-headed cross-gabled roof with barge boards and clustered stone chimney pots; ornamented scuppers and leaders.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 10

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
117-125 Alta Avenue	198	101 104	1899	Jules Breuchard (aka Denis O'Brien) House: two-and-one half story, brick, five bay, Georgian Revival style residence; square plan; flemish bond brickwork; primary and secondary entrances featuring columned porticos supported on scamozzi and tuscan columns and sidelighted doors; six-over-six double hung sash windows with stone sills and keystone lintels; contrasting string course and quoining; tripartite window; hipped roof with modillioned cornice, gable and swan's neck pedimented dormers and towering end chimneys; one story open porch supported on columns; two story, gable roofed side wing; ornamental iron fence with brick posts supporting ball finials.
			1917-31	One story, frame, garden structure, hipped roof; columned porch.
131 Alta Avenue	203	115 190	1914	Captain Robert Boettger House: two-and-one half story, three major bay, brick with decorative diamond patterns and extensive half timbering, Medieval Revival style residence; "L"-shaped plan; gable roofed porte cochere with half timbering; contrasting stone tabbed arched and mullioned windows with leaded glass, casement windows, and limestone surrounds; half timbered oriels; projecting cross gabled bays; ornamented barge boards; slate gable roof with multiple cross gables; multiple chimneys with spiral pots. Delhi & Chamberlin, archs.
138 Alta Avenue	203	99	1948	One story, brick residence; double hung sash windows; gable and intersecting hipped roofs. N.J. Colosi, arch. NON-CONTRIBUTING.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 11

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
139 Alta Avenue	203	119	1894	Charles R. Sherman House: two-and-one half story, two bay, Shingle Style residence with Craftsman and Queen Anne influences; rectangular plan; continuous porch supported on columns; sidelighted entrance with transom; bay window; one-over-one double hung sash and palladian windows; cross-gabled roof with recessed dormer featuring curved cheeks; gambrel and gable roofs; full-height coursed stone engaged tower; stone chimney.
140 Alta Avenue (aka 134 Alta Avenue)	203	101	1988	Two story, brick faced and shingled residence; rectangular plan; paired double hung sash windows; oriel window; hipped roof; two-car garage. NON-CONTRIBUTING.
142 Alta Avenue	203	97	1896	Two-and-one half story, multiple bay, Shingle Style residence; square plan; random rubble ground story and shingled second story; bay and double hung sash windows, some with leaded glass; overhanging cross-gambrel wing with exposed rafters and featuring palladian and oval windows; gable roof with dormer and towering stone chimney; glazed entrance porch. Minor alterations include aluminum siding on second story.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 12

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
145 Alta Avenue	203	122	c. 1893	E.A. Perham House: two-and-one half story, two bay, Queen Anne style residence; rectangular plan; coursed stone foundation; wrap around balustraded porch with Tuscan columns; sidelighted entrance enframed by pilasters; bay and one-over-one double hung sash windows; cross-gabled roof with prominent gabled bay; brick chimney; alterations include aluminum siding and changes to rear.
			1914-17	One story, hipped roof garage.
146 Alta Avenue	203	95	1914-17	Two-and-one half story, stucco, Mission style residence; "L" shaped plan; random rubble entrance porch with columns supporting tiled roof; sidelighted entrance door; bay window with hipped tiled roof; nine-over-one double hung sash windows; multiple tiled, hipped roof with exposed rafter ends and hipped roof dormers featuring paired one-over-one windows with diamond glazing.
150 Alta Avenue	203	91	1898	Henry J. Kaltenbach House: two-and-one half story, three bay, clapboarded Colonial Revival style residence; square plan with rear ell; projecting one-and-one half story semi-circular entrance bay surmounted by balustraded porch and supported on scamozzi columns; paneled entrance door flanked by small sidelights; tripartite, palladian, and double hung windows, some with decorative muntins; modillioned frieze; hipped roof with pedimented dormers featuring round-arch windows with gothic sash; brick chimney; round glazed porch on random rubble foundation; Rockwell Cutler, arch.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 13

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
151 Alta Avenue	203	125	NA	Vacant Lot.
155 Alta Avenue	203	127	NA	Vacant Lot.
157 Alta Avenue	203	128	1916	Frederick A. Taylor House: two-story, two bay, brick, Colonial Revival style residence; square plan; side entrance portico featuring round-arched pediment with entablature supported on Tuscan columns; french doors with shutters; six-over-six double hung sash windows with shutters; modified palladian window; hipped slate roof with cross gables; brick chimney; rear gabled ell features glazed porch with square columns; alterations include one story, flat roof garage addition.
158 Alta Avenue	203	89	1896-07	Two-story, three bay, clapboarded, Colonial Revival style residence; one-and-one half story semi-circular projecting bay featuring casement windows surmounted by recessed porch; six-over-one double hung sash windows; palladian, oriel and single paned windows; large shell motif appliqué; modillioned cornice with frieze; hipped room with round-arched dormers featuring casement windows; central stone chimney; rear ell features glazed porch supported on random rubble foundation; alterations include wrought iron balustrade above entrance porch and removal of roof balustrade. Rockwell Cutler, arch.
			1914-17	One story, frame, hipped roof garage with roof balustrade.
163 Alta Avenue	203	129	NA	Vacant Lot.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 14

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
169 Alta Avenue (aka 167 Alta Avenue)	203	133	1978	Two story, four bay, brick and aluminum siding faced, residence; recessed entrance with sidelights; double hung sash windows; grade level garage; gable roof. Design & Planning Consultants, archs. NON-CONTRIBUTING.
173 Alta Avenue	203	135	1961	Two story, four bay, brick and aluminum siding faced, residence; recessed entrance with sidelights; double hung sash windows; grade level garage; gable roof. Wm. Heapy, arch. NON-CONTRIBUTING.
174 Alta Avenue	203	83	NA	Vacant Lot.
1 Canyon Circle (aka 331 Park Hill Avenue)	103	1	1911-14	Two-and-one half story, three bay, flemish bond brickwork, Colonial Revival style residence; rectangular plan; off-centered entrance with decorative surround; columned entrance porch supporting balustraded balcony with gothic double hung sash linteled windows flanking round-arch full-length window; six-over-one double hung sash windows; full-width second story dormer; overhanging gambrel roof with gabled and eyebrow dormers and quadrant windows; end brick chimneys; gambrel roofed wing and columned side porch with balustraded deck; minor alterations include staircase leading to second story of ell.
			1917-31	Two-car, hipped roof garage.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 15

