

# ROCHELLE PARK – ROCHELLE HEIGHTS HISTORIC DISTRICT

New Rochelle, Westchester County, New York



A Nomination to the National Register of Historic Places

prepared for

Historical & Landmarks Review Board  
City of New Rochelle, New York

by

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Post Office Box 1394  
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September 27, 2004

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## NATIONAL REGISTER NOMINATION FORM

This is a reader-friendly version of the National Register Nomination Form the Historical and Landmarks Review Board of the City of New Rochelle has submitted for the Rochelle Park – Rochelle Heights Historic District. It contains the official form, but the two narratives that explain the significance of the design and history of the district have been pulled from the form and illustrated to make them easier to read and understand. A listing of all the properties contained in the historic district, annotated with approximate dates of construction and thumbnail descriptions follows the narratives. Larger versions of some of the maps pictured in the texts are appended at the end, including a boundary map of the historic district.

The preparer of the nomination and this report would like to acknowledge the assistance of the following organizations and individuals.

- City of New Rochelle Historical & Landmarks Review Board  
Mel Beacher, Chair
- Jean Friedman, Planning Consultant
- Larry Buster, President, Rochelle Park Homeowners Association
- Jim Stowe, President, Rochelle Heights Homeowners Association
- New Rochelle Public Library  
E.L. Doctorow Local History Room
- Architecture Library  
Rensselaer Polytechnic Institute, Troy, NY
- Peter Shaver, Field Representative  
NYS Office of Parks, Recreation & Historic Preservation

National Register Nomination Form and Report prepared by:

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Woodstock, NY 12498

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United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories listed in the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name \_\_\_\_\_  
other names/site number Rochelle Park – Rochelle Heights Historic District

**2. Location**

street & number The Circle, The Boulevard, The Serpentine, Hamilton Ave., and others ☐ not for publication  
city or town New Rochelle ☐ vicinity  
state New York code NY county Westchester code 119 zip code 10801

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I 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, the property  
☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant  
☐ nationally ☒ statewide ☐ locally. ☐ See continuation sheet for additional comments.

Signature of certifying official/Title \_\_\_\_\_

Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

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

Signature of certifying official/Title \_\_\_\_\_

Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

**4. National Park Service Certification**

I hereby certify that this property is:

Signature of the Keeper \_\_\_\_\_

Date of Action \_\_\_\_\_

☐ 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:) \_\_\_\_\_

**Rochelle Park – Rochelle Heights H.D.**

Name of Property

**New Rochelle, Westchester Co., NY**

County and State

**5. Classification****Ownership of Property**

(Check as many boxes as apply)

☒ private☒ public-local☐ public-State☐ public-Federal**Category of Property**

(Check only one box)

☐ building(s)☒ district☐ site☐ structure☐ object**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
513	24	buildings
38	1	sites
4	0	structures
0	0	objects
555	25	Total

**Name of related multiple property listing**

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use****Historic Functions**

(Enter categories from instructions)

DOMESTIC, single dwelling

DOMESTIC, multiple dwelling

DOMESTIC, secondary structure

LANDSCAPE, plaza

**Current Functions**

(Enter categories from instructions)

DOMESTIC, single dwelling

DOMESTIC, multiple dwelling

DOMESTIC, secondary structure

LANDSCAPE, plaza

**7. Description****Architectural Classification**

(Enter categories from instructions)

LATE VICTORIAN, Queen Anne

LATE VICTORIAN, Shingle Style

LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS,

Colonial Revival

LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS,

Tudor Revival

**Materials**

(Enter categories from instructions)

foundation STONE

walls STUCCO

WOOD, shingle

WOOD, weatherboard

roof ASPHALT

other

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**8. Statement of Significance****Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria considerations**

(mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References****Bibliography**

(cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**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  
# N/A
- ☐ recorded by Historic American Engineering  
Record # N/A

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURECOMMUNITY PLANNING & DEVELOPMENTLANDSCAPE ARCHITECTURE**Period of Significance**1885-1930**Significant Dates**18851905**Significant Person**

(Complete if Criterion B is marked above)

N/A**Cultural Affiliation**N/A**Architect/Builder**Nathan F. BarrettMann, MacNeille & Lindeberg**Primary location of additional data**

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of repository:

Name of Property

County and State

**10. Geographical Data**Acreage of property approx. 180**UTM References**

(Place additional UTM references on a continuation sheet.)

1                      Zone      Easting      Northing  
2

3                      Zone      Easting      Northing  
4

☒ See continuation sheet**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Neil Larson & Associates, Inc. (Contact: Peter Shaver, NYSHPO, 518-237-8643)  
organization for New Rochelle Historical & Landmarks Review Board date September 25, 2004  
street & number 515 North Avenue telephone 914-654-2186  
city or town New Rochelle state NY zip code 10801

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets****Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of the SHPO or FPO.)

name \_\_\_\_\_  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.470 *et seq.*)

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

## DESCRIPTION OF THE LANDSCAPE AND ARCHITECTURE OF THE HISTORIC DISTRICT

### *Location & Setting*

The Rochelle Park – Rochelle Heights Historic District is located on the east side of North Avenue, an artery running north of the commercial center of the City of New Rochelle, New York. The southern edge of the historic district is skirted by a regional transportation corridor containing the New Haven Line of Metro North Railroad and the I-95 highway, as well as an old spur of the defunct New York, Boston and Westchester Railway, which bridges North Avenue just south of the historic entrance to Rochelle Park. Fifth Avenue follows the irregular northern boundary of the historic district. The easterly boundary is determined by the rear lot lines of properties on the east side of Rockland Place and the west side of Potter Avenue. The nominated boundaries represent the original extent of the combined residential parks with the exception of lots that once fronted on North Avenue that are no longer in the residential use intended for them and those containing non-historic houses along the boundary on Fifth Avenue, Rockland Place and Brookdale Place. (The National Register Historic District boundary map is located at the end of this section in FIG. 40.)

New Rochelle is situated on Long Island Sound just beyond the limits of the New York City Borough of the Bronx. Its proximity to both the city and the sound resulted in its early development as a resort and suburban enclave. The picturesque, rocky coastline built up with large and stylish residences in the mid-19<sup>th</sup> century as New Rochelle attracted prominent New Yorkers to settle there. The presence of the New York, New Haven and Hartford Railroad provided easy access to city jobs. As the city and its suburbs expanded, the New Rochelle built environment intensified and became more urban. However, it remained a residential community with neither an industrial nor a commercial economy of any significance. A small commercial center developed along its Main Street, which was also the New York-Boston Post Road (U.S. Rt. 1). North Avenue, which originated at Main Street, linked New Rochelle with the county center at White Plains. Beginning in the late 19<sup>th</sup> century and continuing into the early 20<sup>th</sup> century, residential parks were planned in the city to capitalize on the intense demand for middle class housing. Initially, access to the sound was a determining factor in development, and the open space of existing suburban estates between Main Street and the coastline was targeted for development. Estates and old farms north of the village were also prime locations for new housing, and both sides of North Avenue were soon platted with park subdivisions. Wakeman Hull's elegant house and pleasure grounds formed the basis for Rochelle Park in 1885. Twenty years later, millionaire George G. Sickles's homestead and farm were laid out by his heirs for Rochelle Heights.

### *Rochelle Park*

Rochelle Park was one of the first residential parks laid out in New Rochelle, and its asymmetrical plan and large house lots set it apart from the others. It was developed by the Manhattan Life Insurance Company, which acquired Wakeman Hull's 70-acre North Avenue



estate around 1881.<sup>1</sup> The plan for Rochelle Park, filed in the Westchester County Clerk's Office in 1886, was designed by "the eminent landscape engineer" Nathan F. Barrett.<sup>2</sup> (FIG. 1) A New York native, Barrett established his practice and reputation in the 1870s designing gardens and landscapes for country and suburban seats across the nation.<sup>3</sup> One of his clients was the railroad passenger car manufacturing magnate George R. Pullman, who was impressed enough with Barrett's design of his Long Branch, New Jersey estate to hire him to design the landscape for the factory community he was planning outside of Chicago. The success of the model town, completed in 1880 and named for Pullman, positioned Barrett at the head of his profession.<sup>4</sup> Nathan Barrett remained New York-based and established his personal residence at Rochelle Park where he is known to have dwelt until a few years before his death in 1919.<sup>5</sup>

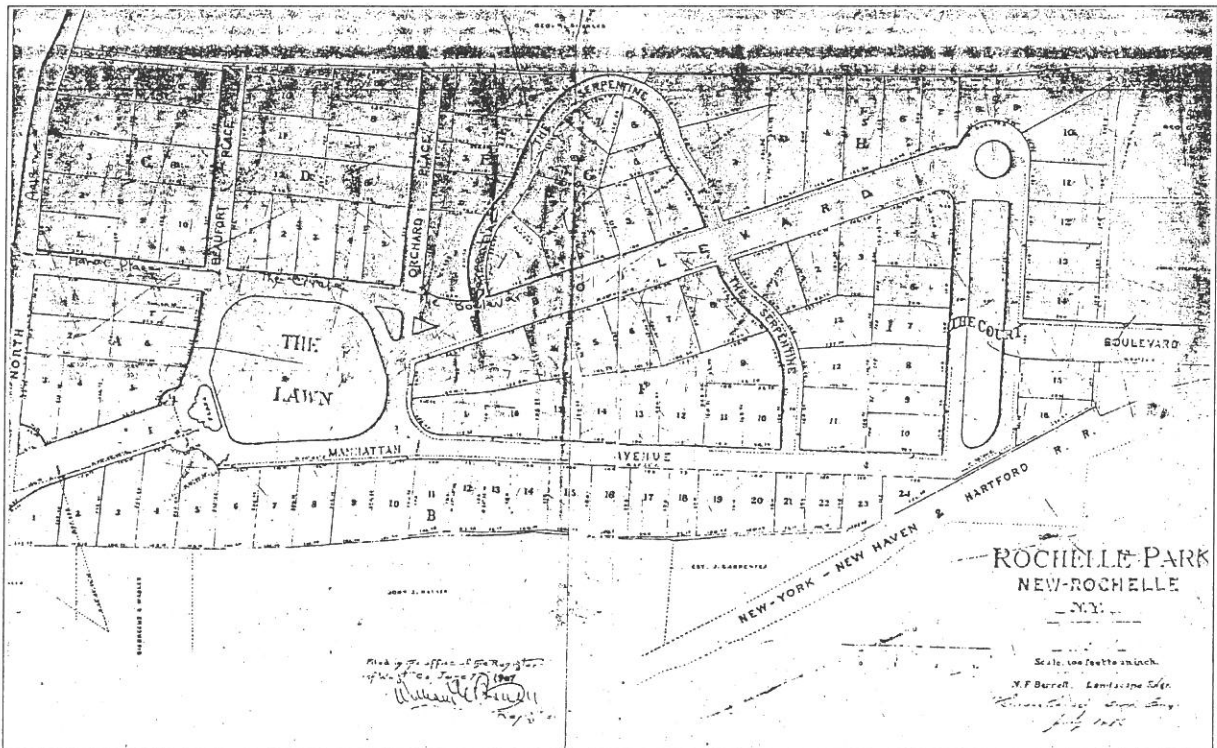


FIG 1: Map of Rochelle Park, N.F. Barrett Landscape Engr., July 1886.

The Hull property was essentially rectangular in dimension; the southeast corner had been clipped with the construction of the New York & New Haven Railroad in the 1850s. In

<sup>1</sup> According to Beers's 1867 map of New Rochelle in the *Atlas of New York and Vicinity*, the Hull property was owned by J.J. Carpenter at that time. Bromley's 1881 *Atlas of Westchester County* indicates that The Manhattan Life Insurance Company was the owner, but a plan had yet to develop.

<sup>2</sup> *Rochelle Park*, a sales prospectus for the park, n.d. [1885-1889], Vertical File, New Rochelle Public Library.

<sup>3</sup> Richard Schermerhorn, r., "Nathan Franklin Barrett, Landscape Architect," *Landscape Architecture*, X, 3 (April 1920) 109-114.

<sup>4</sup> Stanley Bruder, *Pullman, An Experiment in Industrial Order and Community Planning* (NY: Oxford University Press, 1967) 50-51.

<sup>5</sup> "A Lawn Party in Fairyland; Fair for New Rochelle Club Held in N.F. Barrett's Unique Park," *New York Times*, June 10, 1906, 9. Schermerhorn, 110-111.

Barrett's plan, the parcel was diagonally divided by a wide boulevard (The Boulevard) that entered the park at a stone gateway in the southwest corner and terminated at a circle in the northeast corner. The Boulevard was intended to continue east to a tunnel under the railroad and from there south to Long Island Sound. This connector gave the park the cachet of water access even though the development was a good distance away. This amenity was of short duration as the property over which the right-of-way was granted was itself subdivided soon after.

Just inside the entrance gateway, a large circular green space was created and named The Lawn. Rectangular house lots, roughly 100 feet wide on the street and 200 feet deep, were delineated on the four roadways framing The Lawn. It was in this area that most of the houses were built in the early years of the park. Lots of similar size were platted along the east side of North Avenue and on two new streets, Beaufort Place and Orchard Place, that were aligned parallel to the village thoroughfare and were extensions of the roads on the west and east sides of The Lawn, respectively. Wakeman Hull's Greek Revival-style mansion was retained and occupied two lots at the corner of North Avenue and Manor Place, which connected with the road on the north side of The Lawn. (The house provided the short street with its name.) The road on the south side of The Lawn continued east and was named Manhattan Avenue. It had lots of 100 ft. and 75 ft. frontages on both sides. The rear lines of lots on the south side of the street followed the park boundary. (Most of the lots and houses on the south side of Manhattan Avenue were lost to the construction of Interstate 95 through New Rochelle.)

A divided roadway that extended directly south from the northeast terminus of The Boulevard had 100 ft. by 200 ft. lots on either side of a wide, terraced median. This park area was named The Court. The extension of The Boulevard that exited the east side of the park and was intended to link to Long Island Sound occupied one of the lots on the east side of The Court. However, it was in the center of the Rochelle Park plan that Barrett created the most unusual aspects of its landscape. The Boulevard between The Lawn and The Court was mapped at 100 feet in width allowing for wide green spaces on the sides and deep set-backs for the houses. The scale and design of The Boulevard reflected Barrett's taste for formal landscape elements and introduced novel residential planning reflecting the growing influence of Parisian urban planning that, in 1885, anticipated the City Beautiful Movement.<sup>6</sup> The broad vista created by the Boulevard was provided a Picturesque counterpoint by The Serpentine, which meandered within a rough, rocky section of the landscape intersecting The Boulevard at two places. The terrain made continuing the grid plan difficult, but also presented Barrett with an opportunity to design a more interesting landscape.

In aggregate, the plan of Rochelle Park combined a variety of design options in a single residential development. It also provided a hierarchy of lot size and value so that a range of buyers could be accommodated. A map of Rochelle Park, annotated with lot prices sometime between 1901 and 1907, has been preserved, and it indicates the status of different

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<sup>6</sup> Schermerhorn, 112-113.

areas of the development.<sup>7</sup> Lot values on Manhattan Avenue ranged from \$1700 to \$2800; those on The Court ranged from \$2000 to \$2500; and those on The Boulevard ranged from \$2500 to \$3500. By this time, lots on The Circle and The Serpentine had been sold with houses built, so prices of lots in these locations were not posted.

The c. 1889 prospectus provides a seductive description of Rochelle Park and its landscape and house architecture.

From the Depot it is about five minutes' walk up North Street, which is well paved and pleasant shaded, to the Park. The entrance to the Park is through a broad massive gateway that strikingly suggests the entrance to a well kept English estate.

The Main Boulevard, 100 feet wide, stretches diagonally through the Park, and continues down to the water's edge by passing through a solidly constructed archway under the tracks of the railway and across the estate of Mr. John Stephenson. It is thoroughly macadamized, top-dressed with the finest blue-stone and sub-drained with the best vitrified tile-pipe. On either side of this broad avenue are substantial and artistic dwellings of the Queen Anne and Colonial style of architecture, each with its lawn brightened by flowers and shrubs, and with walks of finished bluestone...

The feature of Rochelle Park that is most worthy of special mention is its lawns. Besides the spread of rich velvety green that in itself makes the Park charming, there is one unbroken stretch of over three acres that is devoted exclusively to the use of the Park residents for outdoor sports. Here archers, cricketers [*sic*], and tennis players have ample room for the perfect enjoyment of their games. This lawn, playground or common, like the one of over two acres at the farther end of the Park, is in the sense of its exclusiveness similar to Gramercy Park, although on a scale of grandeur more approaching the Common in Central Park...

The projectors have aimed to make the Park the most desirable place of residence in the vicinity of New York, where those of cultivated and artistic tastes may have a home of moderate cost. Rochelle Park has passed the point of uncertainty, and is now beyond question a grand success, a miniature Tuxedo, and quite as attractive in its way. Here is a rare chance for those willing to avail themselves of it to become their own landlords by erecting houses at a cost varying from \$4,000 to \$10,000. Thus, you avoid paying rent and your domicile becomes at once your home and castle...

Lots can be bought there only with the understanding that improvements will be made within a limited time, and only one house can be erected on a lot. In order that the eminently respectable character of the Park shall be maintained, it is further required that dwellings on the main boulevards shall not cost less than \$5,000. From this it will be readily seen that the projectors of Rochelle Park intend to preserve its individuality and social status...

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<sup>7</sup> "Map of Rochelle Park... Frederick Jenkins, NYC, agent" Map Drawer 1, E.L. Doctorow Local History Room, New Rochelle Public Library.

The Park is nearly completed; what little still remains to be done will be finished at once, and will harmonize with elegance with that portion of the Park already laid out. The desirability of the lots in the already developed portion of the Park has been demonstrated. Most of these sites have been secured, and villas of unquestioned architectural beauty erected thereon. Other sales of have been made far ahead of the finished work.

The houses of eight of the original property owners whose names appeared in the prospectus can be identified, and the buildings represent the Queen Anne and Colonial styles noted therein. At this time, the Shingle Style houses were considered Colonial as well as those more clearly based on historic American Colonial architecture. The four houses remaining on the south side of The Circle illustrate the range of “Colonial” design options that were repeated throughout the Park. (FIG. 2) All but the large gambrel-roof house at 5 The Circle, built in c. 1905, and were noted in the prospectus.



Fig. 2: The Circle, south side east of The Boulevard. (1, 3, 5 & 7 The Circle, r.to l.)

The house at 1 The Circle was built for Frank G. Stiles, a teller at the Manhattan Savings Bank. The Shingle Style house retains its definitive shingle siding, as well as a squat engaged tower and ornate front porch with robust turnings and latticework. The many windows in the tower have transoms with two rows of small panes, and the two large brick chimneys are shaped with panels and a corbelled cap. Although this mode of the Shingle Style conveys a sense of early New England architecture – gable roof saltbox form and prominent chimneys – it is more a reflection of middle class dwellings in the English Queen Anne taste. The house where Miss Henrietta Wynant resided at 3 The Circle would have had an appearance similar to its aforementioned neighbor prior to the application of white vinyl clapboard siding. Its two-story, gable roof saltbox form, lattice-pane windows and prominent Palladian window in the attic dormer were distinguishing Colonial Revival features. Charles H. Hawkins was employed by the American Bank Note Company when he purchased the lot

on which the house at 7 The Circle is located. This house was designed in a more characteristic American Colonial Revival style. The two-story, hipped roof building has a five-bay front façade with a center entrance patterned after historical models and a colonnaded porch (later raised to two stories). Dormers, brick chimneys and white-painted wood clapboard siding were additional historic features of the design, which were associated with the architecture of Georgian country houses found all along the Atlantic seaboard.

Henrietta Ayres built two Shingle Style houses on Manhattan Avenue prior to the publication of the prospectus. On June 16, 1889 they were offered for sale in an advertisement in the New York Times.

John F.B. Smith, Auctioneer,  
will sell at the Real Estate Exchange,  
59 Liberty-st., at 12 o'clock noon.  
WEDNESDAY, JUNE 19,  
TWO CHOICE RESIDENCES,  
Messrs. McKim, Mead & White, Architects.  
Mrs. Henrietta Ayres, owner and occupant,  
ROCHELLE PARK  
New Rochelle, Westchester County, N.Y.

Two three-story and cellar colonial style mansions and over 8 city lots with each house; situated on Manhattan-av., being one of the choicest sites in Rochelle Park. Houses are elegantly finished, artistically painted, papered and decorated; contain 14 rooms each; gas, bath, hot and cold water; all modern improvements of a city house. Size of houses 50x50 each. Open for inspection. One of the houses is handsomely furnished throughout with elegant parlor, dining room, and bedroom suits, all of which will be included in the sale of the house. New Rochelle is about 14 miles from Grand Central Depot. Thirty trains run each way every day, besides communication by steamboat. Maps and other information at auctioneer's office, 69 Liberty-st.<sup>8</sup>

These houses, and possibly others, were the reason why the prospectus noted McKim, Mead & White among the "leading architects" associated with houses at Rochelle Park, and they were the only architects mentioned.

All of the houses on the south side of Manhattan Avenue were demolished when Interstate 95 was constructed along the New York & New Haven Railroad right-of-way in the 1960s, and it is not known exactly where Henrietta Ayres's two houses and their eight lots were located. A distinctive Shingle Style house located at 12 Manhattan Avenue with large gable and

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<sup>8</sup> p. 15.



gambrel roofs and a stone porch that originates under a front gable dormer and wraps on the side is a likely candidate. (FIG. 3) A second Shingle Style house located at 4 Manhattan Avenue with a two-and-one-half-story, multi-sided, hipped roof tower is another distinctive example of the first wave of construction in Rochelle Park. (FIG. 4) The house has lost its character-defining wrap-around porch, but it retains a front dormer with a whimsical scrolled pediment. This house is very similar to one located at 10 The Court, which retains its porch with column posts and wood balustrade.<sup>9</sup> Another Shingle Style house located at 29 The Boulevard also incorporated a corner tower, but with a crenellated parapet at the attic story. It was designed with a bit more individuality and elaboration, including a wide dormer roof supported by consoles overhanging an oriel window. Its wrap-around porch has a brick base, and the building represents the higher status of homes on The Boulevard. (FIG. 5)



FIG. 3: 12 Manhattan Avenue



FIG. 4: 4 Manhattan Avenue



FIG. 5: 29 The Boulevard



FIG. 6: 21 The Boulevard

<sup>9</sup> The 1901 Bromley Atlas indicated that this house was owned by The Manhattan Life Insurance Co. suggesting that it had reclaimed title to the property as the mortgagor.



Still greater distinction is found in houses on The Boulevard. The October 1895 "Building Edition" of Scientific American pictured the Shingle Style house located at the corner of The Boulevard and The Serpentine on its cover, with the caption "A Cottage at Rochelle Park."<sup>10</sup> (FIG. 6) It features a tower on its front facade, in this instance a round one with a domed roof, with a shingled arcaded porch that curves around it and extended out to create a porte cochere. An interior page of the magazine contained photograph of another perspective of the house along with first and second floor plans. A large entry hall with a staircase, a drawing room in the rounded bay of the tower, and a dining room were arranged around a central chimney; there were four bedrooms on the second story. The attic story of the tower contained an open porch under the domed roof.

Photographs and floor plans of a second, grander Shingle Style house in Rochelle Park were featured inside the Scientific American issue. It was located the opposite the previous example on the northeastern corner of The Boulevard and The Serpentine. (This house was destroyed by fire in the 1980s.) Larger in scale than the previous example, its upper stories were contained in a wide gambrel roof with numerous dormers. It also incorporated a three-story, domed roof round tower at the junction of its principal facades with a wrap-around porch that encircled it. The accompanying, thumbnail description remarked the house had a commanding site overlooking the Sound, which provides an explanation for the preponderance of towers and outlooks on the early houses in the landlocked park. The house was designed for A.L. Laukota, one of the property owners listed in the prospectus, by the New York architectural firm of Stephenson & Greene. The writer described it as follows.

[T]he design is well treated, giving good elevations, which are well broken with a spacious piazza, porte-cochere, tower, and chimneys, which are ornamental in themselves. The underpinning and first story are built of brown sandstone, and the second and third stories are covered with shingles, and left to weather finish, while the trimmings are painted bottle green. The roof is shingled also and painted red... Hall and lobby are trimmed with oak. They have paneled wainscoting and ceiling beams. Hall contains also a very large fireplace, built of brick and stone, with tiled hearth and hardwood mantel. The staircase is a very handsome one, with carved newel posts, and it is lighted by two windows, glazed with stained glass, which sheds a pleasing light over upper and lower halls. The drawing room and library are trimmed with gum wood. The former contains a corner cabinet and an open fireplace, with tile trimmings and mantel, and the latter is provided with a similar mantel, bookcase and paneled divan, built in to correspond with trim. Dining room is trimmed with butternut, and has a fireplace, mantel, and buffet with stained glass window over... The second floor contains four bedrooms and bathroom, besides two servant bedrooms with private stairway to kitchen. Bathroom is fitted up complete, with exposed plumbing. Third floor contains billiard room, handsomely fitted up, cedar closet and trunk room. Cemented cellar contains furnace and other necessary apartments.

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<sup>10</sup> Vol. II No. 4.

Horticulturalist Henry A. Siebrecht, who operated a well-known floral shop on Fifth Avenue in Manhattan supplied by greenhouses in New Rochelle, built a distinctive residence on the north side of The Lawn with a three-story tower that presumably provided views of Long Island Sound. (FIG. 7) The wide front gable of the two-story building also contained an attic porch behind an arcaded screen. The faceted tower roof and metal crenellation along the ridge line, as well as the Romanesque arcade, convey a Rhenish aspect to the house that may have been a factor of the German heritage of its owner. Siebrecht's son built a more modest Colonial Revival-style house at the gateway to the Park.



FIG. 7: Henry A. Siebrecht House, 8 The Circle



FIG. 8: George E. Newcomb House, 7 The Court

What appears to have been the largest and most pretentious “cottage” built in Rochelle Park was located at the eastern end of The Boulevard and was one of the first houses to have been constructed in this section. (FIG. 8) Occupied by George E. Newcomb in 1901, the house was designed in an English Tudor style distinguished by a stucco finish on the exterior with exposed boards imitating half-timbered construction. The massing of the long, rectangular house is divided into two sections by gable roofs of different heights. A three-story tower that had become a defining feature of Rochelle Park houses was positioned at the junction of the two sections. A rounded bay on the north end of the building followed the theme. Other components of English cottage architecture are incorporated into the fabric of the front façade, such as sweeping eaves over porches, gable roof bays and dormers. This house represents the stage where stucco exterior finish and pseudo half-timbering were introduced into the architectural repertoire of the historic district. (There are also more recent instances where stucco finishes have been added to buildings originally wood-sided as a home improvement measure.) Later, other Tudor Revival-style houses would be introduced into Rochelle Park, yet this would occur in the period when neighboring Rochelle Heights was developed with that style as a predominant theme.

The Laukota House introduced what would become the increasing use of the gambrel roof in house design in the second campaign of construction in Rochelle Park as announced in the

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-828-0036	24	The Boulevard		c. 1910	2-story; wood frame on stone basement; gable roof w/3 gable dormers; full front porch, flat roof w/column posts and wood balustrades at floor and roof; 3-bay front facade w/ entrance on west side; entrance w/sidelights, bay window on 1st story; detached garage in rear	Colonial Revival	building outbuilding	C C
3-829-0022	25	The Boulevard	1985	c. 1910	2-story; wood frame on stone basement; hipped roof w/bracketed cornice; 3-bay front facade, center entrance w/flat roof porch w/paired columns and bracketed cornice; central oriel on 2nd story; 2 hipped roof dormers; large porch on west end w/columns and balustrade similar to entrance porch; wood shingle siding; detached garage in rear	Colonial Revival	building outbuilding	C C
3-828-0032	26	The Boulevard	1985	c. 1900	2-story; wood frame on stone basement; hipped roof; 5-bay front facade w/central entrance and 2-story portico w/paired Doric columns; entrance w/sidelights, French doors and iron balcony above; central section flanked by bays of tripartite windows and porch areas (enclosed) at corners; shed roof dormers; exterior has stucco finish; detached garage	Colonial Revival (altered)	building outbuilding	C C
3-829-0026	27	The Boulevard	1985	c. 1910	2-story; wood frame on stone basement; square plan; hipped roof w/flared eaves; full front porch w/piers and kneewall; 2-bay front facade, entrance on west side; 2nd story oriel on east side; hipped roof dormers on front and sides; 1-story addition on west side; exterior stucco finish (alteration); detached garage in rear	Craftsman Four Square	building outbuilding	C C



prospectus. Two neighboring houses east along The Boulevard, built after the Bromley map of New Rochelle was published in 1901, incorporated gambrel roofs in their design. (FIG. 9) Both were sided with wood shingles and have broad porches that aptly represent the Shingle Style. However, the house closest to the Laukota mansion (18 The Boulevard) has bracketed cornices, a three-bay front façade with wide sash windows and dormers that are associated with the Colonial Revival style. The farther house, while essentially the same size and form, has a pair of shed dormers and deep eaves that cover second-story oriels that have none of the same historic associations. (Included in the background of the streetscape view is a two-story, gable roof house, also built after 1901, with a first story exterior of brick veneer and a second story with a stucco finish and pseudo half timbering, that exemplifies the Tudor Revival fashion inveigling its way into Rochelle Park.



FIG. 9: The Boulevard, north side east of The Serpentine (18, 20 & 22 The Boulevard, l. to r.)



FIG. 10: 11 The Serpentine

The large gambrel roof house located at 11 The Serpentine did not appear on the 1911 Bromley map of the city. (FIG. 10) By this time, the Shingle and Colonial Revival styles had effectively merged into a more modern house design. Gambrel roofs became associated retroactively with historic Dutch Colonial architecture in the region as a smaller, suburban house form was given that name, and even the large gambrel roof houses that evolved from the Shingle Style (which associated the gambrel roof with historic New England Colonial architecture) can be characterized as Colonial Revival from this point. The house pictured has a central entrance, sash windows and flared eaves that convey a sense of Colonial architecture, but the fenestration of the front facade is not in balance. The entrance is paired with a two-story bay window, and this central element – further emphasized by a central dormer – is flanked by a pair of windows on one side and only one window on the other. What was one a wrap-around porch with a stone base also served to skew the expected balance of the front of the house.

Historic maps indicate that within the first ten years of its development, completed houses surrounded The Lawn and extended in fairly solid rows east on Manhattan Avenue and north on Beaufort Place. Four lots along North Avenue had houses, although one of these was the old Hull manor house. The North Avenue Presbyterian Church was constructed on lots at the north end of Rochelle Park in 1891. Frank E. Wallis was the architect for the original building; Frank Rosh was the architect of the tower and other additions made in c. 1909.<sup>11</sup> Construction had been sporadic in the eastern part of the Park on The Boulevard, The Serpentine and The Court. By 1901, about twenty new houses had been added to the plan in the established western portion of the Park. (FIG. 12) Only one new house was mapped east of The Serpentine. Streetscapes on Orchard Place and The Serpentine filled in with houses in the Shingle Style. (FIG. 11)



FIG. 11: Orchard Place, west side north of The Circle (36, 8 & 10 Orchard Place, l. to r.)

<sup>11</sup> [Montgomery Schuyler], "Study of a New York Suburb, New Rochelle," *Architectural Record* 25 (April 1909) 235-248.





modernization of the traditional Shingle and Colonial Revival styles that first appeared in Rochelle Park. (FIG. 13) The house is less complex in form and less ornate in decoration. The taste for massive gable and gambrel roofs had run their course, and the flatter hipped roof with flared eaves, plain cornice and hipped roof dormers anticipate the more economical Craftsman style that would have a profound influence on the architecture of Rochelle Heights. The cumbersome wrap-around porch is broken up in this example to open up the front of the house. The entrance and its smaller porch was focus of architectural ornamentation and historic references. A porch space was created on one end of the house to link the living room to the exterior and preserve the symmetry of the front façade. With this final architectural stage, Rochelle Park bridged the transition from the lingering Picturesque taste of the mid-nineteenth-century to the neater, more engineered look of the early twentieth century.



FIG. 13: The Boulevard, south side east of The Serpentine (25, 27, 29 & 31 The Boulevard, r. to l.)



FIG. 14: The Court, east side from south end (7, 9, 11 & 15 The Court, l. to r.)

Even though the houses in Rochelle Park are notable examples of suburban house design during the period of its development, it is its landscape that distinguishes it as a significant representation of the nineteenth-century American suburban movement. With narrow lots having regulated deep setbacks, the plan of Rochelle Park carefully followed the prescriptions of emerging suburban landscape principles. Nathan F. Barrett was clearly employing a then current technique of creating a sense of the rural environment along the Park's streets and boulevards. He also took advantage of rugged existing conditions in the center of the Park to design a Picturesque setting for The Serpentine, rather than leveling the rocky obstacles. The Lawn was conceived as a public space and provided a recreational element that was a standard feature of other early suburban plans and was derived from city park design, such as Central and Prospect parks in Manhattan and Brooklyn, respectively.

The Boulevard was laid out on a grand scale likely with the intention to encourage promenading of people and carriages and to bring activity to the park. The projected connection to the Sound would have made this one of the prime routes through the village, but this ambition was thwarted by the developers' lack of control over the intervening property, which has left the large-scaled street without outside connections. The Court, as well, is a landscape of public dimensions that is now isolated in the back of the plan. One can imagine the vision of tourists making the trip out North Avenue and, passing through the imposing gateway into Rochelle Park, arriving at unexpected open space of The Lawn. From there, they would follow The Boulevard with the Park's best houses overlooking its well-manicured landscape. The Picturesque rustic environment around The Serpentine, with unusual, towered houses perched on large outcroppings, would mitigate some of the formality as the carriages made their way to the planted circle at its eastern end. It was also here that Nathan F. Barrett displayed his skill as a "landscape artist" on his own property. A newspaper account of a lawn party marveled on his unusual gardens where he had "duplicated on a small scale bits of scenery from all parts of the United States and Europe." The display included Alpine peaks spanned by rustic bridges, Italian lakes, Colorado canyons in miniature, and cascading water, all illuminated with myriad colored incandescent lights, "which produced an indescribably beautiful effect."<sup>12</sup> Turning south along The Court, sightseers would connect with The Boulevard once more, exit Rochelle Park, and enjoy a splendid view of Long Island Sound on their return to the village.

### *Rochelle Heights*

While the architectural development of Rochelle Park ended with a few examples of the modern suburban architecture that had emerged in the early twentieth century, the designs for houses in Rochelle Heights were conceived entirely in this contemporary aesthetic framework. This subdivision occupied the suburban estate of deceased multi-millionaire George G. Sickles, which abutted Rochelle Park. Sickles's rags-to-riches story culminated with him reaping millions of dollars from Wall Street investments in the 1850s.<sup>13</sup> When he died in 1887, he had been residing at his country seat in New Rochelle for more than twenty

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<sup>12</sup> "A Lawn Party in Fairyland," *New York Times*, June 10, 1906, 9.