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
3 Canyon Circle (aka 60 Prospect Drive)	103	46	1911-14	Two-and-one half story, shingle and random rubble, Craftsman style residence; rectangular plan; eyebrow-shaped entrance porch supported on consoles; wrap-around porch, glazed with multiple lights, supported on random rubble piers; tripartite and banked six-over-six double hung sash windows; oriel and bay windows; multiple intersecting gabled slate roofs with exposed rafter ends; shed roof dormers; random rubble chimney; hipped roof wing.
			1911-14	One story, one car, random-rubble and shingled, hipped roof garage; shed roofed entrance porch; oriel window; gabled roof with exposed rafter ends.
9 Hillside Drive	210	19	1896-07	F.M. McMurray House: two-and-one half story, three major bay, Shingle Style residence; rectangular plan; salient central gambreled bay; centrally-placed balustraded entrance porch with pyramidal columns supporting second story porch; one-over-one double hung sash windows; bay and oriel windows; three story corner tower featuring dwarf scamozzi columned third story; large cross-gambrel roof with gable roofed dormers; brick chimney.
			1914-17	One story, random rubble, one car garage; arched entrance; flat roof.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 16

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
19 Hillside Drive	210	24	1896-07	C. Bikle House: two-and-one half story, three bay, shingled, Colonial Revival style residence; square plan; high random rubble exposed foundation; corner pilasters; centrally-placed entrance porch, sidelights, with Ionic columns supporting wide frieze and second story porch; round-arched second story porch entrance with sidelights; one-over-one double hung sash windows with top gothic sash; two-side full height bay window with recessed paneled spandrels; large hipped roof with bracketed wide overhand; hipped roof dormers; coursed stone chimneys.
			1917-31	One-story, random rubble, one car garage; flat roof.
23 Hillside Drive	210	26	1917-30	Two story, four bay, stucco, Colonial Revival style residence; "L"-shaped plan; high foundation; pedimented projecting enclosed porch with classical pilasters enframing round-arched entrance with leaded-glass fanlight and sidelights; one-over-one double hung sash and tripartite windows, some with pent roofs; gable roof with returns; brick chimney; one story stucco garage with flat roof; alterations include window replacement.
24 Hillside Drive	203	111	NA	Vacant Lot.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 17

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
27 Hillside Drive	210	28	1896-07	William Forster House: two-and-one half story, three major bay, Shingle style residence; rectangular plan; high random rubble foundation; side, enclosed entrance porch with Tuscan columns supporting pent roof; four-over-four and six-over-six double hung sash windows; bay windows; second story porch with balustrade; large gambrel roof with cross-gables; brick chimney.
			1917-31	One story, random rubble, one-car garage; flat roof with terrace above.
28 Hillside Drive	203	109	NA	Vacant Lot.
29 Hillside Drive	210	29	1965	Two-story, two bay, brick and shingle-faced, residence; square plan; one-over-one double hung sash windows; hipped roof. NON-CONTRIBUTING.
31 Hillside Drive	210	30	1965	Two-story, four bay, asbestos and novelty sided, Split Level style residence; rectangular plan; one-one double hung sash windows; gable roof. NON-CONTRIBUTING.
34 Hillside Drive	203	100	1915	Henry J. Kaltenbach Garage: One-story, one bay, Shingle Style garage with Craftsman influence converted to residence; "L" shaped plan; centrally-placed vehicular entrance surmounted by eyebrow shaped arch; casement windows; intersecting hipped roofs with bracketed cornice; eyebrow dormer; brick chimney; alterations include replacement of vehicular entrance with modern entrance door and glass panels; rear shed roof addition; open parking deck. [Formerly associated with 150 Alta Avenue.]

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 18

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
12 Overcliff Street	203	187	1892	"Falconhurst," Francis B. Chedsey House: two-and-one half story, multiple bay, Shingle Style residence; rectangular plan; high coursed stone foundation; full-width entrance porch with cross-gable supported on columns; six-over-one double hung sash windows; numerous porches; corner tower with decorative frieze; bay and oriel windows; cross-gambrelled roofs with returns and exposed rafters.
18 Overcliff Street	203	184	1895	E.H. Alling (John S. Kennedy) House: two-and-one half story, two major bays, Shingle Style residence; square plan; high random rubble foundation and first floor; glazed semi-circular porch with colonnettes; full-width entrance porch with wide bracketed eaves and multiple colonnettes supporting second story covered porch; double-hung sash windows, many with stone quoining; large palladian window entrance to balcony; gable end window with sidelights and surmounting pediment; corner tower with diamond-paned casements and conical roof; large gambrel roof with hipped roof dormers.
			1917-31	One story, coursed stone, one car garage; flat roof.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 19

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
24 Overcliff Street	203	181	1939	Two story, three major bay, stone, Colonial Revival style residence; rectangular plan; central segmental-arched paneled entrance with sidelights and fanlight; flanking tent roofed oriels with multi-light double hung sash and french windows; slate gabled roof with stone chimneys; alterations include 1946 flanking enclosed porch addition with jalousie windows. Erik Kayser, arch.; J. Jacobsen, bldr. NON-CONTRIBUTING.
			1939	One story, coursed stone, two-car garage; flat roof. NON-CONTRIBUTING.
29 Overcliff Street	203	221	1900	"Overcliff House," W.J. Yates House: two-and-one half story, three major bay, Shingle Style residence; rectangular plan; random rubble sub-stories with shingled upper floors; centrally placed entrance porch with round-arched entrance; large second story oriel with brackets; one-over-one and six-over-one double hung sash windows and large arched leaded-glass window; corner tower with conical tower with finial; flared hipped roof with hipped roof dormers and casement windows
30 Overcliff Street	203	130	NA	Vacant Land.
34 Overcliff Street	203	132	NA	Vacant Land
35 Overcliff Street	203	220	NA	Vacant Land.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 20

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
153 Park Hill Avenue	199	1	1930	Park Hill Chateau: four story, eleven bay, brick, Medieval Revival style apartment building; "U"-shaped plan; centrally-placed four-centered arched entrance with tabbed cast stone surround surmounted by armorial shield; three-story bay window; six-over-six double hung sash window; brick walls with clinker-bricks and cast stone string courses and quoining; castellated parapet walls; flat roof with gabled central parapet. W.P. Katz Inc., archs.
161 Park Hill Avenue	199	6	1896	Alfred E. Paillard House: two story, stone and frame, Queen Anne style residence with Shingle Style influence; square plan; random-rumble first story; semi-circular entrance porch supported on columns; one-over-one double hung windows, some with leaded glass and decorative upper sash; corner tower with finial; modillioned frieze; hipped roof with intersecting gables; stone chimney. Alterations include asbestos siding.
			1917-31	Random-rubble stone, two-car, flat roofed garage.
171 Park Hill Avenue (aka 167-173 Park Hill Avenue)	199	9 11	1957	Two story, four bay, contemporary style, brick residence; rectangular plan; paired and tripartite windows; brick chimney; grade-level garage. NON-CONTRIBUTING.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 21