<sup>13</sup> "A Groom at Eighty-One...Incidents in the Career of a Self-Made Millionaire...," *New York Times*, Dec. 21, 1881, 5.

years.<sup>14</sup> His land holdings were auctioned in 1895 to settle his estate, including his “homestead and farm,” which his son, General Daniel E. Sickles, daughter, Alta Denham, and grandson, George Stanton Sickles, secured with a bid of \$925 per acre. The newspaper article reporting on the auction stated that their intent was to improve the property in a manner similar to Rochelle Park.<sup>15</sup> Gen. Sickles formed the Sickles Estate Improvement Company and retained the New York City architecture collaborative of Mann, MacNeille and Lindeberg, which planned the layout of the first subdivision in 1905.<sup>16</sup> (FIG. 15)

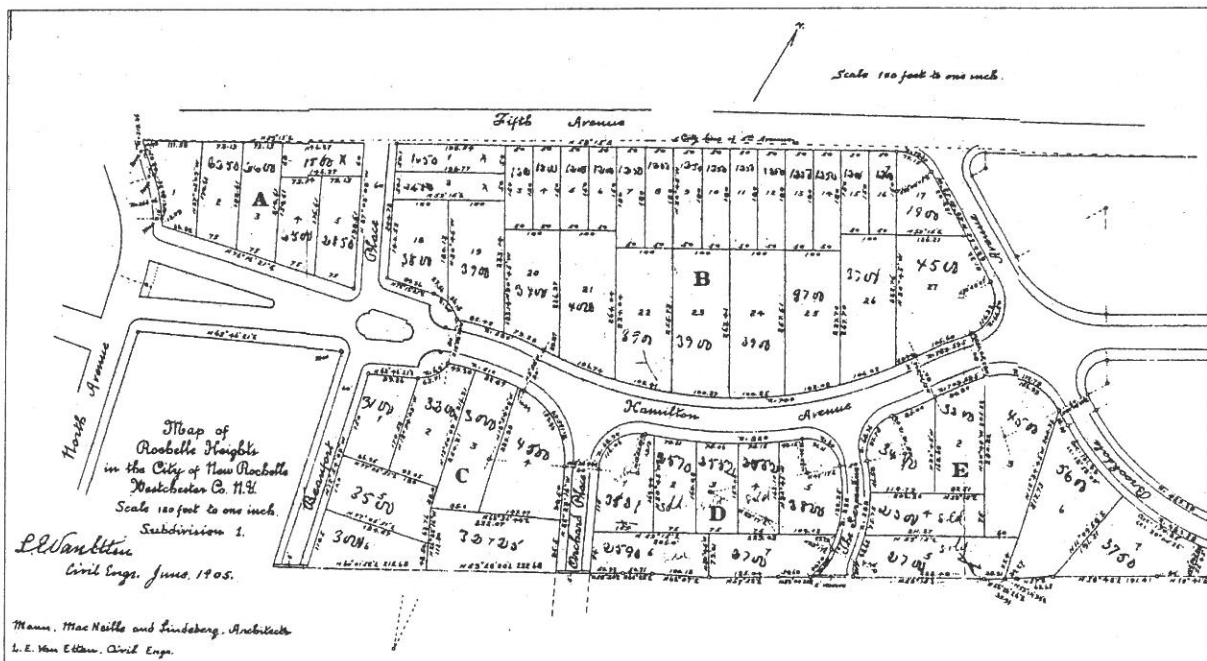


FIG. 15: Map of Rochelle Heights, Subdivision 1. Mann, MacNeille & Lindeberg, architects, 1905.

Bromley’s 1911 Westchester County atlas depicts the entire plan for Rochelle Heights, although it actually occurred in three more phases. (See Map No. 4 at the end of this report.) A map for the second subdivision was filed in April 1906 that extended the plan to the eastern ends of Hamilton and Brookdale avenues and created lots on Slocum Street and the south side of Cortlandt Avenue. Four months later, a third subdivision was filed platting the rest of the streets and lots east to Rockland Place. This third map excluded Albemarle Avenue, which was added in a fourth subdivision filed in February 1907.<sup>17</sup> But, the Bromley

<sup>14</sup> George G. Sickles is associated with this property on the New Rochelle map in the 1867 Beers *Atlas of New York and Vicinity*.

<sup>15</sup> “In The Real Estate Field: The Sickles Estate at New Rochelle Sold Yesterday...,” *New York Times*, Oct. 15, 1895, 15.

<sup>16</sup> “Map of Rochelle Heights in the City of New Rochelle, Westchester Co., N.Y., Subdivision 1,” Mann, MacNeille and Lindeberg, Architects, L.E. Van Etten, Civil Engineer, June 1905. From a copy in Map Drawer 1, E.L. Doctorow Local History Room, NRPL.

<sup>17</sup> Westchester County Clerk’s Office, Map Collection, Map #1614 (Subdivisions 1 & 2, filed April 24, 1906), Map #1651 (Subdivisions 1, 2 & 3, filed August 29, 1906), and Map #1704 (Subdivisions 1, 2, 3 & 4, filed February 27, 1907).

atlas also illustrates that lots in the later subdivisions in the eastern section of the development had remained vacant. This hiatus was due to financial difficulties and family conflict among the Sickles.<sup>18</sup> However, construction progressed rapidly afterwards.

The new subdivision's name, Rochelle Heights, infers that it indeed had been intended to be a continuation of the type of development that had been occurring in Rochelle Park, and its first section connected to established streets. Rochelle Heights also followed the pattern of its predecessor in that the plan was organized around a principal axial street running east from a gateway on North Avenue. The new street, Hamilton Avenue, was curved rather than straight like The Boulevard. (FIG. 15) Yet, it was eighty feet wide, with setbacks of fifty feet on both sides, and spacious lots ranging from 75 and 100 feet wide and 150 to 260 feet deep. The plan terminated at another new curvilinear street, Brookdale Avenue that originated on the south side of pre-existing Fifth Avenue and angled southeast to the Rochelle Park boundary. Connections and a few corresponding lots were made with the Rochelle Park streets of Beaufort and Orchard places and The Serpentine. Smaller lots were surveyed along the south side of Fifth Avenue within the bounds of the property.

Like at Rochelle Park, there is an imposing gateway sited a block east of North Avenue at the end of a wide plaza. (FIG. 16) Unlike Rochelle Park, there is no park area such as The Lawn at the entry or anywhere else in the plan. This was a nineteenth-century feature that the planners of Rochelle Heights evidently considered outmoded. With the exception of Hamilton Avenue, there is little of the intentional public landscape design found in Rochelle Park.



FIG. 16: Gateway into Rochelle Heights on Hamilton Avenue (91 Beaufort Place on right)

The architecture of the first subdivision of Rochelle Heights began with the same amalgam that had evolved in Rochelle Park over the previous twenty years. Along Hamilton Avenue,

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<sup>18</sup> "Gen. Sickles's Son Seeks Lost Million," New York Times, Sept. 4, 1915, 1.



there are examples of the traditional Shingle Style, Colonial Revival-style, and boxy gambrel roof houses that are common in Rochelle Park. (FIG. 17) A large gambrel roof house perched on a rock outcrop at the end of Hamilton Avenue was as far as Bromley's 1911 map indicated that construction extended. This is clearly the most Picturesque location and setting in Rochelle Heights and would have been even more so before this section of the plan became populated. (FIG. 18) It likely had a view of the Sound from its large porch. These houses soon became oddities once the overall plan was developed. Although Mann, MacNeille & Lindeberg were identified as the architects of the plan in 1905, these late nineteenth-century house designs were not their expertise. They were more modern in their sensibilities. Thus, local architects who had designed similar houses in Rochelle Park probably received commissions for the early houses in Rochelle Heights.

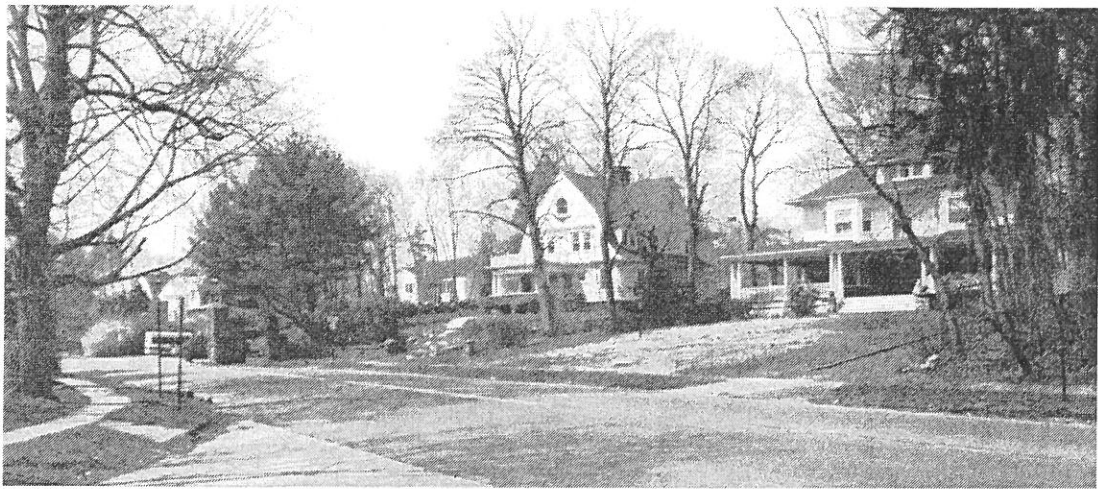


FIG. 17: 50 & 58 Hamilton Avenue, l. to r.



FIG. 18: 225 Hamilton Avenue

There were early indications that Rochelle Heights architecture would progress beyond that established in Rochelle Park. Houses designed in the Tudor Revival style are conspicuous on Hamilton Avenue, both in the more conventional gable roof houses with stucco finishes and pseudo half timbering and in more idiosyncratic examples that may be better termed English Cottages. In the latter case, the house located at 72 Hamilton Avenue is quite distinctive as one architect's creative, craftsmanly interpretation of the English vernacular. (FIG. 19) Sited on a knoll, its main floor is further elevated above a stone basement containing the entrance. Its wrap-around porch is cantilevered over the basement and tucked under the sweeping eave of the roof. The arcaded porch is enclosed with brick panels and small-pane windows between exposed wood posts in true timber-frame method. Three dormers with peaked hipped roofs round out the front façade; they are evenly spaced, which is at odds with the skewed symmetry of the porch jutting out past the east end of the house and the off-center basement entrance. By contrast, a nearby house (90 Hamilton Street) is a more faithful replica of an English Tudor house with gable parapets, a Tudor arched entrance, and casement windows, although it still incorporates the contemporary neighborhood features of a full front terrace and sunroom extension. Five more houses along this initial stretch of Hamilton Avenue between North Avenue and the Brookdale Avenue intersection were built in the Tudor Revival style indicating the prominence of this taste in the early architectural program of Rochelle Heights.



FIG. 19: 72 & 82 Hamilton Avenue, l. to r.

Tudor motifs were also incorporated into a more modern, two-story, bilaterally-symmetrical, hipped-roof house form that was a prominent element of the popular suburban architecture of the early twentieth century. In the house located at 82 Hamilton Avenue (FIG. 19), the characteristic three-bay, central entrance front façade was textured with a recessed center bay and given a stylistic orientation by incorporating Tudor arches on the porch and porte



cochere extending out from the entrance. Otherwise, the style of the house is indeterminable, as it was designed to economically encapsulate the comfortable domestic spaces of the modern suburban house. A similar house located just off Hamilton Avenue on Orchard Place (49 Orchard Place) employed the same house plan form, but with an overlay of Italian elements. A glazed clay tile roof with deep eaves braced by large wood brackets and central front balcony are sufficient to convey the architectural reference. The front porch is reduced to a walled terrace, which wraps around on the south side of the house to connect to the sun room, a new requisite of small house design.

Stone masonry is prominent in the basements of the houses and porches in both of the foregoing examples; stucco is the exterior wall finish. The utilization of these materials would become common in Rochelle Heights. The stone was a local product; much of it was probably mined from the cellar holes of the houses. The stucco finish represented both the sense of historic English architecture and a clean, economical surface for modern design. There was a clear intent to avoid wood clapboards and shingles, which were associated with the outmoded Colonial taste. It also represents the significant influence of the Arts and Crafts Movement on architects of this period, especially those designing middle-class suburban houses.



FIG. 20: 109 Hamilton Avenue.

This is not to say that the Colonial Revival taste was dead, just transformed once again in a new suburban guise. There were grander and middling interpretations of the Colonial Revival, which would turn out to be the defining theme in Rochelle Heights development, particularly in its latter stages. At the epitome of the range is the large two-story, gambrel-roof house located at 109 Hamilton Avenue that was sited on the curve of the street at the corner of The Serpentine to present a full frontal view to those traveling east. (FIG. 20) Unlike most of the other houses on Hamilton Avenue, it is richly embellished in a Colonial

Revival vocabulary with a two-story Neo-classical entrance pavilion, bracketed cornice, and Palladian windows on the first floor of the front façade and in the attic ends of the gambrel roof. The house located at 58 Hamilton Avenue illustrates the Colonial Revival mode of the modern square plan house. (FIG. 17) Incorporating tripartite window elements, including second-story oriels, with lattice-pane sashes, the standardized stone-basement, stucco-finish, hipped-roof envelope was made to look Colonial. This effect was further aided by a huge wrap-around porch with a flat roof supported by column posts and framed by a wood balustrade reminiscent of the expansive verandas of the Shingle Style cottages in Rochelle Park.

Buildings of a lesser scale were built on the lots facing Fifth Avenue, a public street that represented the northern boundary of the Sickles Estate. It was here that smaller, less expensive lots were offered for sale recognizing that the exclusive interior environment of the development did not extend to this section. Conversely, these lots acted as a buffer for the Hamilton Avenue properties and therefore increased their value. With this, two echelons were established based on desirability that immediately created a social hierarchy in the subdivision. This status separation was also a part of the Rochelle Park plan, but it operated within a tighter spread within essentially the same middle-class group. In Rochelle Heights, the separation involved matters of class as well as of property value, and these differences were more clearly established in the plan and the architecture. As a whole, Rochelle Heights can be seen as more diverse and socially integrated than its predecessor, but it should not be construed that it was any more democratic, particularly since the separation of the component parts are so clear.



FIG. 21: Fifth Avenue, south side west of Brookdale Avenue (73, 75, 79, 83 & 87 Fifth Ave., r. to l.)

The first houses to appear on Fifth Avenue, and footprints of buildings appeared on fully half of the lots on the 1911 map, were small, two-story, square plan wood frame houses with either hipped or front gable roofs. (FIG. 21) These houses were sided with either wood

clapboard or wood shingle siding (suggesting that stucco finish was a more expensive material at the time). Style terms are often difficult to assign to such modest houses, but the extensive use of shingles and the absence of anything by the most fundamental Colonial Revival motifs (e.g., porches with wood column posts and balustrades and trabeated entrances), associates the design of these houses more with the traditional Shingle Style and Queen Anne modes than with the progressive designs of houses on Hamilton Avenue. One important feature visible in the Fifth Avenue houses is the emergence of the two-story, hipped-roof “Four Square” form, which was an innovation in affordable house design. Four Squares were more common in twentieth-century neighborhoods associated with small cities and villages than in suburban house design, and these houses on conform more to development happening across Fifth Avenue and in other vernacular village areas than within Rochelle Heights. So, too, are the front-gable houses associated with village architecture more generally. These houses had been the staple of village housing in the region for decades and their origins can be traced back a century or more.

Further development of the Sickles estate was slowed by the First World War.<sup>19</sup> The Sickles Estate Improvement Company had apparently dissolved as General Daniel E. Sickles, who died in 1914, was accused by his son and daughter of squandering the trust they shared and selling off shares of the company to settle debts. In 1915, Gen. Sickles’s son, George Stanton Sickles initiated legal action to discover what had become of the vast trust fund his grandfather had created and to which he was an heir.<sup>20</sup> It is not clear what was occurring behind the scenes, but in the 1920s the rest of Rochelle Heights built out quickly.



FIG. 22: Detail of 1911 Atlas of Westchester County showing later subdivisions of Rochelle Heights

<sup>19</sup> Horace B. Mann, the leading architect of the project, spent two of those years consulting with the government on war-related building programs. [Obituary, New York Times, July 16, 1937.]

<sup>20</sup> “Sickles’s Estate for His Grandchildren,” New York Times, May 22, 1914, 12.



East of Brookdale Avenue a more complex hierarchy of lots was mapped out in the second and third subdivisions. The topography of the eastern end of the old Sickles estate rises to a higher elevation from a depression where Hamilton Avenue and Boulevard East are routed to a plateau where Fifth Avenue is located. The planners laid out large expensive lots on the southerly side of Cortlandt Avenue along the ridge of this promontory where buyers would be able to have views of Long Island Sound. Realizing this, naming the subdivision the “heights” had certain legitimacy. As was expected, the largest and most pretentious cottages were erected here. Tudor Revival designs were popular at this elevation. Two distinctive properties adjoin at the southern end of Cortlandt Avenue where the lots have a maximum elevation and full southern exposure. Only here do the houses approach full country house proportions. (91 Cortlandt Avenue, FIG. 23) Otherwise, the houses are large, but suburban in scale, such as the custom-designed Tudor Revival residence located at 15 Cortlandt Avenue (FIG. 24) and the array of Tudor Revival, Italian Renaissance, and Colonial Revival residences on the north, viewless, side of the avenue (FIG. 25). This collection of houses was at the highest echelon on the development and illustrate an individuality not reflected in the architecture in the rest of Rochelle Heights.



FIG. 23: 91 Cortlandt Avenue



FIG. 24: 15 Cortlandt Avenue



FIG. 25: Cortlandt Avenue, east side north of Cortlandt Place (62, 70, 78 & 90 Cortlandt Ave., l. to r.)

Down the slope, the extension of Hamilton Avenue east of Brookdale Avenue also responded to the status of elevation and southern exposure. The north side of the street east of Slocum was divided into large lots similar to those on Cortlandt Avenue above. Houses there are larger and with extensive upper-story fenestration to capture views. (FIG. 26) The house located at 212 Hamilton Avenue (in the foreground of the view pictured in FIG. 26) illustrates a feature repeated in many houses with views, that is two-story porches on both ends that connect to public spaces on the first floor and bedroom spaces on the second. They are often found to be enclosed with windows, either by original design or later alteration. These features are a clear factor of New Rochelle's coastal location and the importance of that natural and recreational amenity in its residential architecture even in areas removed from the waterfront. Where towers and attic porches were the devices used in the earlier architecture of Rochelle Park, a twentieth-century equivalent was incorporated into the larger, more prominently situated houses of Rochelle Heights. And if these porches increased the scale and pretension of the houses, it was considered to be to the better.



FIG. 26: Hamilton Avenue, north side east of Slocum Street (212, 220 & 230 Hamilton Ave., l. to r.)



FIG. 27: Hamilton Avenue, south side west of Slocum Street (151, 159, 163, 175, 181 & 187 Hamilton Ave. r. to l.)



By contrast, the south side of Hamilton Avenue in this section was more modest. Lots were smaller, and with the exception of the large Shingle Style house that had appeared earlier on a promontory at the junction of Hamilton and Brookdale avenues (FIG. 18), houses were simpler. And as development crept out Hamilton Avenue east of Brookdale in the early stages of the subdivision, older, Shingle Style cottages predominate. (FIG. 27) Houses on Brookdale Avenue, once it bent south and east away from it, were more modest and modern than the Hamilton Avenue properties they abutted. Brookdale is an oddity in the plan for although it is centered within the historic district, it a peripheral street in Rochelle Heights abutting the back lines of lots in Rochelle Park. Only on the north side of the street are there houses, which do not have the benefit of fronting others. The influence of the Craftsman style of domestic architecture is evident on this street, which displays an eclectic mixture of Tudor Revival, English Cottage and Bungalow styles. An unusual cottage with stucco finish and rough stone posts supporting entrance and sun porches, located at 33 Brookdale Avenue, is a distinctive interpretation of the Craftsman style. (FIG. 28)



FIG. 28: 33 Brookdale Avenue

Hamilton and Brookdale avenues meet and terminate at a circle reminiscent of that at the intersection of The Boulevard and The Court in Rochelle Park. Maps indicate that there had been an intention to connect the two developments in this area via a right-of-way between the two circles. (FIG. 22) This was never accomplished although the land remained vacant until very recently. The divided Boulevard East also replicated the earlier precedent of The Court, and like the latter, the former never achieved much distinction within the plan. Both spaces essentially dead end in their respective developments. Properties on Boulevard East

contain a mixture of traditional (Tudor Revival) and modern (Dutch Colonial Revival) suburban house types. (FIG. 29)



FIG. 29: Boulevard East, north leg, west of Rockland Place (236, 244, 250 & 154 Boulevard East, l. to r.)



FIG. 30: Slocum Street, north side east of Fifth Avenue (2, 8 & 12 Slocum St., l. to r.)

Slocum Street and Hunter Avenue define other areas of secondary status in the plan. Flanking Cortlandt Avenue, both enter the north side of the development from Fifth Avenue through modest gateways denoted by squat stone posts. (FIG. 30) From this gateway, Slocum Street climbs up the side of the promontory and it became the location of notable examples of Tudor and Colonial Revival houses, even though it was placed at the edge of the plan. Slocum Street's proximity to Cortlandt Avenue was evidently a factor in the status of design there. Hunter Avenue did not develop in the same manner. Houses located north of

Earle Place are modestly designed, in spite of their connection to the development's pinnacle. (FIG. 31) Perhaps since Hunter Avenue properties also abutted the lowest-ranked street, Rockland Place, they constituted a buffer or transition zone. The map of Rochelle Heights shows a visible decrease in lot size staging down from Cortlandt to Hunter to Rockland. Deeper into the plan, where Hunter intersects Cortlandt Avenue, the scale of architecture noticeably increases as the street curves and declines to its terminus at Boulevard East. (FIG. 32) Earle Place is a short connector between Hunter Avenue and Rockland Place that built up with small Bungalows and Colonial Revival cottages, yet it also is the location for one of the more distinctive Tudor Revival style cottages in the development. (FIG. 33)



FIG. 31: Hunter Avenue, east side south of Fifth Avenue (14, 16, 22, 24, 26 & 40 Hunter Ave., l. to r.)



FIG. 32: Hunter Avenue, east side south of Earle Place (62, 66, 70 & 74 Hunter Ave., l. to r.)



FIG. 33: 15 Earle Place.

Peripheral streets at the south, east and west boundaries of third and fourth subdivisions of Rochelle Heights contain very small lots (50 ft. by 150 ft.) and the lowest echelon of housing. These streets were intended to frame the more valuable core of the development and buffer the interior properties with a controlled zone. Although these tertiary streets were lesser properties in the context of the Rochelle Heights development, they were still above the mean in the village overall and were intended for a middle-class clientele. This plan also



allowed the Sickles Estate Improvement Company to maximize its return on some of the development's least desirable property.

Rockland Place is located on the far east end of the plan and climbs the hill all the way from Albemarle Avenue to a gateway on Fifth Avenue, the meandering northern boundary of Rochelle Heights. This long, straight and narrow street is at odds with the serpentine routes of the better streets, and its tertiary status is evident in the dense urban plan of identical lots. There is a complete absence of landscape setting here. (FIG. 34) Yet, Rockland Place contains a uniform, thematic development of small houses and reflects the later subdivision phases of Rochelle Heights more consistently than some of the better sections. The limited but distinctive catalog of small house designs embodied on the street illustrates the effects of Progressive Era improvements in domestic environments for working- and middle-class families. The increasing uniformity reflects the industrialization and nationalization of architecture through mass production and mass communication. (FIG. 35)



FIG. 34: Rockland Place, south of Fifth Avenue



FIG. 35: Rockland Place, west side north of Pierce Street (36, 40, 44, 46 & 50 Rockland Pl., l. to r.)

Another innovation represented on Rockland Place is the automobile. Some of these hillside buildings have basement garages, which were practical with such small lot frontages. Overall, garages are significant components of the domestic landscape. Many of houses in both sections of the historic district have detached garages built at various periods to accommodate the automobile into the properties. Houses with porte cocheres and a few remaining stables are reminders that Rochelle Park and the first subdivision of Rochelle Heights were conceived when horse-drawn transportation was still in vogue. Nearly all of the twentieth-century homes have historic garages, many designed in the same style as the houses with which they are associated.

Fifth Avenue bends around the northern perimeter of Rochelle Heights. East of Brookdale Avenue, it continues with a regular, urban lot pattern and the mixed architecture of Four Squares front gable village houses of the previous block. At Slocum Street, the road turns ninety degrees to the north and climbs the hill on which the development's premier properties are located. The terrain and, as in other cases within the development, the relationship to the Cortlandt Street enclave resulted in larger lots and creative architecture, mostly in the Tudor Revival mode. (FIG. 36). As Fifth Avenue approaches the east end of the district and



Rockland Place, the scale of lots and houses decrease to conform to that zone of the plan. (FIG. 37).



FIG. 36: Fifth Avenue, south side west of State Street (295, 299 & 305 Fifth Ave., r. to l.)

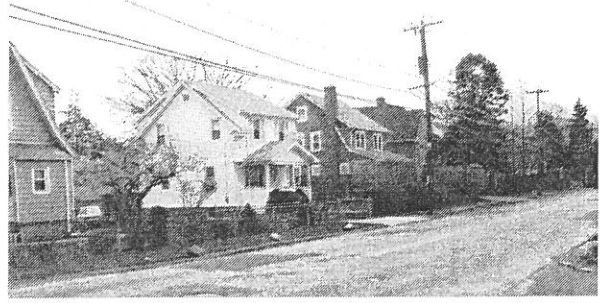


FIG. 37: Fifth Avenue, south side west of Rockland Place (319, 321 & 327 Fifth Ave., r. to l.)

Albemarle Avenue represents the final phase of the plan at the southern boundary of Rochelle Heights along the railroad. (A rail station was located close by.) Its straight alignment and small lots are similar to conditions on Rockland Place to which it connects at its north end. Houses on Albemarle Avenue and Schuyler Street, which connected it to the Hamilton Avenue circle, are still smaller versions of the Tudor Revival-, Colonial Revival- and Craftsman-style architecture found throughout eastern section of Rochelle Heights. (FIG. 38) In this view, a Dutch Colonial Revival-style house (36 Albemarle Avenue), with its false gambrel roof providing a false association with the region's Dutch architectural heritage, is a characteristic example of a standard twentieth century suburban house form selected by one lot buyer. Diminutive examples of Tudor Revival and Bungalow house types also show the down-sizing of prototype designs to fit the lot and the cost. (FIG. 39) Like Manhattan Avenue in Rochelle Park, the southerly side of Albemarle Avenue was destroyed for the construction of I-95. Today, a narrow strip of lawn separates the street from a sound barrier wall recently erected against the highway.



FIG. 38: Albemarle Avenue, north side east of Schuyler Avenue (10, 14, 18, 20, 26, 30 & 36 Albemarle Ave., r. to l.)



FIG. 39: 14 & 18 Albemarle Avenue

Rochelle Park and Rochelle Heights have separate but related histories that follow a sequence of residential park development from its origins in the 1880s at the beginning of suburban growth in Westchester County to the 1920s when the automobile and Progressive Era ideas of planning and architecture were reaching their peak. The landscape and house architecture of the district remains remarkably intact and provide valuable information about the planning principles that were applied there.

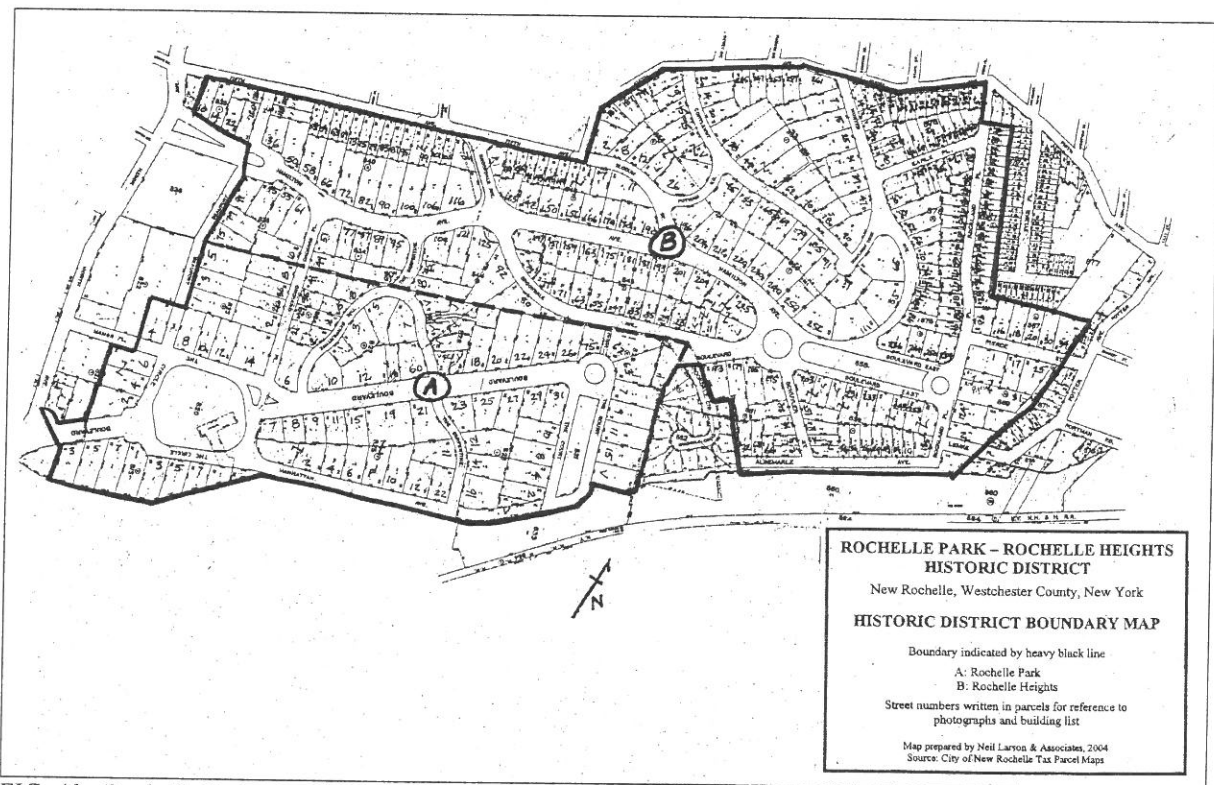


FIG. 40: Rochelle Park – Rochelle Heights Historic District Boundary Map



## HISTORY AND SIGNIFICANCE OF THE HISTORIC DISTRICT

### *Summary*

The Rochelle Park – Rochelle Heights Historic District is historically and architecturally significant as an intact and distinctive example of residential park development at the turn of the twentieth century.<sup>1</sup> Laid out in 1885, Rochelle Park is particularly distinguished as one of the first planned residential subdivisions in Westchester County, one of the most historic suburban areas in the United States. The landscape plan for Rochelle Park was designed by Nathan F. Barrett for the Manhattan Life Insurance Company. Barrett was a prominent early practitioner of landscape design in America, best known for laying out the landscape for the model industrial community of Pullman, Illinois in 1880. Rochelle Park epitomizes the design principles for suburban development that Barrett, Frederic Law Olmsted and others advocated following the creation of Central Park: a landscape that provided urban dwellers the restorative physical and spiritual benefits of a picturesque natural environment. Incorporating open space, recreational areas, naturalistic settings, and a broad boulevard for public interaction, Barrett's small but ambitious design for Rochelle Park exceeded the standard set in other residential parks in the region. New Rochelle had become a tourist and suburban attraction because of its favorable situation on Long Island Sound fifteen miles north of Manhattan by rail. The quality of Rochelle Park's architecture rivals its landscape. Among the many fashionable Shingle Style "cottages" designed by New York City architects, including McKim, Mead and White, there were those with tall towers and attic porches to take advantage of the views toward the Sound nearly a mile away.

Rochelle Heights was laid out by New York architects Mann, MacNeille and Lindeberg for the Sickles Estate Improvement Company in 1905. Its western section was shared a boundary and was interconnected with Rochelle Park. Reflecting its later period of development, its landscape design was more spare and efficient, although its principal roads followed curving routes. A promontory in the northeastern quadrant of the development was designated for large houses with the status of water views. As the plan descended from this high elevation a hierarchy of lots and architecture was expressed with a secondary echelon

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<sup>1</sup> The Rochelle Park – Rochelle Heights Historic District meets National Register Criterion A for its historical association with the origins and growth of the suburban movement in the New York metropolitan area and its significance in the history of residential community planning. It also meets Criterion C for the significance of its landscape and house architecture. In both plan and design, both of these planned residential communities retain a high level of material and visual integrity with limited alterations having been made to the plan of buildings, landscape features and the building themselves. Because of the seminal position the historic district plays in the history of suburban development in Westchester County and the New York City environs, the historic district is nominated at a state level of significance as it transcends the context of its local community and is associated with the broader patterns of state history. The Rochelle Park – Rochelle Heights Historic District contains 349 contributing properties and 23 noncontributing properties containing 301 contributing buildings, 212 contributing outbuildings, 4 contributing structures, 48 contributing sites and 25 noncontributing features.



encircling the hill and tertiary properties platted in a tight pattern with rows of detached houses at the outer limits. These latter properties provided a buffer against the more random development outside the district protecting the exclusive environment within. The architecture of Rochelle Heights does not have the same uniformity of design as Rochelle Park; rather it reflects the diversity of the scale and style of suburban housing in the early twentieth century. Rochelle Heights has a unified architectural program that is representative of the two decade period of development (1905-1925) and the Progressive Era response to domestic design and community planning. The combined historic district extends the continuum of suburban design history back to 1885 when the phenomenon first took hold in the United States.

### *Early New York Suburbs*

The development of suburban residential parks in New York essentially originated with the public park movement that began in the 1840s and culminated with the acceptance of Frederick Law Olmsted and Calvert Vaux's plan for Central Park in 1858.<sup>2</sup> New York City's population was growing rapidly, teeming with immigrants, and increasing in density and activity. During this period, Andrew Jackson Downing's prescriptions for suburban landscape gardening and the reform of domestic space exercised a profound influence on the middle-class, who aspired for more peaceful, genteel and exclusive living conditions. Maintaining the quality of family life was a primary theme in middle-class society, and the city was no longer the place to achieve that goal.

In 1869, while Central Park was still under construction (it would take decades to fully implement the plan), Olmsted and Vaux were commissioned to apply this park landscape design to a residential community planned in Riverside, Illinois. Chicago industrialist Emery C. Childs wanted to develop 1600 acres nine miles from the city into a "suburban village." Even though the population of Chicago, like New York City, was growing year-by-year, Olmsted sensed that "the more intelligent and more fortunate classes" would seize the opportunity to move out.<sup>3</sup> Riverside was planned, built and continues to be a successful suburban residential park, although it is now surrounded by the City of Chicago. It is considered by most authorities to be the first suburb designed by a landscape architect in the United States. It was here that Olmsted and Vaux adapted landscape features they utilized in their public park designs to residential environments. Public spaces were created using wide setbacks along roadways, large front lawns for houses, and dedicated recreational areas that combined to convey the visual sense of a park. This vision had a revolutionary effect on suburban residential park design.

The first suburban residential project to occur outside of New York City was Llewellyn Park in New Jersey. It was built using plans the developer, Llewellyn S. Haskill, a wealthy New York businessman and amateur landscape gardener, and the architect Alexander Jackson Davis conceived in 1857, a year before the Greensward plan for Central Park was adopted.

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<sup>2</sup> The New York State Legislature enacted the first park act in America, which enabled the development of public land for the enjoyment and recreation of the people of the state.

<sup>3</sup> Norman T. Newton, *Design on the Land. The Development of Landscape Architecture* (Cambridge MA and London: The Belknap Press of Harvard University Press, 1971) 465.

Built in the foothills of the Orange Mountains twelve miles west of Manhattan, Llewellyn Park offered large villas with dramatic views. Although a fifty-acre park was incorporated in the plan, the landscape was an undifferentiated amalgam of individual suburban seats rather than a community in a park, as would occur later at Riverside. Olmsted believed that a residential park should engender “the harmonious association and co-operation of men in a community, and the intimate relationship and constant intercourse, and inter-dependence between families.”<sup>4</sup> Of course, these were all intelligent and fortunate middle-class families. The exclusiveness of these park communities were a significant component of their appeal.

According to historian Kenneth T. Jackson, no metropolis in the world was as well served by railroad commuter lines at the turn of the 20<sup>th</sup> century as New York. Tens of thousands of people entered the city each day from New Jersey and Long Island, but by far the largest number of commuters utilized three train lines – the Hudson River, Harlem River and New Haven railroads – serving Westchester County, “enabling it to become the first large suburban area in the nation to develop.”<sup>5</sup> The county had been a retreat for the urban elite for more than a century, especially along the scenic shores of the Hudson River and Long Island Sound, but Westchester’s significance in the history of the American suburb relates to the rapid development of middle-class residential parks following the introduction of rail transportation in the 1840s.