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
179 Park Hill Avenue	199	13	1914	Bennett House: two-and-one half story, three bay, brick, Colonial Revival style residence; square plan; brick quoining; pedimented, salient central bay with half round window in pediment; centrally-placed semi-circular entrance porch with scamozzi columns supporting second-story porch with wrought iron railings; sidelighted entrance with leaded glass transom; double and tripartite six and eight-over-one double hung sash windows with shutters; string course; wide modillioned frieze; hipped roof with gable dormers; brick chimneys; side porch.
			1914-17	One story, brick, hipped roof garage.
191 Park Hill Avenue	199	19	1917-31	Two story, three bay, stucco, Colonial Revival style residence; square plan; centrally-placed pedimented entrance porch with Doric columns supporting an entablature; paneled entrance door with sidelights and fanlight; six-over-one double hung sash windows with shutters; deep overhanging eaves with exposed rafter ends; copper-shingled hipped roof with half-round dormer; corbeled brick chimney.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 22

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
197 Park Hill Avenue	200	1	1899	R.H. Abbott House: two-and-one half story, two major bay, Shingle Style residence with Queen Anne influences; rectangular plan; full-width hipped roof porch with random rubble piers and foliated spandrels at entry; oriel windows and one-over-one double hung sash windows, some with gothic and diamond paned upper sash; sidelighted entrance; corner tower; multiple intersecting gable roof with wide overhand and gable roofed dormers; multiple brick chimneys; alterations included aluminum siding and imitation stone siding on tower.
201 Park Hill Avenue (aka 211 Park Hill Avenue)	200	7	1987	Two-story, two major bay, brick, contemporary style residence; rectangular plan; raised basement; sidelighted entrance; oriel windows; gable roof; grade-level garage. NON-CONTRIBUTING.
205 Park Hill Avenue (aka 215 Park Hill Avenue)	200	9	1987	Two-story, two major bay, brick, contemporary style residence; rectangular plan; raised basement; round-arched and oriel windows; hipped roof; grade-level garage. NON-CONTRIBUTING.
203 Park Hill Avenue (aka 205 Park Hill Avenue)	200	3	1896-07	Two-and-one half story, frame, multiple bay, Shingle Style residence; rectangular plan; bay and six-over-one double hung sash window; second story porch; wide overhanging eaves; hipped roof with cross gables; coursed stone chimney; alterations include aluminum siding and enclosing of entrance porch.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 23

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
209 Park Hill Avenue	200	6	1893-96	T.C. Smith House: two-and-one half story, frame; multiple bay, residence; square plan; full-width porch; segmental arched entrance pediment; one-over-one double hung sash windows; hipped roof with hipped roof dormers; extensive alterations include aluminum siding, enclosing of porch, window replacements. NON-CONTRIBUTING.
225 Park Hill Avenue	201	1 5	1917-31	Two story, flemish bond brick, Colonial Revival style residence; rectangular plan; raised basement; five bays; recessed columned porch; swans-neck pedimented entrance with sidelights flanked by french windows; wrought-iron second story balcony; multi-paned double hung sash windows; gable roof with brick end chimneys.
235 Park Hill Avenue	210	1	1895	"Rock Villas": two-and-one half story, frame, Shingle Style semi-detached residence; rectangular plan; ground story random rubble walls; side-lighted entrance with leaded glass; round-arched entrance porch; one-over-one double hung sash windows, some with diamond paned upper sash; oriel windows, one with leaded glass transom; hipped roof with intersecting gables, hipped, eyebrow, and shed roofed dormer; random-rubble chimney with pots alterations include aluminum siding on second story. Adolf F. Leicht, arch.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 24

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
239 Park Hill Avenue	210	5	1895	"Rock Villas": two-and-one half story, frame, Shingle Style semi-detached residence; rectangular plan; ground story random rubble walls; side-lighted entrance with leaded glass; round-arched entrance porch; one-over-one double hung sash windows, some with diamond paned upper sash; oriel windows, one with leaded glass transom; hipped roof with intersecting gables, hipped, eyebrow, and shed roofed dormer; random-rubble chimney with pots alterations include aluminum siding on second story. Adolf F. Leicht, arch.
243 Park Hill Avenue	210	7	1912	Two-and-one half story, two bay, Mission style stucco residence; rectangular plan; full-width hipped roof glazed porch; six-over-one double-hung paired sash windows; tiled hipped roof featuring deep overhang, exposed rafter ends, and centrally-placed round-arched pedimented dormer with quadrant windows and center brick chimney; two-story, two bay, brick, matching hipped roof garage.
247 Park Hill Avenue	210	9	?	Two story, three bay, Colonial Revival style residence; rectangular plan; fieldstone first story, shingled second story; sidelighted central entrance with fluted pilasters; eight-over-eight double hung sash windows with shutters; overhanging second story with decorative pendants; gable roof; grade-level garage. NON-CONTRIBUTING.
253 Park Hill Avenue	210	11	NA	Vacant Lot.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 25

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
257 Park Hill Avenue	210	13	1896-07	E.P. Yergens House: two-story, frame, Shingle style residence; rectangular plan; large corner tower with random rubble ground story; entrance porch; sidelighted entrance; double hung sash, bay and oriel windows; hipped roof with deep overhang and gable-roofed dormer; large, random rubble chimney; alterations include stuccoing, wrought iron porch supports and skylights.
263 Park Hill Avenue (aka 261 Park Hill Avenue)	210	15	1917-31	Two-story, three bay, vernacular Colonial Revival style stucco residence; rectangular plan; centrally placed pedimented entrance flanked by banks of casement windows surmounted by continuous pent roof; gable roof with brick end chimney; one-story side porch with roof deck and two-story, gable roofed side wing.
265 Park Hill Avenue	203	1	1910	Two-story, two bay, brick, Mission style residence; continuous hipped roof, full-width porch supported on brick piers; sidelighted entrance; paired and tripartite double hung sash windows; contrasting stone lintels and sills; hipped tile roof with deep overhang and exposed rafters; hipped roof dormers; attached garage with upper porch; alterations include enclosing of garage porch.
271 Park Hill Avenue	203	3 5	1916	E.H. Leckinger House: two story, five bay, brick and stucco, "Dutch" Colonial Revival style residence; rectangular plan with ell; centrally-placed entrance featuring, pedimented hood supported on console brackets, fan and sidelights; one-over-one double hung sash and french windows with shutters; brick lintels; continuous second story dormer with shed roof; gambrel roof; one story wood pergola supported on columns.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 26