Along these tracks population grew by more than 50 percent in the first decade after initial construction, as real estate developments sprang up in Rye, Tarrytown and New Rochelle. Between 1850 and 1860, the population of Westchester County as a whole grew by 75 percent, and that portion nearest the city more than doubled. As early as 1855, English observer W.E. Baxter noted that suburban villas were “springing up like mushrooms on spots which five years ago were part of the dense and tangled forest; and the value of property everywhere, but especially along the various lines of railroad, has increased in a ratio almost incredible.”<sup>6</sup>

The combined amenities of coastal waterfront and railroad service connecting to Grand Central Station made the towns of Mount Vernon, Pelham, New Rochelle, Mamaroneck and Larchmont in Westchester County attractive to suburban development. Mount Vernon, the closest to the city, was created as a planned community in 1852 by a group of one thousand mechanics from the city named the Industrial Home Association No. 1. Nearly 400 houses were constructed on 369 acres the Association had assembled from the purchase of five farms, and when the Village of Mount Vernon was incorporated in 1853, it already had a population of 1,370 souls.<sup>7</sup> As might have been expected, this early and compelling planned residential development for working-class families was by no means a “community in a park.” It was laid out in a spare and economical grid street plan without the luxuries of open space and picturesque landscape design that middle class clients desired and could afford.

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<sup>4</sup> Robert Fishman, *Bourgeois Utopias, The Rise and Fall of Suburbia* (NY: Basic Books, 1987) 125, 130-131.

<sup>5</sup> *Crabgrass Frontier* (NY: Oxford University Press, 1989) 94.

<sup>6</sup> *Ibid.* 36.

<sup>7</sup> Frank E. Sanchis, *American Architecture, Westchester County, New York* (North River Press, 1977) 87.

New Rochelle was the next village out of the city on the New York & New Haven Railroad, and while it had functioned through much of the nineteenth-century resort and recreational area, it was in the neighboring village of Larchmont that the first landscaped residential park on Long Island Sound was planned. Land speculation became very active in these towns after railroad service began in 1848. Country seats that had proliferated along the shoreline in previous years were eyed for their suburban development potential. In some cases, the owners, themselves, conceived subdivision plans on all or part of their properties; but residential park plans emerged from land companies formed by wealthy businessmen and investment firms from the city. Larchmont was the name steamship magnate Edward Knight Collins gave to the old Peter Jay Monro estate on Middle Neck when he bought it in 1845. Collins enjoyed the 288-acre property as a country seat until 1865 when he hired Frederick Law Olmsted to create a plan for 55 villa sites in a park landscape. Financial setbacks interfered with Collins's ability to implement the plan, and in 1865 he sold Larchmont to Thomas J.S. Flint, a native New Yorker who had made his fortune in land speculation in Chicago. Flint and five partners formed the Larchmont Manor Company.<sup>8</sup> They discarded the original Olmsted plan and created a more intensive one based mainly on a grid of streets with a six-acre waterfront park and a central square.<sup>9</sup> Flint's ambition was to provide "suburban houses for New York City businessmen of moderate means – say from \$2,500 to \$5,000 a year."<sup>10</sup>

#### *New Rochelle*

The introduction of residential park development in New Rochelle was not far behind. Two subdivision plans were identified in Bromley's 1881 Atlas of Westchester County. Huguenot Park, which was platted on the west side of North Avenue at the northern edge of the village, and a grid of streets, suggested by faint dotted lines, overlaid on the old Wakeman Hull estate on the east side of the street with the name "Manhattan Life Insurance Co." superimposed over it. By the time Bien's Atlas of Westchester County was published in 1893, the Manhattan Life Insurance Company's property was fully-actualized with a park landscape and named Rochelle Park, and in addition to the pre-existing Huguenot Park, there were a total of seven residential parks delineated in New Rochelle. Neptune and Residence parks were located near the waterfront; two others – Sycamore Park and Rosemont were situated on the west at the Pelham town line; and the rest were at the north end of the village. Outside of New Rochelle, Larchmont Manor was given the green wash of parks as well as two areas in Scarsdale: Arthur Manor and a property in development by the North End Improvement Company.

New Rochelle was created in 1689 with the purchase of 6,000 acres of Thomas Pell's Pelham Manor by a group of Huguenot refugees in New York. They established a settlement where the City of New Rochelle is now situated and where they and their descendants pursued agricultural and maritime occupations. It was not until the years preceding the Civil War when great growth occurred in New York City and mobility was increased with the advent of the railroad that New Rochelle's rural tranquility was upset by the appearance of country

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<sup>8</sup> Larchmont, Official Centennial Edition (Village of Larchmont, 1991)

<sup>9</sup> Sanchis, 88.

<sup>10</sup> History of Larchmont, 17.

retreats and summer resorts for city dwellers along its Long Island Sound shoreline. Drupp's 1858 Map of the Village of New Rochelle indicates just how fast and extensive was this transformation. The waterfront had become dense with suburban houses and their individual landscapes, and this development was encroaching on farmland that occupied the space between the Sound and the village, in its traditional location along the New York – Boston Post Road. The New York and New Haven Railroad roughly paralleled the Post Road just north of the village, and country seats began again just north of it. By 1867, as depicted in Beers's Atlas of New York and Vicinity, New Rochelle had become a suburban village. As a result, there is no industrial or commercial history of consequence in the village. It was a residential village with a strong tourist economy.

The size of the village remained fairly small during the first half of the nineteenth century. Population doubled in that period, increasing from 1,274 in 1800 to 2,458 in 1850. It doubled again over the next 30 years to a total of 5,276 in 1880. Ten years later, there were over 9,000 inhabitants, reflecting the surge of suburban development and coinciding with the appearance of residential parks. Another 5,000 people had made New Rochelle their home by 1900. Then, remarkably, in the next decade the population of the city (which New Rochelle had become in 1899) doubled. It would double again by the 1930s when the population exceeded 60,000 persons. With this, the development of the city had essentially reached its peak; the 2002 census lists New Rochelle's current population at 72,472.

#### *Rochelle Park*

The Manhattan Life Insurance Company was a major investor in real estate in the New York area. It held numerous mortgages and, as appears to be the case of Rochelle Park, was involved in suburban development projects. Nothing is known as to how the company came to acquire the old Hull property from J.J. Carpenter around 1880, but based on the subdivision superimposed on Bromley's 1881 map of New Rochelle, it is clear a residential project was intended.<sup>11</sup> (FIG. 1) The developer set high standards for the project. In a later prospectus, the company made its case.

It is justly acknowledged by those most familiar with the country lying adjacent to the metropolis that Westchester County has been specially favored by nature as a place for suburban homes and the little town of New Rochelle is by common consent recognized as its most attractive settlement. By the distance circles on the map, New Rochelle is seventeen miles from New York City Hall, far enough away from the noise and bustle of the city, and near enough withal to be whisked in and out in but little more than a half hour.

...Undisturbed by the encroachment of manufacturing industries, New Rochelle possesses even to this day the quaint homelike features of the up-country village, and this fact more than any other suggested to the owners of the tract of land on North Street the propriety of developing and improving it, and their enterprise has made Rochelle Park the most charming spot for a villa site anywhere within easy distance from New York.<sup>12</sup>

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<sup>11</sup> J.J. Carpenter's name appears associated with the property on 1876 map.

<sup>12</sup> "Rochelle Park," Prospectus published by the Manhattan Life Insurance Co., n.d. [c. 1890].





FIG. 1: Detail from Bromley's 1881 *Atlas of Westchester County*. Manhattan Life Insurance Company's parcel in center shows street plan. Note remaining features of the Hull estate along North Avenue as well as George G. Sickles's farm adjacent on the north.

The Landscape. To achieve this goal, the owners had hired Nathan F. Barrett by 1885 to design a superlative residential park. He was well-known in New York, and his credentials were strong as a result of his highly-publicized plan for the Illinois model community for factory workers that he completed in 1880. Named Pullman, for the railroad passenger car manufacturer, George R. Pullman, who financed the project, it was one of the most important residential landscape plans in the United States and one of the few not associated with the Olmsted firm. Barrett was born in Staten Island, New York in 1845, the son of a founder of a dye works there. After several years at sea and serving in the Union Army during the Civil War, being wounded at the battle of Cedar Creek, he apprenticed with his nurseryman brother and devoted himself to the profession of landscape gardening. In 1869, the same year Olmsted and Vaux embarked on the Riverside development, Barrett was employed the landscape engineer for the Central Railroad of New Jersey, laying out a number of station grounds in places such as Roselle, Cranford, Netherwood and Plainfield. From there he went on to establish his reputation designing estate landscapes in New Jersey, Long Island, Westchester and Tuxedo Park. He met Pullman while developing landscape plans for his summer home in Fairlawn, New Jersey. After Pullman, Barrett went on to work on town plans in Birmingham, Alabama, Fort Worth Texas and Chevy Chase, Maryland. After designing the landscape plan for Rochelle Park, Barrett was appointed landscape architect of the Essex County (New Jersey) Park Commission, the first county park commission in the United States, where he prepared plans for Branch Brook Park in Newark, the first public park created by county. Later, he would be appointed to the Palisades Interstate Park Commission (1900-1915) and be a founding member of the American Society of Landscape Architects, of which he was President in 1903.<sup>13</sup>

Nathan F. Barrett was an early and strong proponent of incorporating formal, geometric design into park landscapes.<sup>14</sup> The plan he conceived for Rochelle Park reflected this philosophy. (FIG. 2) The wide diagonal axis of The Boulevard with circular elements at either end is both geometric and formal in ways that other park designers in the Olmsted tradition did not attempt. The dimensions of The Court are also geometric and formal. Barrett mixed these features with those that were natural and picturesque. Wide green spaces and deep house setbacks provide the park-like openness and unity that Olmsted advocated. The Serpentine effectively interrupts the stark linearity of The Boulevard as winds its way through a rugged section of the park where rock outcrops are incorporated into the park landscape and individual villa sites. Barrett's plan was highly creative, and as the prospectus promised, it set Rochelle Park apart from the other residential parks in the village as well as those in the rest of Westchester County. The landscape designer must have had particular interest in the project because he built a house at the east end of The Boulevard and resided in Rochelle Park for the better part of the rest of his life. His name is still associated with the

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<sup>13</sup> Richard Schermerhorn, Jr. "Nathan Franklin Barrett, Landscape Architect," *Landscape Architecture*, X, 3 (April 1920) 109-114. Also see Stanley Bruder, *Pullman, An Experiment in Industrial Order and Community Planning, 1880-1930* (NY: Oxford University Press, 1967).

<sup>14</sup> *Ibid.*; Newton, 387.

property on Bromley's 1911 map of New Rochelle, but his obituary states that he died on October 17, 1919 in nearby Pelham.<sup>15</sup>

Nathan F. Barrett is a landscape architect of national significance. He was prominent during the seminal period when public parks and suburban residential parks were introduced in the United States. Barrett was instrumental in establishing landscape architecture as a profession and was a founding member of the American Society of Landscape Architects. He was also associated with the first county and state park commissions established. Rochelle Park is one of only two major suburban landscapes plans presently documented to have been designed by him (Pullman, Illinois being the other). The integrity of its plan and its characterizing landscape and built features makes Rochelle Park a significant representation of Barrett's work, design philosophy and importance in the history of the American suburb.

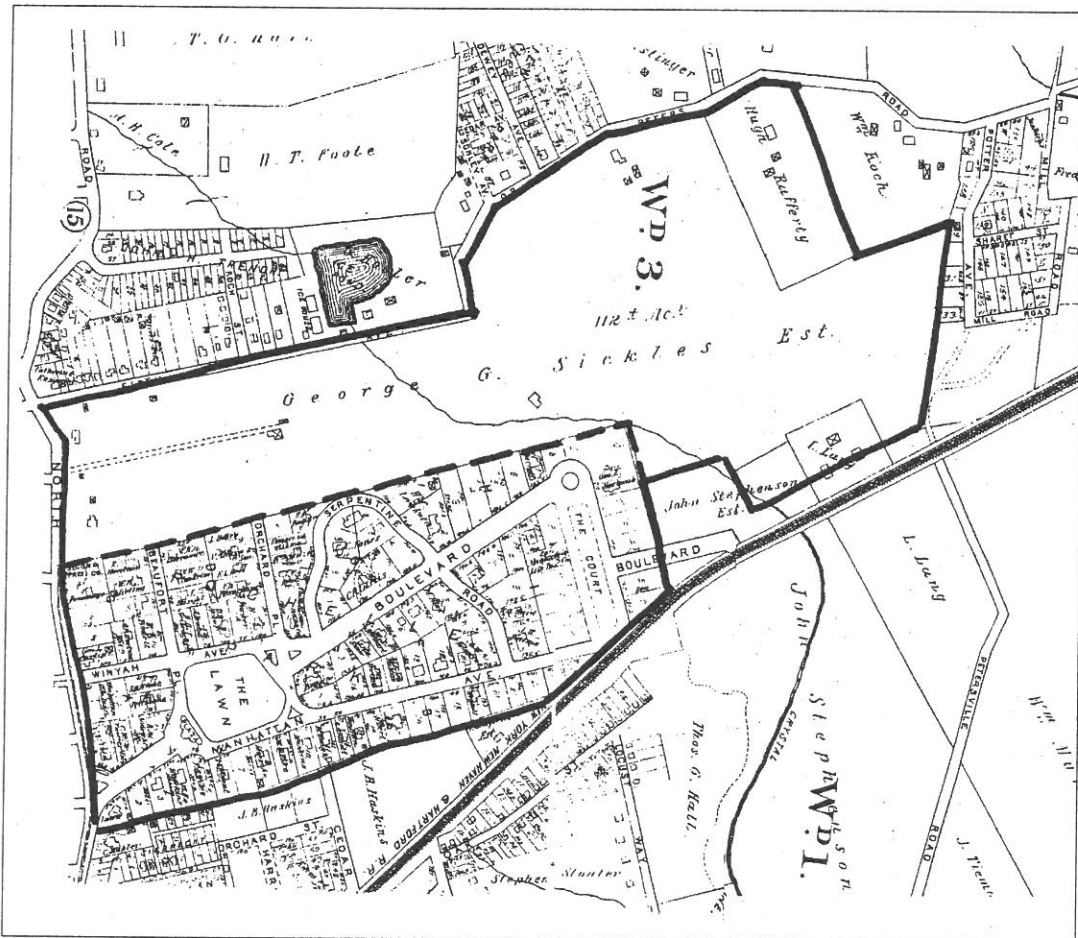


FIG. 2: Detail from Bromley's 1901 *Atlas of Westchester County*. Heavy line indicates boundary of historic district, Note Nathan F. Barrett's landscape plan for Rochelle Park.

<sup>15</sup> Ibid.

The Architecture. According to the prospectus, Rochelle Park was distinguished by “substantial and artistic dwellings of the Queen Anne and Colonial style of architecture.” It further claimed,

The projectors have aimed to make the Park the most desirable place of residence in the vicinity of New York, where those of cultivated and artistic tastes may have a home of moderate cost. Rochelle Park has passed the point of uncertainty, and is now beyond question a grand success, a miniature Tuxedo, and quite as attractive in its way. Here is a rare chance for those willing to avail themselves of it to become their own landlords by erecting houses at a cost varying from \$4,000 to \$10,000. Thus, you avoid paying rent and your domicile becomes at once your home and castle...

Lots can be bought there only with the understanding that improvements will be made within a limited time, and only one house can be erected on a lot. In order that the eminently respectable character of the Park shall be maintained, it is further required that dwellings on the main boulevards shall not cost less than \$5,000. From this it will be readily seen that the projectors of Rochelle Park intend to preserve its individuality and social status.<sup>16</sup>

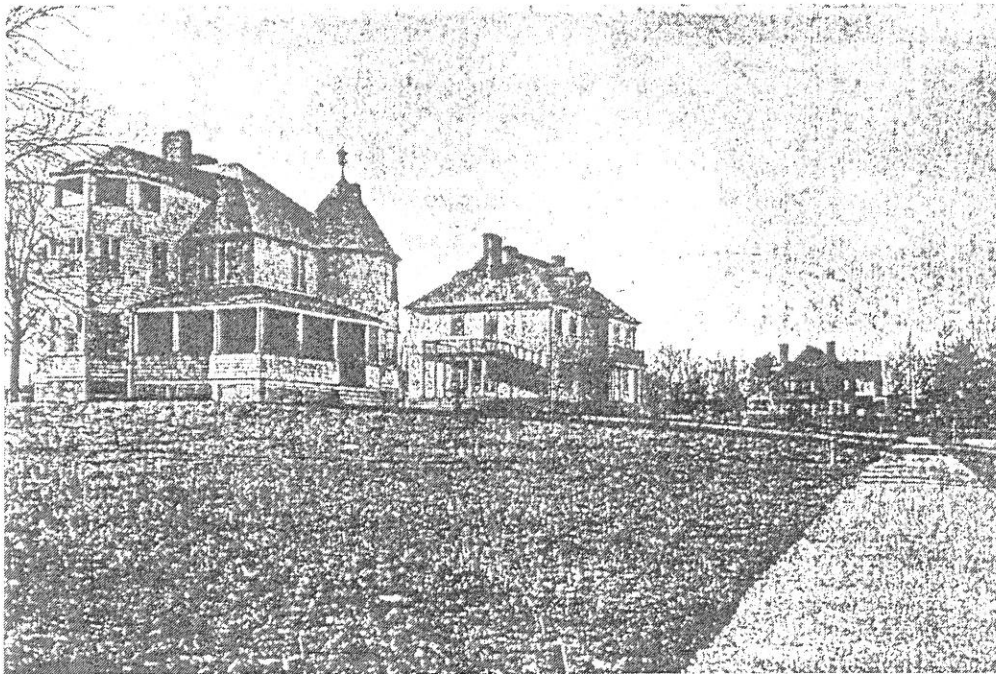


FIG. 3: “Colonial Style” houses in Rochelle Park, from Prospectus, c. 1890.

The prospectus went on to mention only McKim, Mead and White as one of the many New York architectural firms that had designed houses in Rochelle Park. Clearly, they were the firm most valued by the Manhattan Life Insurance Company for the renown that had already achieved in New York City. The Shingle Style architecture that characterized the

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<sup>16</sup> “Rochelle Park.”



development was the signature design of the firm who had employed it with great success in country houses in Newport on Long Island. Though smaller in scale, the Rochelle Park Shingle Style “villas” were distinctive and served to update the traditional suburban park house types from the Picturesque revivals introduced by Downing and Vaux to more modern ones considered Queen Anne and Colonial. These houses also reflected New Rochelle’s position on the Sound and its association with the resort architecture that the Shingle Style referenced.

A New York Times advertisement documents the presence of “two three-story and cellar colonial style mansions” designed by McKim, Mead & White on Manhattan Avenue.<sup>17</sup> Houses on the south side of Manhattan Avenue were demolished with the construction of Interstate 95 along the New York & New Haven Railroad right-of-way, and the exact location of the referenced houses is not known. However, a house on the north side of Manhattan Avenue is a likely example of McKim, Mead & White’s work and exemplifies the type as it was manifested in Rochelle Park. (FIG. 4) Many of the two-story houses fitting the Colonial or Shingle Style description incorporated three-story towers in a corner of their front facade. In addition to being a unifying design characteristic for the development, it likely was also a factor of New Rochelle’s resort history. Most were oriented in a southerly direction towards Long Island Sound, suggesting that in their heyday, before trees were allowed to grow to their present height, Rochelle Park’s more prominent properties could catch a glimpse of the water and a wisp of sea air from their towers and attic balconies.



FIG. 4: 12 Manhattan Avenue.

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<sup>17</sup> June 16, 1889, 15.

One of the larger and more elaborate Shingle Style houses built in Rochelle Park was not designed by McKim, Mead and White, although it shares the form and decorative vocabularies of their cottages, although at a much larger scale. The large shingle-sided house located at the corner of the Boulevard and The Serpentine was designed for A.L. Laukota by the New York architectural firm of Stephenson & Greene, and it was described in a special issue in architecture in Scientific American published in October 1895. This house has since been destroyed by a fire, but Colonial Revival ornamentation is visible in the surviving illustrations. But a second Rochelle Park house that was pictured on the cover of the same Scientific American issue diverges from the prevailing Colonial format. The design of the house at 21 The Boulevard displays rounded towers and bays and the pronounced use of arcading, which suggests German influences. (FIG. 5)



FIG. 5: 21 The Boulevard



FIG. 6: 8 The Circle

Another house with a tower was built facing south across The Lawn at 8 The Circle. (FIG. 6). It also expresses a Germanic taste in its castle-like form and arcaded attic porch. This house was built for Henry A. Siebrecht, a German immigrant, who owned the first florist shop to open on Fifth Avenue in Manhattan. Known to be a “landscape artist” himself, Siebrecht’s attraction to Rochelle Park is understood; his son, namesake and business partner also built a house on The Circle. The Siebrechts operated large greenhouses on property just south of Rochelle Park. His obituary credits Henry A. Siebrecht with having been the first florist to grow lilies of the valley in the winter in a greenhouse process he introduced in 1889. He was also credited with bringing the orchid into commercial use, which he introduced into wedding bouquets in the 1870s, and bringing Japanese and Chinese ginkgo trees into popularity. The obituary recorded other notable accomplishments.<sup>18</sup>

<sup>18</sup> “Henry A. Siebrecht Dies; Landscape Artist,” New York Times, June 20, 1934, 21.

As a landscape gardener and architect, he took an active part in the building up of Coney Island as a pleasure resort. He helped to lay out the gardens of Thomas A. Edison in New Jersey and John D. Rockefeller, Sr. at Pocantico Hills. Others who have employed his services included J. Pierpont Morgan, Mrs. Russell Sage and the Spreckles family of Hawaii... He laid out and built the botanical gardens in Bronx Park, aiding Nathaniel L. Britten [director-in-chief of the gardens], and there he planted eighteen ginkgo trees. He helped to lay out Fairmont Park in Philadelphia... It was Mr. Siebrecht who broke the first ground for the old P.T. Barnum Hippodrome at Twenty-seventh Street and Fourth Avenue and he laid out the gardens when it was transferred [*sic*] into Gilmore's Gardens.

Scenic Artist Ernst Albert had a home on the south side of Manhattan Avenue that was destroyed by the construction of I-95. Albert was the set designer for many theatrical productions in the city. His house was reputedly designed by Philadelphia architect Wilson Eyre.<sup>19</sup> Nathan F. Barrett's home on The Boulevard has also been said to have been designed by Eyre, although clear documentation has not been found and the house has been replaced by another.<sup>20</sup> As might be expected, his gardens were highly regarded, but more for their whimsy than formality. Around the exterior of his "bungalow," he had duplicated, at a reduced scale, scenery from dramatic natural locales in America and Europe, including Alpine peaks, Italian lakes and Colorado canyons.<sup>21</sup> Colonial Revival architect Aymar Embury has also been mentioned in association with Rochelle Park, although his work there is presently undocumented.<sup>22</sup> There is a record that New York architect, E.A. Sargent designed Rochelle Park's distinctive stone entrance gateway.<sup>23</sup>



FIG. 7: 11 The Serpentine



FIG. 8: 7 The Court

Houses designed in more conventional style modes, such as Colonial Revival and Tudor Revival were also built in Rochelle Park. (FIGS. 7 & 8) Colonial Revival motifs were

<sup>19</sup> *New Rochelle on the Sound* (New Rochelle Board of Trade, 1903), 14.

<sup>20</sup> Brenda Smothers, "Presentation to the Historical and Landmark Review Board in Support of Rochelle Park's and Rochelle Height's Joint Application for Designation as a Local Historic District," Historic District File, New Rochelle Historical and Landmarks Review Board.

<sup>21</sup> "A Lawn Party in Fairyland," *New York Times*, June 10, 1906, 9.

<sup>22</sup> Smothers.

<sup>23</sup> *Ibid.*

combined with Shingle Style features – notably shingle siding and gambrel roofs – to create a large boxy form that was repeated in many instances. Although not as distinctive as the foregoing Shingle Style examples, and likely later and less costly buildings, they preserve the essential organic elements of the developments defining architecture. The Tudor Revival-style houses represent a more general and modern suburban architecture entering the Picturesque environment of Rochelle Park. These later entries by no means diminish the architectural significance of the houses in Rochelle Park, which are at once distinctive representative examples of early suburban architecture in what were called the Queen Anne and Colonial styles and unique expressions of a group of architects working to develop original house designs to fit the park landscape environment of Rochelle Park and the domestic well being of their clients.

### *Rochelle Heights*

George G. Sickles observed the transformation of his neighbor's aging but elegant suburban seat into a new residential park in the years before his death in 1887. In 1886 the local newspaper reported he was contemplating building 100 "cottages" on his property on North Avenue.<sup>24</sup> Although he maintained a house in Manhattan, he had resided in New Rochelle for many years, commuting to the city when required. A self-made millionaire, Sickles had pursued a career in printing, the law, and real estate speculation, but he had made his fortune investing on Wall Street. He was apparently quite a character, and in 1881, at the age of 81 years, he married his 48-year-old housekeeper and nurse for his second wife. His only son, General Daniel E. Sickles, a Union Army hero of the Battle of Gettysburg and New York City political figure, disapproved, although he had killed a man (the son of the composer of the national anthem, Francis Scott Key) in a rage for flirting with his wife and was acquitted. It was a family with many skeletons in its closets.<sup>25</sup>

It took years to settle George G. Sickles's estate, estimated by some to have been valued at \$12 million, although he heartily disputed it. It included numerous parcels of real estate in Manhattan, Brooklyn and Westchester County, as well as in the oil regions of Pennsylvania.

In my time I have handled a great deal of real estate. I owned in bond at one time about all of the land from Twentieth to Fortieth streets, and from Fourth to Eighth avenues in New York. I also owned 800 lots in Brooklyn, which included the site of the present City Hall and extended up Fulton avenue for a mile. Just before the hard times of 1837 I sold out and invested \$850,000 in Western lands. I never lost a dollar in Wall street, and I seldom failed to secure a profit in my real estate transactions.<sup>26</sup>

On October 14, 1895 portions of the Sickles estate were auctioned at Town Hall in New Rochelle. Included in the proceedings was the 100-plus acres known as the "old homestead

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<sup>24</sup> *New Rochelle Pioneer*, August 21, 1886.

<sup>25</sup> "A Long Life Closed," *New York Times*, March 19, 1887, 8. "A Groom at Eighty-One," *NYT*, Dec. 21, 1881, 5. W.A. Swanberg, *Sickles The Incredible* (NY: Scribners, 1956).

<sup>26</sup> "A Groom at Eighty One."



and farm.” The court had permitted the heirs of the estate to bid, and Gen. Daniel E. Sickles, his sister, Alta Denham, and his son, George Stanton Sickles, bought several parcels, including the homestead and farm, which they won at the price of \$925 per acre. The family announced that the property would be improved similar to Rochelle Park.<sup>27</sup>

Little progress was made towards this goal in the next decade. When Bromley’s Atlas of Westchester County was published in 1901, the George G. Sickles Estate was still indicated as the owner of the 112 acre parcel and the homestead and farm buildings – not a subdivision plan – were still depicted there. (FIG. 2) Then in June 1905 a “Map of Rochelle Heights in the City of New Rochelle... Subdivision 1” was drawn and filed with the Westchester County Clerk.<sup>28</sup> (FIG. 9) The architects of record were Mann, MacNeille and Lindeberg. Using a trust fund his father had created for his two young children, Gen. Daniel E. Sickles had created the Sickles Land Improvement Company.<sup>29</sup> Sickles evidently retained the architects to initiate the project and derive some income from the property.

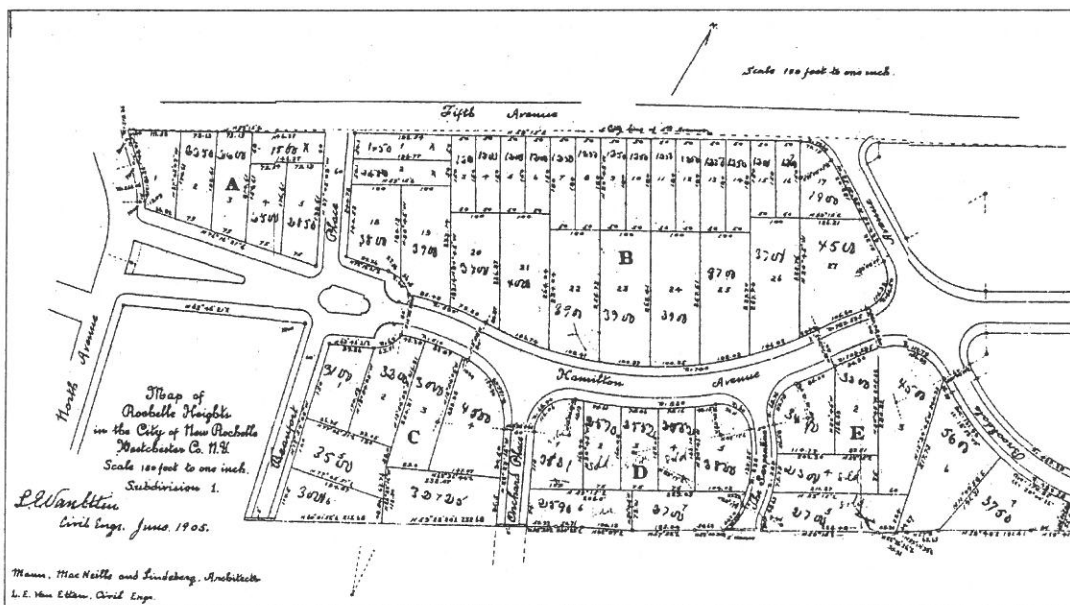


FIG. 9: Map of Rochelle Heights, Subdivision 1, 1905.

The architects represented a collaborative of two firms who would later emerge as important contributors to the design of suburban communities in New York metropolitan area. The Mann and MacNeille firm is best known for its model urban and town planning projects. Harrie T. Lindeberg would become one of the premier country house architects in the nation. The year 1905 was early in their respective careers and appears to be a formative exercise in suburban community planning for them. Designed a full twenty years in the past, Rochelle

<sup>27</sup> “In The Real Estate Field: The Sickles Estate at New Rochelle Sold Yesterday,” New York Times, Oct. 15, 1895, 15.

<sup>28</sup> L.E. Van Etten, Civil Engineer. From a copy in Map Drawer 1, E.L. Doctorow Local History Room, NRPL.

<sup>29</sup> “Gen. Sickles’s Son Seeks Lost Million,” New York Times, Sept. 4, 1915, 1.

Park would have been a historic model to both emulate and modify. The years since Rochelle Park appeared had witnessed significant shifts in ideas about the planning and design of suburban communities. The population of New Rochelle increased from less than 7,000 people in 1885 to nearly 25,000 in 1905. This statistic alone shows how suburban planning had entered a new and wildly different era. The plan for Rochelle Heights is an indication that the changes that had occurred. Park-like components of the landscape were dramatically reduced; they were more symbolic than real. The luxury of open space was no longer a critical factor as a visual, a social or a cost measure. While Rochelle Heights' main boulevard (Hamilton Avenue) had generous side buffers and house set back requirements, a park setting, much less actual park spaces, were not determining components of the subdivision plan. Architecture was more eclectic, more standardized and more economically built. The Tudor Revival and Colonial Revival architectures were of a different sort than that which had developed in Rochelle Park. One significant difference was the diversity of scale in the housing indicating the broader scope of and distinctions within the middle class of the early twentieth century.

Horace B. Mann (1868-1937) was born in Orange, New Jersey and received his architectural degree from the Columbia University School of Mines in 1890. His first employer was the architectural firm of J.C. Cady and Company, a prominent New York firm with many large institutional projects. While Mann was associated with this office, J.C. Cady and Company was designing a major expansion to the American Museum of Natural History in Manhattan and the Rhode Island State Capitol, as well as preparing a design proposal for the competition for the Cathedral of St. John the Divine (which did not win). There were smaller projects, such as St. Williams Catholic Church on Raquette Lake in the Adirondacks, alterations to Buttell Chapel at Yale University, and the Center Market Place Bath House in New York. In 1892 Mann won a Columbia fellowship to continue his studies in France and Italy. Upon his return, he joined the firm of Snelling and Potter, and by 1905 he had formed a partnership with Perry R. MacNeille, whose limited biography suggests that he was more of a planner and administrator. He was married to Mann's sister, Clausine. Mann and MacNeille continued their practice until MacNeille's death in 1931, when Horace Mann retired.<sup>30</sup>

Harrie T. Lindeberg (1879-1959) was born in Bergen Point, New Jersey. His architectural education is unknown until he appears on the employee register of McKim, Mead and White. He considered the five years he spent as a draughtsman with the firm between February 1901 and March 1906 an apprenticeship, and from that training he built an exceptional career in designing country houses. Lindeberg was Stanford White's assistant on project for the James L. Breese estate in Southampton, Long Island. The design of the large Colonial Revival house would resonate in his work throughout his career.<sup>31</sup> Unfortunately, his years at McKim, Mead & White do not coincide with the period when they would have been developing designs for houses at Rochelle Park. The association is merely coincidental. As

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<sup>30</sup> [Horace B. Mann obituary], *New York Times*, July 16, 1937. [Perry R. MacNeille obituary], *NYT*, Oct. 5, 1931. J.C. Cady information retrieved from Google search.

<sup>31</sup> Mark Alan Hewitt, "Harrie T. Lindeberg and Modern Domestic Architecture," *Domestic Architecture of H.T. Lindeberg*. (1940; Second Ed., NY: Ancanthus Press, 2003) VI. Obituary, *New York Times*, Jan. 11, 1959.

a young, aspiring architect looking to develop independent commissions, Lindeberg appears to have joined Mann and MacNeille in what looked like a promising venture with the Sickles Land Improvement Company in New Rochelle. Although his name is included on the map filed for the fourth Rochelle Heights subdivision in 1907, it would seem that Lindeberg did not actively participate in its development, and his design sensibilities are not evident in the houses that were built there. When his employment with McKim, Mead & White concluded in 1906, Lindeberg formed a partnership with Lewis Colt Albro, another apprentice in the firm, and immediately secured major country house projects. The era of McKim, Mead & White ended suddenly when Stanford White was shot and killed at Madison Square Garden on June 25, 1906. Lindeberg and Albro were poised to step in and continue their elite level of work, which they did, both in partnership and separately, for the rest of their careers.

Mann and MacNeille are best known for the industrial towns they designed during the First World War and the model urban housing they developed afterwards. However, prior to that during the early decades of the twentieth century, the published record of their work was a combination of country and suburban houses.<sup>32</sup> Three large residences and a group of row houses in Chicago designed by the firm were published in the Inland Architect and News Record between 1905 and 1907. One of them, a Georgian Revival house for meatpacker Edward F. Robbins built at 2126 Prairie Avenue in 1905, is the only other documented Mann, MacNeille and Lindeberg collaboration presently known.<sup>33</sup> Horace B. Mann's training and European sojourn surely prepared him for designing large houses for elite clients, and he and MacNeille received a number of commissions in the New York area. They designed a large, wood frame Colonial Revival residence for Walter Parsons on Great Neck Long Island in 1910, which attracted the attention of the press.<sup>34</sup> More houses in the Colonial Revival and Italian Villa style (Mann's term) followed over the next seven years. During this time, the partnership also produced designs for suburban residences.

Most of Mann & MacNeille's suburban designs that were published represented the English Cottage style that was popular in middle class domestic architecture of the period. In an essay titled "Style in the Country House," for The American Architect in 1915, Mann expressed a strong preference for the Colonial Revival style. He acknowledged the importance influence French, English and Italian had on the forms and decoration of American country house and garden architecture, but he believed that the indigenous American style was most significant and had reached the point, through the accomplishments of several great American architects (Charles A. Platt is the only one he mentions by name) where it was a source of adaptation in the European models. Mann also observed that country life was no longer the domain of the elite. More and more it was in the reach of the

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<sup>32</sup> Twenty-one references to Mann & MacNeille were located in the Avery Index of Architectural Periodicals for illustrations of their work or articles written by or related to them from 1905 to 1927.