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
291 Park Hill Avenue	105	5	1917-31	Two story, stucco, Medieval Revival style residence; L-shaped plan; round arched glazed entrance porch sheltered in projecting cross-gabled ell; paired and tripartite four-over-four double hung sash windows; glazed round-arched flanking porch; slate, cross-gable roofs; end chimney.
297 Park Hill Avenue	105	9	1907-11	Two story, shingled, three bay, Craftsman influenced residence; rectangular plan; full width recessed porch supported on random rubble piers and Tuscan columns; sidelighted entrance with pilastered surround; single and tripartite eight-over-two double hung sash windows; oriel windows; stained glass; side entrance with pent roof; intersecting gable roofs featuring exposed rafter ends and hipped roof dormers; brick chimney.
305 Park Hill Avenue	105	11	1910	Two-and-one half story, two bay, stucco and shingled, Medieval Revival style residence with Craftsman influence; random rubble entrance terrace; recessed entrance porch with fluted surround; double hung sash and bay windows; gabled roof with cross-gables featuring half timbering, ornamental bracketing, and exposed rafters.
			1917-31	One-story, frame, garage; gable roof.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 27

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
307 Park Hill Avenue	105	13	1907-11	Two-and-one half story, three bay, stucco, Medieval Revival residence; rectangular plan; centrally-placed recessed porch flanked by tripartite double hung sash windows set in segmental-arched enframements; single, tripartite and banked twelve-over-one double hung sash windows; oriels and second story overhang supported on brackets; half-timbered second story and gable ends; gable roof with cross gables; end chimney; alterations include glazing of second story flanking porch.
325 Park Hill Avenue (aka 323 Park Hill Avenue)	104	1 16	1917-31	Two-and-one half story, multiple bay, random rubble, Medieval Revival residence; L-shaped plan; gable-roofed entrance porch with round-arched entrance; banked casement and round-arched windows; tiled intersecting gable roofs; multiple towering random rubble chimneys; arcaded second story porch; property is partially surrounded by brick and stone walls designed in a Japanese motif and featuring Toriis.
			?	One story, frame, hipped roof tea house with exposed rafters.
325 Park Hill Avenue	103	7	1969	Two story, three bay, contemporary style residence; rectangular plan grade-level entrance; two-over-two double hung sash and picture windows; porch with plain supports; gable roof; grade-level garage. NON-CONTRIBUTING.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 28

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
369 Park Hill Avenue (aka 357 Park Hill Avenue)	103	14	1899	Fisher/Father Divine House: two-and-one half story, three bay, frame Colonial Revival style residence; square plan; centrally-placed entrance porch supported on brick piers; entrance features transom and sidelights and enframing ornamented with classically inspired motifs; two-story bay windows; double hung sash windows with diamond glazing; transomed and Palladian windows; flanking two-story side porches; pedimented dormers; hipped roof; towering chimneys with ornamental brick work; alterations include changes to front and side porches and aluminum siding.
8-12 Park Hill Terrace	203	191 195	1896-07	Two-and-one half story, frame, Shingle style residence; rectangular plan; random-rubble ground story; segmental tripartite, one-over-one double hung sash, oriel, and palladian windows; wide frieze with cartouches; intersecting gable roofs with hipped roof dormers; alterations include addition of skylights to roof.
16 Park Hill Terrace	203	197	NA	Vacant Lot.
20 Park Hill Terrace	203	199	NA	Vacant Lot.
24 Park Hill Terrace	203	201	1960	Two story, four bay, stone and asbestos sided contemporary style residence; high foundation; two-over-two double hung sash windows; hipped roof; grade-level garage. Wm. Heapy, arch. NON-CONTRIBUTING.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 29

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
28 Park Hill Terrace	203	204	1952	Two story, multiple bay, coursed stone and asbestos shingled contemporary residence; high foundation; continuous pent roof at second story level; one-over-one and tripartite windows; hipped roof; grade-level two-car garage. Wm. Snyder, arch. NON-CONTRIBUTING.
36 Park Hill Terrace	203	208	1948	Two story, brick and clapboard, residence; high foundation; continuous porch on posts; tripartite windows; hipped roof; shed-roofed wing with porch. NON-CONTRIBUTING.
40 Park Hill Terrace	203	210	NA	Vacant Lot.
44 Park Hill Terrace	203	212	NA	Vacant Lot.
48 Park Hill Terrace	203	214	NA	Vacant Lot.
52 Park Hill Terrace	203	216	NA	Vacant Lot.
58 Park Hill Terrace	203	218	post 1931	Two story, frame, residence; high fieldstone foundation; two-over-two double hung sash and bay windows; slate cross-gabled roof; random-rubble chimney. NON-CONTRIBUTING.
	203	75	NA	Leslie Sutherland Park: features include random-rubble stone walls; granite memorial with plaque in memory of Leslie Sutherland dated 1946.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 30

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
52 Prospect Drive	103	61	1896-07	Two-story, frame, Shingle style residence; rectangular plan; random rubble exposed basement; stone corner tower with encircling entrance porch supported on random rubble piers; single and tripartite double hung sash windows, some with decorative glazing patterns; intersecting hipped and gambrel roofs; chimneys; alterations include aluminum siding and rear and side additions.
			?	Two car, aluminum-sided, hipped roof garage. NON-CONTRIBUTING.
105 Prospect Drive	105	17	1907-11	Two-and-one half story, three bay, shingled Medieval Revival style residence with Craftsman influence; rectangular plan; gable roofed entrance with sidelighted entrance door surrounded by classically inspired enframingent; glazed porch; double hung sash windows with diamond-paned upper sash; steeply-pitched cross-gabled roof with barge boards; brick chimney; one-story shed roofed dormer; alterations include deck over enclosed porch.
1 Prospect Terrace (aka 302 Van Cortlandt Park Avenue	105	1	1970	Two story, two-bay, frame contemporary style residence; square plan, tripartite picture and two-over-two double hung sash windows; gable roof; grade-level garage. NON-CONTRIBUTING.
11 Prospect Terrace	105	27	NA	Vacant Land

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 31

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
3 Prospect Terrace	105	19	1896-07	Two-and-one half story, multiple bay, frame, Shingle style residence; T-shaped plan; random-rubble foundation and piers; entrance with transom; double hung sash windows, some with leaded glass; banked and bay windows; tuscan columned entrance porch; tuscan columned side porch; open observatory with drawf columns; gable roof with wide overhang and flaring eaves
			1914-17	One story, stucco, one-car, gable roofed garage.
7 Prospect Terrace	105	24	1901	Virgil Pettyman House; two-and-one half story, multiple bay, Colonial Revival style residence; rectangular plan; columned porch; double-hung sash windows, some with leaded glass and diamond-glazed upper sash; oriel window; corner pilasters with scamozzi-capital; hipped roof with intersecting gables and gabled dormers; alterations include aluminum siding.
26 Undercliff Street	198	124	NA	Vacant Lot.
32 Undercliff Street	198	80	1894; 1993	Lower Elevator House: three and one-half story, two major bay, frame Medieval Revival-inspired style depot; rectangular plan; round-arched recessed entrance with half-round porch; large round-arched and six-over-one double hung sash windows; half-timbering; small side tower with octagonal roof; random-rubble chimneys; intersecting gabled roof. Extensively rebuilt 1992-1993 after fire. Adolf F. Leicht, original architect.
30 Undercliff Street	198	120	NA	Vacant Lot.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 32