<sup>33</sup> Further research may turn up more products of this collaboration. A keyword search in both the ProQuest digital New York Times and the Avery Index identified the Robbins commission for the trio. Robert Sharoff, "Saving the Grand Relics of Chicago's Prairie Ave.," New York Times, Sept. 20, 1998, RE4. "Residence of Edward F. Robbins, Chicago, Illinois," Inland Architect and News Record, 45 (May 1905) plate following p. 45. Lindeberg and Mann & MacNeille designed houses separately in Fieldston, a residential park built on the highest point of land in the Bronx. Architectural Record, 31 (May 1914) 455-462.

<sup>34</sup> American Architect and Building News, vol. 97, pt. 2, no. 1790.

“great middle class.” This phenomenon was helped by the automobile which “made the country more accessible to the man with an average bank account.” Americans had direct ownership of the Colonial style; while the European styles were beautiful, they did not resonate with the American psychology, which was less complex and more direct, less formal and simpler. Its form and materials were inexpensive by comparison and more adaptable to local circumstances. The Colonial Revival style provided the maximum of appearance, taste and comfort with the least expenditure of time and labor.<sup>35</sup>

The Rochelle Heights plan reflects the simplicity and economy that Mann perceived in the American domestic architecture in the period. It is possible that they developed the plans for some or many houses on Hamilton Avenue, but the level of documentation of these houses does not include this information. It is known that the house located just inside the subdivision’s gateway at 45 Hamilton Avenue was designed in 1912 by another architect, Fred M. Truex, so Mann and MacNeille clearly did not design all of the houses.<sup>36</sup> Nor did architects of their caliber produce the prototype designs for the smaller residences on built on Fifth Avenue. In all, there is little to suggest that Mann, MacNeille and Lindeberg determined the architectural program for the first subdivision of Rochelle Heights. Had they done so, there would have been greater unity and novelty of design. Further research will likely reveal that architectural commissions were as diverse as the designs turned out to be.

What occurred in the later subdivisions that were developed ten or fifteen years later implies that more planning went into the development. In this case, perhaps Mann & MacNeille had a greater impact on the appearance of the houses and streetscapes, although the extent of their involvement here is also unclear. At his death in 1914, General Sickles had squandered his fortune and his children’s trust in the Sickles Land Improvement Company. His executor announced that he had long ago disposed of his interest in the company.<sup>37</sup> Thus the direction of the project is ambiguous at this point, but it helps to explain the apparent ten-year gap between the two stages. So does the outbreak of the First World War.

When the United States entered the First World War, a concerted effort was made to accommodate workers in the areas where defense industries were located. Perry MacNeille found himself in charge of the Housing Branch of the Industrial Section of the Ordinance Department of the United States Defense Department, and Mann and MacNeille were designing large-scale industrial housing communities.<sup>38</sup> They planned and designed buildings for Perryville, Maryland, which was built to house laborers at the Atlas Powder Company plant on the easterly banks of the Susquehanna River. The town contained 160 dwellings and three boarding houses along with a school, community house, stores, moving picture theater, laundry building, church and firehouse in an organized hierarchical plan that segregated workers from supervisors and military personnel in house types that reflected

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<sup>35</sup> 107:2055 (May 12, 1915) 293-297.

<sup>36</sup> “[Illustration of] House of William H Wood, Esq. Rochelle Heights Park, New Rochelle, New York,” *American Architect*, vol. 102, pt. 1 no. 1908.

<sup>37</sup> “Gen. Sickles’s Son Seeks Lost Million.”

<sup>38</sup> “Industrial Housing at Perryville, Md., Mann & MacNeille, Architects and Town Planners,” *American Architect*, vol. 114, pt. 2 (Oct. 30, 1918), plates 129-135, following p. 534.



their status. At the Jefferson Rouge plant of the Solvay Process Company, they designed a series of attached duplex houses on a number blocks within the city of Detroit, Michigan.<sup>39</sup> They also designed more than 400 houses and specialized buildings for workers of Air Nitrate Corporation in Sheffield, Alabama.<sup>40</sup> Here, a hierarchy was created in the plan where the highest elevated sites with the best views were reserved for the lots and homes of the commandant, officers and factory managers. The “highly skilled mechanics” were relegated to 50 ft. by 100 ft. lots at lower elevations. Workers’ houses were designed with seven types of external appearances although they all had identical 2-story, 3-bedroom plans. One architecture writer remarked that “compared with the majority of homes in workingmen’s villages, these homes strike one by the spaciousness with which they are planned.”<sup>41</sup>

All these new town projects were designed put into construction in 1918, including another in Bristol, Pennsylvania, where Mann & MacNeille designed their largest town, which was intended to house thousands of shipyard workers at the Merchant Shipbuilding Corporation. It was hailed in American Architect as “America’s Greatest Single Industrial Housing Development.”<sup>42</sup> The article contained the following comments, which are relevant to the planning of Rochelle Heights.

A properly designed industrial village must take into consideration an intensely human development... The designer must be possessed of peculiar knowledge of building materials and methods most suited for the construction of large and varied groups of dwellings, together with diversified architectural knowledge which will tend to fit the design to human and geographical requirements which differ in each individual problem.

Mann & MacNeille brought their model town planning and ideas about improved affordable housing to bear on the second subdivision of Rochelle Heights. Like the Air Nitrate Corporation community in Alabama, and to a certain extent all the other industrial towns, the plan was hierarchical with the best properties at the highest elevation with the best views. Cortlandt Avenue was laid out across the plateau of a promontory to provide the greatest isolation in the plan and the best prospect of Long Island Sound. Houses on the north side of Hamilton Avenue that were on the hillside and oriented towards the Sound were, therefore, in a little better situation than those on the south side of the street and the different status is embodied in the lot sizes and house design. All the parcels bordering on the Cortlandt Avenue properties are larger and better as a result of their proximity, and this shows even on Fifth Avenue, the part of the plan with the least prestige. As on Hamilton Street, the lots and houses on the west (Cortlandt Avenue) side of Hunter Avenue are more substantial than those on the opposite side of the street. (FIG. 10)

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<sup>39</sup> “Jefferson Rouge: The Development of Solvay Company, Detroit Mich.,” Architectural Forum, 28 (April 1918) 121-123.

<sup>40</sup> Charles C. May, “Housing Development for the Air Nitrate Corporation, Sheffield, Alabama: Mann & MacNeille, Architects and Town Planners,” Architectural Forum, 29 (September 1918) 69-74, pl. 46-48.

<sup>41</sup> *Ibid.*, 72.

<sup>42</sup> C. Stanley Taylor, vol. 113, pt. 2, no. 2212 (May 15, 1918) 599-615.



FIG. 10: Map of Rochelle Heights, detail from Bromley's 1911 Atlas of Westchester County.

The placement, planning and development of lots on the fringe streets of Albemarle Avenue and Rockland Place are distinctive for what they represent at the lower echelon of the neighborhood. The houses are well designed and progressive, which conveys to them the status of this new community; however, they are small in scale and economical in design and materials, which establishes them at a lower rank. The “great middle class” had its range of wealth. The fact that Rochelle Heights incorporated a variety of economic options is significant in the context of its time. (FIGS. 11 & 12) This was not a factor in the landscape and social design of Rochelle Park. If there is any physical indication that Mann & MacNeille planned this part of Rochelle Heights, the placement and design of houses on Albemarle Avenue and Rockland Place are where it is at. The limited but distinct variety of external appearances and the commonality of interior plans are consistent with their industrial town plans. As with them, the rapid growth of New Rochelle in this period demanded a range of housing options and a socially engineered plan to accommodate the different groups within the class.



FIG. 11: 91 Cortlandt Avenue



FIG. 12: 14 & 18 Albemarle Avenue, l. to r.

By 1935 a new arterial was in the planning stages that would parallel the northerly side of the New Haven Railroad from the new George Washington Bridge, the first automobile crossing to span the Hudson River, in northern Manhattan to Connecticut.<sup>45</sup> This is an early indication of regional planning in the New York Metropolitan Area in response to the adverse impact of excessive motor vehicle traffic. (This projected right-of-way obliterated the south side of Albemarle Avenue in Rochelle Heights no more than a decade after houses were constructed there.) When a national interstate highway system was instituted in the 1950s, the federal government appropriated vast amounts of funding for the construction of regional highways to facilitate interstate commerce and national defense. The New England Thruway was constructed in the 1960s as part of Interstate 95, which replaced U.S. 1 as the principal transportation corridor along the eastern seaboard. This highway followed the route projected in c. 1935, but in addition to taking a portion of Rochelle Heights along Albemarle Avenue, it also encroached on Rochelle Park where property on the south side of Manhattan Avenue were condemned and houses there demolished. The highway and the noise it creates has diminished the seclusion of the district, but recently visual and sound barriers have been erected to mitigate the impact.

Rochelle Park and Rochelle Heights combine to illustrate the history of suburban development in the New York metropolitan area from its origins after the Civil War when the growth of an urban middle class and regional rail transportation encouraged the creation of picturesque and exclusive residential park enclaves removed from the city to its transformation after the First World War when suburban communities multiplied to accommodate larger numbers and more economically and culturally diverse residents. In this transition, ideas about open space, landscape design, road circulation, hierarchy of spaces, and architectural design changed significantly. Moving from Rochelle Park, which had at least two phases of development, into Rochelle Heights, which had as many of its own, the evolution of space and design from 1885 to 1925 is visually quite evident. This leaves the Rochelle Park – Rochelle Heights Historic District a truly remarkable and significant surviving example of early suburban development in New York State.

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<sup>45</sup> Map of the City of New Rochelle, Westchester County, New York (NY: Planning Board Technical Advisory Corp., Consulting Engineers, c. 1935)

The automobile had a tremendous impact on suburban development in Westchester County, in general, and New Rochelle, in particular. One of the first, limited-access highways in the United States, the Bronx River Parkway (1906-1923), connected White Plains with Bruckner Boulevard in The Bronx. Its proximity to New Rochelle stimulated automobile commuting and accelerated residential development.<sup>43</sup> Between 1900 and 1910, New Rochelle's population doubled to include more than 30,000 people. In the next twenty-five years, it would double again. The railroad continued to play an important role in commuting to work; however, as parkways multiplied in the county, the automobile allowed for far greater volume. Within ten years of the completion of the Bronx River Parkway, others were constructed in Westchester, including the Hutchinson River Parkway (1928), which skirted the west side of New Rochelle, the Saw Mill River Parkway (1929), and the Cross County Parkway (1931), for which nearby Pelham was the eastern terminus.<sup>44</sup>



FIG. 13: Map of the City of New Rochelle, c. 1935. The historic district is located in the upper right portion of the map. Dotted lines indicating the route of the arterial are visible on the north side of the railroad corridor. Note the urban density of the city.

<sup>43</sup> Jackson, 166.

<sup>44</sup> Ibid.





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United States Department of the Interior  
National Park Service

## National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories listed in the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name \_\_\_\_\_  
other names/site number Rochelle Park – Rochelle Heights Historic District

### 2. Location

street & number The Circle, The Boulevard, The Serpentine, Hamilton Ave., and others ☐ not for publication  
city or town New Rochelle ☐ vicinity  
state New York code NY county Westchester code 119 zip code 10801

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I 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, the property  
☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant  
☐ nationally ☒ statewide ☐ locally. ☐ See continuation sheet for additional comments.

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

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

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

### 4. National Park Service Certification

I hereby certify that this property is:

Signature of the Keeper

Date of Action

☐ 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:) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Rochelle Park – Rochelle Heights H.D.**

Name of Property

**New Rochelle, Westchester Co., NY**

County and State

**5. Classification****Ownership of Property**

(Check as many boxes as apply)

☒ private☒ public-local☐ public-State☐ public-Federal**Category of Property**

(Check only one box)

☐ building(s)☒ district☐ site☐ structure☐ object**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing

Noncontributing

513

24

buildings

38

1

sites

4

0

structures

0

0

objects

555

25

Total

**Name of related multiple property listing**

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use****Historic Functions**

(Enter categories from instructions)

DOMESTIC, single dwelling

DOMESTIC, multiple dwelling

DOMESTIC, secondary structure

LANDSCAPE, plaza

**Current Functions**

(Enter categories from instructions)

DOMESTIC, single dwelling

DOMESTIC, multiple dwelling

DOMESTIC, secondary structure

LANDSCAPE, plaza

**7. Description****Architectural Classification**

(Enter categories from instructions)

LATE VICTORIAN, Queen Anne

LATE VICTORIAN, Shingle Style

LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS,

Colonial Revival

LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS,

Tudor Revival

**Materials**

(Enter categories from instructions)

foundation STONE

walls STUCCO

WOOD, shingle

WOOD, weatherboard

roof ASPHALT

other

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Rochelle Park – Rochelle Heights Historic District  
New Rochelle, Westchester County, New York

Section number 7 Page 1

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### 7. Narrative Description

#### *Location & Setting*

The Rochelle Park – Rochelle Heights Historic District is located on the east side of North Avenue, an artery running north of the commercial center of the City of New Rochelle, New York. The southern edge of the historic district is skirted by a regional transportation corridor containing the New Haven Line of Metro North Railroad and the I-95 highway, as well as an old spur of the defunct New York, Boston and Westchester Railway, which bridges North Avenue just south of the historic entrance to Rochelle Park. Fifth Avenue follows the irregular northern boundary of the historic district. The easterly boundary is determined by the rear lot lines of properties on the east side of Rockland Place and the west side of Potter Avenue. The nominated boundaries represent the original extent of the combined residential parks with the exception of lots that once fronted on North Avenue that are no longer in the residential use intended for them and those containing non-historic houses along the boundary on Fifth Avenue, Rockland Place and Brookdale Place.

New Rochelle is situated on Long Island Sound just beyond the limits of the New York City Borough of the Bronx. Its proximity to both the city and the sound resulted in its early development as a resort and suburban enclave. The picturesque, rocky coastline built up with large and stylish residences in the mid-19<sup>th</sup> century as New Rochelle attracted prominent New Yorkers to settle there. The presence of the New York, New Haven and Hartford Railroad provided easy access to city jobs. As the city and its suburbs expanded, the New Rochelle built environment intensified and became more urban. However, it remained a residential community with neither an industrial nor a commercial economy of any significance. A small commercial center developed along its Main Street, which was also the New York-Boston Post Road (U.S. Rt. 1). North Avenue, which originated at Main Street, linked New Rochelle with the county center at White Plains. Beginning in the late 19<sup>th</sup> century and continuing into the early 20<sup>th</sup> century, residential parks were planned in the city to capitalize on the intense demand for middle class housing. Initially, access to the sound was a determining factor in development, and the open space of existing suburban estates between Main Street and the coastline was targeted for development. Estates and old farms north of the village were also prime locations for new housing, and both sides of North Avenue were soon platted with park subdivisions. Wakeman Hull's elegant house and pleasure grounds formed the basis for Rochelle Park in 1885. Twenty years later, millionaire George G. Sickles's homestead and farm were laid out by his heirs for Rochelle Heights.

#### *Rochelle Park*

Rochelle Park was one of the first residential parks laid out in New Rochelle, and its asymmetrical plan and large house lots set it apart from the others. It was developed by the Manhattan Life Insurance Company,

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which acquired Wakeman Hull's 70-acre North Avenue estate around 1881.<sup>1</sup> The plan for Rochelle Park, filed in the Westchester County Clerk's Office in 1886, was designed by "the eminent landscape engineer" Nathan F. Barrett.<sup>2</sup> (FIG. 1) A New York native, Barrett established his practice and reputation in the 1870s designing gardens and landscapes for country and suburban seats across the nation.<sup>3</sup> One of his clients was the railroad passenger car manufacturing magnate George R. Pullman, who was impressed enough with Barrett's design of his Long Branch, New Jersey estate to hire him to design the landscape for the factory community he was planning outside of Chicago. The success of the model town, completed in 1880 and named for Pullman, positioned Barrett at the head of his profession.<sup>4</sup> Nathan Barrett remained New York-based and established his personal residence at Rochelle Park where he is known to have dwelt until a few years before his death in 1919.<sup>5</sup>

The Hull property was essentially rectangular in dimension; the southeast corner had been clipped with the construction of the New York & New Haven Railroad in the 1850s. In Barrett's plan, the parcel was diagonally divided by a wide boulevard (The Boulevard) that entered the park at a stone gateway in the southwest corner and terminated at a circle in the northeast corner. The Boulevard was intended to continue east to a tunnel under the railroad and from there south to Long Island Sound. This connector gave the park the cachet of water access even though the development was a good distance away. This amenity was of short duration as the property over which the right-of-way was granted was itself subdivided soon after.

Just inside the entrance gateway, a large circular green space was created and named The Lawn. Rectangular house lots, roughly 100 feet wide on the street and 200 feet deep, were delineated on the four roadways framing The Lawn. It was in this area that most of the houses were built in the early years of the park. Lots of similar size were platted along the east side of North Avenue and on two new streets, Beaufort Place and Orchard Place, that were aligned parallel to the village thoroughfare and were extensions of the roads on the west and east sides of The Lawn, respectively. Wakeman Hull's Greek Revival-style mansion was retained and occupied two lots at the corner of North Avenue and Manor Place, which connected with the road on the north side of The Lawn. (The house provided the short street with its name.) The road on the south side of The Lawn continued east and was named Manhattan Avenue. It had lots of 100 ft. and 75 ft. frontages on

<sup>1</sup> According to Beers's 1867 map of New Rochelle in the Atlas of New York and Vicinity, the Hull property was owned by J.J. Carpenter at that time. Bromley's 1881 Atlas of Westchester County indicates that The Manhattan Life Insurance Company was the owner, but a plan had yet to develop.

<sup>2</sup> Rochelle Park, a sales prospectus for the park, n.d. [1885-1889], Vertical File, New Rochelle Public Library.

<sup>3</sup> Richard Schermerhorn, r., "Nathan Franklin Barrett, Landscape Architect," Landscape Architecture, X, 3 (April 1920) 109-114.

<sup>4</sup> Stanley Bruder, Pullman, An Experiment in Industrial Order and Community Planning (NY: Oxford University Press, 1967) 50-51.

<sup>5</sup> "A Lawn Party in Fairyland; Fair for New Rochelle Club Held in N.F. Barrett's Unique Park," New York Times, June 10, 1906, 9. Schermerhorn, 110-111.



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both sides. The rear lines of lots on the south side of the street followed the park boundary. (Most of the lots and houses on the south side of Manhattan Avenue were lost to the construction of Interstate 95 through New Rochelle.)