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
34 Undercliff Street	198	118	NA	Vacant Lot.
50 Undercliff Street	198	116	NA	Vacant Lot.
64 Undercliff Street	198	112	NA	Vacant Lot.
68 Undercliff Street	198	110	NA	Vacant Lot.
72 Undercliff Street	198	108	1911	Francis H. Sisson House: two-and-one half story, three bay, brick Colonial Revival residence; rectangular plan; scamozzi-columned entrance portico with surmounting Chippendale style balustrade; centrally-placed sidelighted entrance with fanlight flanked by tripartite double hung sash windows; contrasting stone belt course and quoining; six-over-two double hung sash windows with shutters; slate gambrel roof with modillioned cornice; hipped roof dormers flanking centrally-placed gambrel-roofed dormer with round-arched window with decorative muntins; brick chimneys; flanking side porch supported on Tuscan columns; flanking wing. Charles H. Israels, arch.
97 Undercliff Street	203	103	NA	Vacant Lot.
101 Undercliff Street	203	105	?	One-and-one half story, brick and stone faced residence; paired double hung sash windows; cross-gabled roof; stone end chimney. NON-CONTRIBUTING.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 33

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
105 Undercliff Street	210	35	1963	One story, brick and clapboarded, residence; raised basement; pedimented entrance; double hung sash windows and casements; hipped roof. NON-CONTRIBUTING.
106 Undercliff Street	201	10	1917-31	James W. Butterly House: two-story, four bay, brick Medieval Revival residence; L-shaped plan; projecting gabled porch with round-arched entrance featuring stone and brick voussoirs; six-over-six double hung windows, some with wrought iron balconies; clapboarded gable ends; steeply pitched slate gable and hipped roofs; brick chimney.
111 Undercliff Street	210	44	1895	Two-and-one half story, two major bay, Shingle style residence; rectangular plan; random rubble ground story; random rubble circular entrance porch with stone piers and dwarf Tuscan columns; one-over-one double hung sash, oriel, and bay windows; multiple cross gabled roof with dormers; alterations include changes to bay windows, application of cementitious substance to porch and brick facing. Hudson and Harlem River Building Company, bldrs.; architect possibly Adolf F. Leicht.
323 Van Cortlandt Park Avenue	203	9	1917-30	Two story, two bay, vernacular Colonial Revival style frame residence; rectangular plan; entrance porch with blind fanlight over entrance; raised stone foundation with garage; single and paired six-over-one double hung sash windows; glazed side porch surmounted by balustraded roof deck; side gable roof; brick end chimney.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 34

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
327 Van Cortlandt Park Avenue	203	11	1917-30	Two story, two bay, vernacular Colonial Revival style frame residence; rectangular plan; pedimented entrance porch on columns; raised stone foundation with garage; single and paired six-over-one double hung sash windows; glazed side porch surmounted by balustraded roof deck; side gable roof; brick end chimney.
331 Van Cortlandt Park Avenue	203	12	1914-17	Two story, multiple bay, Medieval Revival style frame residence; rectangular plan; high random-rubble foundation; paired picture windows; random-rubble chimney; extensive alterations include enclosing of original porch with board-and-batten siding and installation of new windows. NON-CONTRIBUTING.
		13	1914-17	One story, stucco, two car, garage, hipped roof. (Note: the garage is located at the rear of the lot and identified as no. 8 Hillside Drive.)
335 Van Cortlandt Park Avenue	203	15	NA	Vacant Lot.

PARK HILL WEST HISTORIC DISTRICT

DESCRIPTION (NOTE: ALL CONTRIBUTING EXCEPT AS INDICATED) PAGE 35

ADDRESS	BLOCK	LOT	DATE	DESCRIPTION
339 Van Cortlandt Park Avenue	203	17 19	1896-07	Two and one-half story, multiple bay, Shingle Style stucco residence with Queen Anne influence; rectangular plan; random-rubble ground story; round-arched recessed entrance porch; round-arched tripartite window with one-over-one double hung sash windows with diamond-glazed upper sash; oriel window supported on decorative consoles; side towers with conical roofs and gable-roofed dormers; hipped roof with wide overhang and gabled dormers; alterations include side wing addition and enclosed entrance porch.
			1914-17	One story, frame garage.
345 Van Cortlandt Park Avenue	203	21	NA	Vacant Land.

CONTINUATION SHEET (copy additional sheets as needed)

Name of Property: Park Hill West Historic District Item Number: 7 Page Number: 2

The Parkhill Association...is an association of gentlemen who have purchased twelve acres of property surrounding and including Getty's Pond, east of Parkhill Avenue, to be transformed into a villa park. A.S. Brownell,...is the president of this enterprise, and gives much personal attention to it.

The property has been thoroughly surveyed and mapped, and it is probable that in the near future the available sites in the beautiful locality, with its picturesque rocky eminences, its graceful grassy knolls, its varied and handsome trees, will be ornamented by pretty cottages and occupied by happy families.

A few other houses will be built by the Association, to be disposed of to purchasers. Other plots will be held for later improvement. The pond has been drained, and will be cleaned out carefully so that it will be an unobjectionable ornament to the park.

The property is only 200 yards east from the Parkhill Station of the Rapid Transit Railroad. A new station building, it is expected, will soon be built about 300 yards north of the present temporary structure. Undercliff Street will eventually be cut through to Parkhill Avenue; and as it will be directly opposite the Parkhill Association's property, and lead directly to the railroad station, will be of great advantage to the prospective dwellers in the new park.²

Shortly after its incorporation, the Parkhill Association became part of the American Real Estate Company. The Company had, according to a local source:

...conceived the thought of creating somewhere in the vicinity of Manhattan Island, on its direct line of communication, an ideal community, in which every modern improvement would supplement noble natural scenery. For this purpose, after examining the entire environment of New York, they came to Yonkers and by repeated purchases acquired Park Hill; and here for ten years, without deviating once from the original plan and purpose, they have created a Park of homes second to nothing of its kind in America.³

As "one of the earliest and oldest companies of its kind, as well as one of the most important,"⁴ the American Real Estate Company began the extensive development of the area. Debenture bonds, offering six percent interest to the holders, provided the financial backing for the enterprise.⁵ In an effort to attract potential home owners, the Company undertook a massive public relations campaign that offered:

CONTINUATION SHEET (copy additional sheets as needed)

Name of Property: Park Hill West Historic District Item Number: 7 Page Number: 3

The Very Last Word of advice to any one seeking a place near New York for the establishing of a permanent all-the-year residence...[and suggested that one] see the many handsome houses already occupied or now building by critical and foresighted N.Y. business and professional men at PARK HILL ON-THE-HUDSON. 'The Suburb Beautiful.'⁶

Park Hill was touted for its superb building lots available only to owners, excellent transportation connections to New York City, "country surrounds, and country advantages with city accessibility," magnificent Hudson River views "swept by breezes of the Palisades and the Sound," and for its "salubrious climate." Indeed, according to a brochure published by the American Real Estate Company, Park Hill was recommended by "physicians...as one of the most healthful spots in the environment of New York City."⁷

As an inducement to buyers "an open surrey, drawn by a handsome horse, [was provided by the American Real Estate Company] for inspection trips throughout the property."⁸ In his memoirs, George Howe, a local realtor, described the process whereby prospective clients were wooed to purchase in the area.

I would put my customers in the carriage, take up the reins and proceed to drive around the streets, showing the many building sites and houses for sale,...I would show the customer the lovely homes for sale and call his attention to the exceptional advantages that Park Hill offered, which made it the ideal location for a permanent homeplace.

If after finding a suitable house, the client needed assistance in financing the purchase, the company helped him if he was a good risk. If he could not find any suitable house, I showed him various building sites which I thought might appeal to him and his family. The company employed an architect and a building superintendent who were on hand in a construction office on the property. I would take the client to this office, explain his requirements to the architect who, with the cooperation of the construction superintendent, would give a rough estimate of the cost of the proposed house. Finally, when a rough outline had been agreed upon, the architect, within a few days, provided a drawing of the proposed house on the chosen site, including plans of the layout. If these proved satisfactory, detailed building plans and specifications and a final estimate of the cost were submitted. If the customer were satisfied, as he usually was, the company would prepare a contract through its law office agreeing to build the house and if the customer desired, arrange the financing of his purchase from the company on satisfactory terms.

At the time when all this occurred, there were very few real estate companies which provided such services so reasonably and delivered the final product with such quality and efficiency. Park Hill naturally attracted many buyers.⁹

CONTINUATION SHEET (copy additional sheets as needed)

Name of Property: Park Hill West Historic District Item Number: 7 Page Number: 4

Along with the extensive public relations campaign, a country club featuring reception rooms and bowling alleys,¹⁰ a new railroad station, and an "elevator" connecting the community with the train station were built. While both the original Park Hill Country Club and railroad station buildings have disappeared, the upper and lower depots constructed in 1893 to service the incline elevator connecting the hill with the train station remain, although both have been converted to residential use. Located at 83 Alta Avenue, the upper elevator depot survives as an unusual example of the Shingle Style adapted to non-residential use. Its large shingle-covered conical roof supported by "natural" timber members set in cobblestone piers is connected by a covered bridge to the actual depot. From here, a hydraulic-powered tram carried passengers to the lower depot at 32 Undercliff Street, a Medieval Revival style structure incorporating half-timbering, bay windows, and a prominent stone porte-cochere. (The lower depot, which was badly damaged by a recent fire, has been rebuilt as an interpretation of the original structure.) While the elevator linking the two structures has all but disappeared, the two buildings remain as tangible links to a time when Park Hill provided luxurious amenities to its residents.

Within a few years the initial 12 acre site purchased by the Parkhill Association was eventually expanded by the American Real Estate Company to 1,200 building lots—incorporating most of the area that is now considered the core of the Park Hill neighborhood. The transformation of the area was phenomenal and prompted an 1898 real estate manual to write:

Park Hill, eight years ago, was a piece of rugged wilderness, overhanging the Hudson, and opposite the centre of the Palisades. No one dreamed of its adaptability for a residence suburb. The American Real Estate Company took hold of it and with landscape gardeners and engineers, and the experienced skill and taste of its own officers turned it into a magnificent residence park and attracted to it some of the most desirable people from the denser residence districts of Manhattan Island.

Park Hill differs from the ordinary real estate enterprise in that it is a community with community interests, growing up with the growth of the neighborhood. It has a country club that is famous throughout upper New York, and many other associations for entertainment and improvement that make life here as desirable as on the borders of Central Park.¹¹

Capitalizing on the community's prominence throughout the metropolitan area, the American Real Estate Company built two hotels to serve the community. The Park Hill Inn (demolished), located at 272 South Broadway next to the train station, and the Hendrick Hudson, a luxurious 230 room hotel designed to "attract the most select class of patrons, thus bringing the unsurpassed natural beauties of Yonkers before those of culture and refinement." Constructed on solid rock on an eminence 380 feet above sea level, the seven-story multi-towered structure resembled the Chateau Frontenac in Quebec and was equipped with the latest comforts available at the time, such as gas and electricity, telephones, tiled bathrooms and a private elevator which had been drilled so that guests might be transported to the Park Hill station of the Putnam Division's rail line located at the foot of the cliff on which the hotel was sited.

CONTINUATION SHEET (copy additional sheets as needed)

Name of Property: Park Hill West Historic District Item Number: 7 Page Number: 5

Although guaranteed to be "as near fire-proof as money and human foresight can render it" the building was ravaged by fire on the morning of March 31, 1901 shortly before its planned opening. Completely destroyed, the charred remains of the hotel including many stone arches stood for years and became widely known as the Park Hill "Ruins."

In 1929, the City of Yonkers acquired the site and in 1946 constructed Leslie Sutherland Memorial Park, incorporating the hotel's original retaining walls and pathways into its design. The old elevator shaft and tunnel were sealed, though not before acquiring the reputation that they had been used by the Bronx beer baron, Arthur "Dutch Schultz" Flegenheimer to store kegs of beer for shipment to "speakeasies" during Prohibition.¹²

During the first two decades of the twentieth century Park Hill witnessed continued development as a planned residential community for the social-economic and artistic elite of New York and Yonkers. Indeed, a 1903 brochure published by the American Real Estate Company featured photographs not only of Park Hill equestrians but also of polo matches at nearby Van Cortlandt Park.¹³ Among the many who made the community their home can be counted: Irvin S. Cobb, famed humorist; Denis F. O'Brien, counsel for Douglas Fairbanks, Mary Pickford and Charles Chaplin; Richard Bennett, Shakespearean actor whose daughters, Joan and Constance, later achieved screen fame; Owen Davis, playwright; Hope Hampton, actress; Caspar W. Hodgson, founder of the World Book Company; Dr. Paluel Flagg, specialist in anesthesia and word authority in "resuscitation;" Dr. David Marine, discoverer of cures for goiter and other thyroidal ailments; Jack Denny and Gene Krupa, celebrated band leaders; Malcom Wilson, governor of New York State; and Gus Hall, head of the American Communist Party.

Doubtlessly, many were attracted to the area not only by the luxurious amenities provided to residents by the American Real Estate Company but also by the sensitive manner in which the built environment was integrated with the area's natural features. In 1902 a guide to the City of Yonkers sponsored by the local Board of Trade featured the community as one of Yonkers' most valued assets and made especial note that the charm of Park Hill was in a large part derived from the sympathetic relationship established between the houses built and the picturesque locale:

In Park Hill, at the southern end of Yonkers, has been worked out successfully the scheme of creating near New York a complete community. Park Hill is undoubtedly one of the finest suburbs of New York city [sic] to-day, and while much of its great beauty is due to nature there is also much due to the skillful and sympathetic treatment which the landscape has received at the hands of its owners.

The roads have all been laid out by a park engineer, and are on park lines. Sewers, water, gas, and electricity have been introduced everywhere; beautiful homes with artistic environment and landscape effects peep out from the green foliage at every turn.

CONTINUATION SHEET (copy additional sheets as needed)

Name of Property: Park Hill West Historic District Item Number: 7 Page Number: 6

Three hundred feet above the Hudson, opposite the center of the Palisades, overlooking Van Cortlandt Park on the south and the city of Yonkers on the north, within a few minutes of the heart of our city, with all the advantages of a community of fifty thousand people at its doors, Park Hill may still be called a glorious bit of country, unspoiled by city environment; and from its lofty plateau it commands our southern entrance to the great metropolis. The owners of Park Hill are to be congratulated on the great success of their real estate venture, but Yonkers can at the same time felicitate itself that an ordinary suburban invasion has not destroyed the most beautiful natural spot in its beautiful borders.¹⁴

In laying out Park Hill, the American Real Estate Company followed the design of other upper middle-class suburban communities that were developed in the second half of the nineteenth century in response to transformations that were taking place in American cities. As America's industrializing cities became a magnet for large numbers of native and foreign workers drawn to local factories, they increasingly began to exhibit social problems associated with overcrowding and fostered by the lack of adequate health and land-use controls. In response, the American middle-class sought to isolate itself from the increasingly industrialized central city. Rapid improvements in mass transportation during the era enabled the middle-class to flee the central city for new residential districts. Severing the middle-classes' traditionally close locational ties between business and residence, employment and most commercial functions remained in the downtown, while new suburban neighborhoods sprang up around the periphery of the older, urban cores.

Mid-nineteenth century upper class railroad suburbs, especially Llewellyn Park (designed by Andrew Jackson Davis in 1853 in West Orange, N.J.), served as the prototypes for the new communities developed at turn-of-the-century, such as Park Hill, Rochelle Park (c. 1889) in New Rochelle, and Lawrence Park (1892) in Bronxville. Reflecting the middle-classes' desire for security, enclosure, and isolation, the grid pattern that characterized most central cities was rejected for winding streets that not only differentiated the suburban community from the urban, industrialized core but also frequently made through-traffic and access difficult, if not impossible. Moreover, gate houses and other architectural devices were employed to mark the boundaries of the suburban districts and distinguish them from the surrounding urban fabric. Landscaping further helped contribute to this conception of the suburb as a refuge from the city. The cleared, level sites characterizing the urban core were rejected for sylvan, often rugged, terrain whose natural features were exploited for optimal effect.

Like other suburban areas built at the time, Park Hill was completely dependent upon public transportation and its layout reflected this dependence. Lots, while larger than those that could be found in the urban core, were kept relatively small and tended to be deeper than wide as houses had to be within walking distance of the railroad station or trolley lines. This was especially true as horses and carriages in Park Hill were not kept on individual properties. Instead, residents depended on the services of Havey's Park Hill Stable on New Main Street or the Park Hill Hill Riding Club's stable on Hillcrest Avenue for housing

CONTINUATION SHEET (copy additional sheets as needed)

Name of Property: Park Hill West Historic District Item Number: 7 Page Number: 7

their horses and equipage. It was not generally until after the First World War that individual garages began to appear on private properties in the area. With few exceptions (most notably at 34 Hillcrest Avenue, 3 Canyon Circle, and 331 Van Cortlandt Park Avenue), most of these were built as simple utilitarian structures without much thought to their siting or design.

The idea of the suburb as a retreat from the city also governed the design and iconography of the houses built in areas such as Park Hill. Rejecting the architectural forms and design motifs that characterized the city's built fabric, suburban houses increasingly looked toward the pre-industrial era for their design inspiration. This not only ensured that the suburban community would be visually distinct from the urban area but also reflected the middle-classes desire for stability, status and social legitimacy by adopting "traditional" designs for their houses.

Prior to 1896, the majority of Park Hill's houses were designed in the newly popular Shingle Style. Finding its design motifs in the weathered shingled surfaces and massive late medieval forms of the seventeenth century houses that had survived in New England's coastal towns (which were becoming fashionable summer resorts for the affluent), the style incorporates broad overhanging roofs, stone foundations, and "naturally" textured materials such as shingles and fieldstone. At Park Hill, however, most of the houses, such as the George L. Rose House at 88 Alta Avenue designed by Adolf F. Leicht, retain the asymmetrical massing which distinguishes the preceding Queen Anne style rather than the volumetric handling that is typical of the Shingle style. Vestigial remains of the Queen Anne style are still evident in many of Park Hill's Shingle Style houses' modified towers, oriel and bay windows, continuous wrap-around porches, and over-sized gable roofs.

As one of the first residences built in the Park Hill community, 87 Alta Avenue remains the area's most extraordinary Shingle Style buildings. Constructed in 1892 for Edward K. Martin, an early president of the American Real Estate Company, the six-story house (which incorporates a private chapel with a Tiffany-designed glass altar) has been attributed on stylistic grounds to G. Howard Chamberlin, a local architect who trained in the offices of Robert H. Robertson. Executed in the highly idiosyncratic style associated with Chamberlin and his partner Arne Delhi, the house is unusual in that the generally horizontal emphasis favored by the Shingle Style is not only replaced by a pronounced vertical orientation but its overall feeling is reminiscent of the brooding, expressionistic designs usually associated with Nordic architecture. Its masonry walls pierced by a variety of window shapes, multiple chimneys, overwhelming shingled roofs—which at points sweep down three stories, and wide porches are admirably designed to complement the building's cliff-like site.¹⁵

By the closing years of the nineteenth century, new architectural forms began to supplant the prevailing Shingle Style that characterized the first phase of development in Park Hill. Although Shingle Style houses continued to be built well into the opening years of the twentieth century, increasingly houses were constructed in the variety of different modes that were becoming popular with America's middle and upper class. All of these modes had a common theme: they found their inspiration in earlier architectural forms and expressed the aspirations of America's new middle-class.

CONTINUATION SHEET (copy additional sheets as needed)

Name of Property: Park Hill West Historic District Item Number: 7 Page Number: 8

The interest in the nation's colonial era, which had tentatively been explored by the Shingle Style, saw a flourishing with the introduction of the Georgian Revival and Colonial Revival styles. Both styles found their roots in America's eighteenth century architectural heritage; the Georgian Revival style, however, tended to be far more faithful to its original design sources. In Park Hill, dwellings such as the 1899 Breuchard House at 117-25 Alta Avenue and the 1914 Portier House at 82 Alta are the period's interpretations of the great Georgian houses of the pre-Revolutionary era.

The Colonial Revival style, on the other hand, was less concerned with academic correctness. Colonial Revival style dwellings, such as the 1899 Fisher/Father Divine House at 369 Park Hill Avenue, tend to meld eighteenth century Georgian design elements with motifs derived from the nation's post-Revolutionary Federal and Greek Revival periods. Others, such as the 1898 Kaltenbach House at 150 Alta Avenue draw upon a few, well-established icons—Georgian or Federal design elements—to establish a rather generic "colonial" look.

Along with the Georgian and Colonial Revival, styles evoking other earlier architectural periods provided the inspiration for houses in Park Hill. While the Shingle Style was in large part an interpretation of the salt-box architecture of pre-Georgian New England and the Georgian and Colonial Revivals a reinterpretation of the architecture of the nation's pre-Revolutionary and Republican periods, the Medieval Revival sought its precedents in the half-timbered dwellings of the English Tudor and Elizabethan periods. The large house at 131 Alta Avenue, built in 1914, features all the major hallmarks of the style. Steeply pitched slate roofs incorporating projecting half-timbered gables, mullioned windows, and decorative brick work set in diamond-shaped patterns conjured up images, which although having no national precedents in this country, are emblematic of the suburban concept of the established rural home or landed country estate.

Representing a distinct departure from the dominant architectural modes prevailing in the Park Hill community is the Mission Style. Here, instead of evoking an earlier period associated with the development of the East Coast or the landed estates of the English gentry, the Mission Style dwellings, such as 29 Alta Avenue and 265 Park Hill Avenue, emulate the buildings of the Spanish period in America. Often square in plan with red tile hipped roofs and plain stuccoed walls, the houses seem out-of-place in the wooded and rocky terrain of Park Hill. Nevertheless, they reflect, as do their neighbours, the American middle-classes preoccupation with period architectural styles in the design of their suburban homes as most expressive of their search for status, stability, and social legitimacy.

Contrary to national trends and a reflection of the relative wealth of many of its residents, most of the houses in the Park Hill West area did not witness a substantial reduction in size after 1900 when rising construction costs and new technologies forced builders to reduce the average square foot area of houses to keep them affordable. Throughout the area, relatively large houses were built well up until the First World War.

CONTINUATION SHEET (copy additional sheets as needed)

Name of Property: Park Hill West Historic District Item Number: 7 Page Number: 9

In 1916, the American Real Estate Company was forced into receivership when bond holders requested full redemption on their investments. The company remained in this state until 1920 when a syndicate of Park Hill residents, under the leadership of Arthur D. Furgeson of 244 Park Hill Avenue, purchased the remaining 70 lots and three mortgages. According to an article which appeared in the February 24, 1920 edition of the The Yonkers Herald, the syndicate purchased the holdings "in order to assure the preservation of the present high class standards of...[the] community...."

CONTINUATION SHEET (copy additional sheets as needed)

Name of Property: Park Hill West Historic District Item Number: 7 Page Number: 10

Footnotes:

¹Property Atlas of the City of Yonkers, Including a Portion of the Twenty-Fourth Ward of New York City (New York: E.B. Hyde & Co., 1876) and Atlas of the City of Yonkers, New York (New York: E. Robinson, 1889).

²The Statesman, October 17, 1889.

³Yonkers Illustrated (Yonkers: Yonkers Board of Trade, 1902[?]), p. 99.

⁴A History of Real Estate, Building and Architecture in New York City During the Last Quarter of a Century (New York: The Real Estate Record Association, 1898), p. 169. (New York: Arno Press Inc. Reprint, 1967).

⁵George Howe, Memoirs of a Westchester Realtor (Exposition Press, 1959).

⁶"Park Hill-on-the-Hudson" (American Real Estate Company, 1903). Information relating to the advertising campaign can be found in the archives compiled by Charles Shakeshaft and in the possession of the Park Hill Residents' Association.

⁷Ibid.

⁸Howe.

⁹Ibid.

¹⁰The club house for the Park Hill Country Club, organized in September 1892, was destroyed by fire in March 1962. A new club house stands on its site.

¹¹A History of Real Estate.

¹²Charles R. Shakeshaft, "When a Hotel Crowned Park Hill" in Yonkers Historical Bulletin, volume XXVI, number 1 (Summer 1979).

¹³Ellen Meagher, "The Park Hill Riding Club" in The Park Hill Reporter (August 1991).

¹⁴Yonkers Illustrated.

¹⁵As early as 1893 Chamberlin is known to have been associated with Arne Dehli under the firm name of Delhi & Chamberlin. Dehli & Chamberlin designed a number of buildings in Yonkers which reflect a rather personal interpretation of the Shingle Style, among them: "Grey Towers," the William C. Hasting House (397 North Broadway, 1893; demolished); the Charles R. Culver House (15 Lincoln Terrace, 1897), the first Shonnard Place Firehouse (1899; demolished); and Grace Episcopal Chapel (18 Greenvale Avenue, c. 1902). All of these buildings exhibit the same brooding character evident at 87 Alta Avenue. By the first years of the twentieth century, it appears the partnership dissolved, although Chamberlin continued to practice in Yonkers producing less notable buildings.

CONTINUATION SHEET (copy additional sheets as needed)

Name of Property: Park Hill West Historic District Item Number: 8 Page Number: 1

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Dickson, Isabelle C. "Park Hill: An Idyll on the Hudson." Yonkers Historical Bulletin, volume xviii, number 2; Summer 1971.

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The Yonkers Herald; articles dated July 12, 1892; March 1909; March 22, 1900; and February 24, 1930.

The Yonkers Herald Statesman; articles dated March 2, 1962; July 18, 1962; September 27, 1965; November 20, 1968; September 26, 1976; October 17, 1976; and November 14, 1976.

Yonkers Illustrated. Yonkers: Yonkers Board of Trade, 1902 [?].

8. MAJOR BIBLIOGRAPHICAL REFERENCES

See attached continuation sheet.

Continuation Sheet Attached

9. GEOGRAPHIC DATA (attach map to application)

Acreage of property
or square footage: _____

Designation for: entire property
 portion of property (justify below)

Written boundary description and justification.

Continuation Sheet Attached

10. APPLICATION PREPARED BY

name: _____

organization: _____

street & number: _____ telephone: _____

city: _____ state: _____ zip code: _____

signature: _____ date: _____



PARK HILL WEST HISTORIC DISTRICT
Boundary Map

Source: Sanborn Map Company.
Not to Scale.

Note: On public thoroughfares,
boundary extends to center of right
of way.

8. MAJOR BIBLIOGRAPHICAL REFERENCES

See attached continuation sheet.

Continuation Sheet Attached

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