A divided roadway that extended directly south from the northeast terminus of The Boulevard had 100 ft. by 200 ft. lots on either side of a wide, terraced median. This park area was named The Court. The extension of The Boulevard that exited the east side of the park and was intended to link to Long Island Sound occupied one of the lots on the east side of The Court. However, it was in the center of the Rochelle Park plan that Barrett created the most unusual aspects of its landscape. The Boulevard between The Lawn and The Court was mapped at 100 feet in width allowing for wide green spaces on the sides and deep set-backs for the houses. The scale and design of The Boulevard reflected Barrett's taste for formal landscape elements and introduced novel residential planning reflecting the growing influence of Parisian urban planning that, in 1885, anticipated the City Beautiful Movement.<sup>6</sup> The broad vista created by the Boulevard was provided a Picturesque counterpoint by The Serpentine, which meandered within a rough, rocky section of the landscape intersecting The Boulevard at two places. The terrain made continuing the grid plan difficult, but also presented Barrett with an opportunity to design a more interesting landscape.

In aggregate, the plan of Rochelle Park combined a variety of design options in a single residential development. It also provided a hierarchy of lot size and value so that a range of buyers could be accommodated. A map of Rochelle Park, annotated with lot prices sometime between 1901 and 1907, has been preserved, and it indicates the status of different areas of the development.<sup>7</sup> Lot values on Manhattan Avenue ranged from \$1700 to \$2800; those on The Court ranged from \$2000 to \$2500; and those on The Boulevard ranged from \$2500 to \$3500. By this time, lots on The Circle and The Serpentine had been sold with houses built, so prices of lots in these locations were not posted.

The c. 1889 prospectus provides a seductive description of Rochelle Park and its landscape and house architecture.

From the Depot it is about five minutes' walk up North Street, which is well paved and pleasant shaded, to the Park. The entrance to the Park is through a broad massive gateway that strikingly suggests the entrance to a well kept English estate.

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<sup>6</sup> Schermerhorn, 112-113.

<sup>7</sup> "Map of Rochelle Park... Frederick Jenkins, NYC, agent" Map Drawer 1, E.L. Doctorow Local History Room, New Rochelle Public Library.

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The Main Boulevard, 100 feet wide, stretches diagonally through the Park, and continues down to the water's edge by passing through a solidly constructed archway under the tracks of the railway and across the estate of Mr. John Stephenson. It is thoroughly macadamized, top-dressed with the finest blue-stone and sub-drained with the best vitrified tile-pipe. On either side of this broad avenue are substantial and artistic dwellings of the Queen Anne and Colonial style of architecture, each with its lawn brightened by flowers and shrubs, and with walks of finished bluestone...

The feature of Rochelle Park that is most worthy of special mention is its lawns. Besides the spread of rich velvety green that in itself makes the Park charming, there is one unbroken stretch of over three acres that is devoted exclusively to the use of the Park residents for outdoor sports. Here archers, cricketers [*sic*], and tennis players have ample room for the perfect enjoyment of their games. This lawn, play-ground or common, like the one of over two acres at the farther end of the Park, is in the sense of its exclusiveness similar to Gramercy Park, although on a scale of grandeur more approaching the Common in Central Park...

The projectors have aimed to make the Park the most desirable place of residence in the vicinity of New York, where those of cultivated and artistic tastes may have a home of moderate cost. Rochelle Park has passed the point of uncertainty, and is now beyond question a grand success, a miniature Tuxedo, and quite as attractive in its way. Here is a rare chance for those willing to avail themselves of it to become their own landlords by erecting houses at a cost varying from \$4,000 to \$10,000. Thus, you avoid paying rent and your domicile becomes at once your home and castle...

Lots can be bought there only with the understanding that improvements will be made within a limited time, and only one house can be erected on a lot. In order that the eminently respectable character of the Park shall be maintained, it is further required that dwellings on the main boulevards shall not cost less than \$5,000. From this it will be readily seen that the projectors of Rochelle Park intend to preserve its individuality and social status...

The Park is nearly completed; what little still remains to be done will be finished at once, and will harmonize with elegance with that portion of the Park already laid out. The desirability of the lots in the already developed portion of the Park has been demonstrated. Most of these sites have been secured, and villas of unquestioned architectural beauty erected thereon. Other sales of have been made far ahead of the finished work.

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The houses of eight of the original property owners whose names appeared in the prospectus can be identified, and the buildings represent the Queen Anne and Colonial styles noted therein. At this time, the Shingle Style houses were considered Colonial as well as those more clearly based on historic American Colonial architecture. The four houses remaining on the south side of The Circle illustrate the range of "Colonial" design options that were repeated throughout the Park. (PHOTO 1; 1, 3, 5 & 7 The Circle) All but the large gambrel-roof house at 5 The Circle, built in c. 1905, and were noted in the prospectus.

The house at 1 The Circle was built for Frank G. Stiles, a teller at the Manhattan Savings Bank. The Shingle Style house retains its definitive shingle siding, as well as a squat engaged tower and ornate front porch with robust turnings and latticework. The many windows in the tower have transoms with two rows of small panes, and the two large brick chimneys are shaped with panels and a corbelled cap. Although this mode of the Shingle Style conveys a sense of early New England architecture – gable roof saltbox form and prominent chimneys – it is more a reflection of middle class dwellings in the English Queen Anne taste. The house where Miss Henrietta Wynant resided at 3 The Circle would have had an appearance similar to its aforementioned neighbor prior to the application of white vinyl clapboard siding. Its two-story, gable roof saltbox form, lattice-pane windows and prominent Palladian window in the attic dormer were distinguishing Colonial Revival features. Charles H. Hawkins was employed by the American Bank Note Company when he purchased the lot on which the house at 7 The Circle is located. This house was designed in a more characteristic American Colonial Revival style. The two-story, hipped roof building has a five-bay front façade with a center entrance patterned after historical models and a colonnaded porch (later raised to two stories). Dormers, brick chimneys and white-painted wood clapboard siding were additional historic features of the design, which were associated with the architecture of Georgian country houses found all along the Atlantic seaboard.

Henrietta Ayres built two Shingle Style houses on Manhattan Avenue prior to the publication of the prospectus. On June 16, 1889 they were offered for sale in an advertisement in the New York Times.

John F.B. Smith, Auctioneer,  
will sell at the Real Estate Exchange,  
59 Liberty-st., at 12 o'clock noon.  
WEDNESDAY, JUNE 19,  
TWO CHOICE RESIDENCES,  
Messrs. McKim, Mead & White, Architects.  
Mrs. Henrietta Ayres, owner and occupant,  
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New Rochelle, Westchester County, N.Y.

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Two three-story and cellar colonial style mansions and over 8 city lots with each house; situated on Manhattan-av., being one of the choicest sites in Rochelle Park. Houses are elegantly finished, artistically painted, papered and decorated; contain 14 rooms each; gas, bath, hot and cold water; all modern improvements of a city house. Size of houses 50x50 each. Open for inspection. One of the houses is handsomely furnished throughout with elegant parlor, dining room, and bedroom suits, all of which will be included in the sale of the house. New Rochelle is about 14 miles from Grand Central Depot. Thirty trains run each way every day, besides communication by steamboat. Maps and other information at auctioneer's office, 69 Liberty-st.<sup>8</sup>

These houses, and possibly others, were the reason why the prospectus noted McKim, Mead & White among the "leading architects" associated with houses at Rochelle Park, and they were the only architects mentioned.

All of the houses on the south side of Manhattan Avenue were demolished when Interstate 95 was constructed along the New York & New Haven Railroad right-of-way in the 1960s, and it is not known exactly where Henrietta Ayres's two houses and their eight lots were located. A distinctive Shingle Style house located at 12 Manhattan Avenue with large gable and gambrel roofs and a stone porch that originates under a front gable dormer and wraps on the side is a likely candidate. (PHOTO 2) A second Shingle Style house located at 4 Manhattan Avenue with a two-and-one-half-story, multi-sided, hipped roof tower is another distinctive example of the first wave of construction in Rochelle Park. (PHOTO 3) The house has lost its character-defining wrap-around porch, but it retains a front dormer with a whimsical scrolled pediment. This house is very similar to one located at 10 The Court, which retains its porch with column posts and wood balustrade.<sup>9</sup> Another Shingle Style house located at 29 The Boulevard also incorporated a corner tower, but with a crenellated parapet at the attic story. It was designed with a bit more individuality and elaboration, including a wide dormer roof supported by consoles overhanging an oriel window. Its wrap-around porch has a brick base, and the building represents the higher status of homes on The Boulevard. (PHOTO 4)

<sup>8</sup> p. 15.

<sup>9</sup> The 1901 Bromley Atlas indicated that this house was owned by The Manhattan Life Insurance Co. suggesting that it had reclaimed title to the property as the mortgagor.



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Still greater distinction is found in houses on The Boulevard. The October 1895 "Building Edition" of Scientific American pictured the Shingle Style house located at the corner of The Boulevard and The Serpentine on its cover, with the caption "A Cottage at Rochelle Park."<sup>10</sup> (21 The Boulevard, PHOTO 5) It features a tower on its front facade, in this instance a round one with a domed roof, with a shingled arcaded porch that curves around it and extended out to create a porte cochere. An interior page of the magazine contained photograph of another perspective of the house along with first and second floor plans. A large entry hall with a staircase, a drawing room in the rounded bay of the tower, and a dining room were arranged around a central chimney; there were four bedrooms on the second story. The attic story of the tower contained an open porch under the domed roof.

Photographs and floor plans of a second, grander Shingle Style house in Rochelle Park were featured inside the Scientific American issue. It was located the opposite the previous example on the northeastern corner of The Boulevard and The Serpentine. (This house was destroyed by fire in the 1980s.) Larger in scale than the previous example, its upper stories were contained in a wide gambrel roof with numerous dormers. It also incorporated a three-story, domed roof round tower at the junction of its principal facades with a wrap-around porch that encircled it. The accompanying, thumbnail description remarked the house had a commanding site overlooking the Sound, which provides an explanation for the preponderance of towers and outlooks on the early houses in the landlocked park. The house was designed for A.L. Laukota, one of the property owners listed in the prospectus, by the New York architectural firm of Stephenson & Greene. The writer described it as follows.

[T]he design is well treated, giving good elevations, which are well broken with a spacious piazza, porte-cochere, tower, and chimneys, which are ornamental in themselves. The underpinning and first story are built of brown sandstone, and the second and third stories are covered with shingles, and left to weather finish, while the trimmings are painted bottle green. The roof is shingled also and painted red... Hall and lobby are trimmed with oak. They have paneled wainscoting and ceiling beams. Hall contains also a very large fireplace, built of brick and stone, with tiled hearth and hardwood mantel. The staircase is a very handsome one, with carved newel posts, and it is lighted by two windows, glazed with stained glass, which sheds a pleasing light over upper and lower halls. The drawing room and library are trimmed with gum wood. The former contains a corner cabinet and an open fireplace, with tile trimmings and mantel, and the latter is provided with a similar mantel, bookcase and paneled divan, built in to correspond with trim. Dining room is trimmed with butternut, and has a fireplace, mantel, and buffet with stained glass window over... The second floor contains four bedrooms and bathroom, besides two servant

<sup>10</sup> Vol. II No. 4.

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bedrooms with private stairway to kitchen. Bathroom is fitted up complete, with exposed plumbing. Third floor contains billiard room, handsomely fitted up, cedar closet and trunk room. Cemented cellar contains furnace and other necessary apartments.

Horticulturalist Henry A. Siebrecht, who operated a well-known floral shop on Fifth Avenue in Manhattan supplied by greenhouses in New Rochelle, built a distinctive residence on the north side of The Lawn with a three-story tower that presumably provided views of Long Island Sound. (8 The Circle, PHOTO 6) The wide front gable of the two-story building also contained an attic porch behind an arcaded screen. The faceted tower roof and metal crenellation along the ridge line, as well as the Romanesque arcade, convey a Rhenish aspect to the house that may have been a factor of the German heritage of its owner. Siebrecht's son built a more modest Colonial Revival-style house at the gateway to the Park.

What appears to have been the largest and most pretentious "cottage" built in Rochelle Park was located at the eastern end of The Boulevard and was one of the first houses to have been constructed in this section. (7 The Court, PHOTO 7) Occupied by George E. Newcomb in 1901, the house was designed in an English Tudor style distinguished by a stucco finish on the exterior with exposed boards imitating half-timbered construction. The massing of the long, rectangular house is divided into two sections by gable roofs of different heights. A three-story tower that had become a defining feature of Rochelle Park houses was positioned at the junction of the two sections. A rounded bay on the north end of the building followed the theme. Other components of English cottage architecture are incorporated into the fabric of the front façade, such as sweeping eaves over porches, gable roof bays and dormers. This house represents the stage where stucco exterior finish and pseudo half-timbering were introduced into the architectural repertoire of the historic district. (There are also more recent instances where stucco finishes have been added to buildings originally wood-sided as a home improvement measure.) Later, other Tudor Revival-style houses would be introduced into Rochelle Park, yet this would occur in the period when neighboring Rochelle Heights was developed with that style as a predominant theme.

The Laukota House introduced what would become the increasing use of the gambrel roof in house design in the second campaign of construction in Rochelle Park as announced in the prospectus. Two neighboring houses east along The Boulevard, built after the Bromley map of New Rochelle was published in 1901, incorporated gambrel roofs in their design. (PHOTO 8) Both were sided with wood shingles and have broad porches that aptly represent the Shingle Style. However, the house closest to the Laukota mansion (18 The Boulevard) has bracketed cornices, a three-bay front façade with wide sash windows and dormers that are associated with the Colonial Revival style. The farther house, while essentially the same size and form, has a pair of shed dormers and deep eaves that cover second-story oriels that have none of the same historic associations. (Included in the background of the streetscape view is a two-story, gable roof house, also built

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after 1901, with a first story exterior of brick veneer and a second story with a stucco finish and pseudo half timbering, that exemplifies the Tudor Revival fashion inveigling its way into Rochelle Park.

The large gambrel roof house located at 11 The Serpentine did not appear on the 1911 Bromley map of the city. (PHOTO 9) By this time, the Shingle and Colonial Revival styles had effectively merged into a more modern house design. Gambrel roofs became associated retroactively with historic Dutch Colonial architecture in the region as a smaller, suburban house form was given that name, and even the large gambrel roof houses that evolved from the Shingle Style (which associated the gambrel roof with historic New England Colonial architecture) can be characterized as Colonial Revival from this point. The house pictured has a central entrance, sash windows and flared eaves that convey a sense of Colonial architecture, but the fenestration of the front facade is not in balance. The entrance is paired with a two-story bay window, and this central element – further emphasized by a central dormer – is flanked by a pair of windows on one side and only one window on the other. What was one a wrap-around porch with a stone base also served to skew the expected balance of the front of the house.

Historic maps indicate that within the first ten years of its development, completed houses surrounded The Lawn and extended in fairly solid rows east on Manhattan Avenue and north on Beaufort Place. Four lots along North Avenue had houses, although one of these was the old Hull manor house. The North Avenue Presbyterian Church was constructed on lots at the north end of Rochelle Park in 1891. Frank E. Wallis was the architect for the original building; Frank Rosh was the architect of the tower and other additions made in c. 1909.<sup>11</sup> Construction had been sporadic in the eastern part of the Park on The Boulevard, The Serpentine and The Court. By 1901, about twenty new houses had been added to the plan in the established western portion of the Park. (FIG. 2) Only one new house was mapped east of The Serpentine. Streetscapes on Orchard Place and The Serpentine filled in with houses in the Shingle Style. (PHOTOS 10 & 11)

When the next map appeared in 1911, only four house lots were vacant. Streetscapes along The Boulevard and The Court were essentially complete (PHOTOS 8, 12 & 13) One of these later houses was built at 25 The Boulevard, and it illustrates the continuing blending and modernization of the traditional Shingle and Colonial Revival styles that first appeared in Rochelle Park. (PHOTOS 12 & 14) The house is less complex in form and less ornate in decoration. The taste for massive gable and gambrel roofs had run their course, and the flatter hipped roof with flared eaves, plain cornice and hipped roof dormers anticipate the more economical Craftsman style that would have a profound influence on the architecture of Rochelle Heights. The cumbersome wrap-around porch is broken up in this example to open up the front of the house. The entrance and its smaller porch was focus of architectural ornamentation and historic references. A porch space was created on one end of the house to link the living room to the exterior and preserve the symmetry

<sup>11</sup> [Montgomery Schuyler], "Study of a New York Suburb, New Rochelle," Architectural Record 25 (April 1909) 235-248.

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of the front façade. With this final architectural stage, Rochelle Park bridged the transition from the lingering Picturesque taste of the mid- nineteenth-century to the neater, more engineered look of the early twentieth century.

Even though the houses in Rochelle Park are notable examples of suburban house design during the period of its development, it is its landscape that distinguishes it as a significant representation of the nineteenth-century American suburban movement. With narrow lots having regulated deep setbacks, the plan of Rochelle Park carefully followed the prescriptions of emerging suburban landscape principles. Nathan F. Barrett was clearly employing a then current technique of creating a sense of the rural environment along the Park's streets and boulevards. He also took advantage of rugged existing conditions in the center of the Park to design a Picturesque setting for The Serpentine, rather than leveling the rocky obstacles. The Lawn was conceived as a public space and provided a recreational element that was a standard feature of other early suburban plans and was derived from city park design, such as Central and Prospect parks in Manhattan and Brooklyn, respectively.

The Boulevard was laid out on a grand scale likely with the intention to encourage promenading of people and carriages and to bring activity to the park. The projected connection to the Sound would have made this one of the prime routes through the village, but this ambition was thwarted by the developers' lack of control over the intervening property, which has left the large-scaled street without outside connections. The Court, as well, is a landscape of public dimensions that is now isolated in the back of the plan. One can imagine the vision of tourists making the trip out North Avenue and, passing through the imposing gateway into Rochelle Park, arriving at unexpected open space of The Lawn. From there, they would follow The Boulevard with the Park's best houses overlooking its well-manicured landscape. The Picturesque rustic environment around The Serpentine, with unusual, towered houses perched on large outcroppings, would mitigate some of the formality as the carriages made their way to the planted circle at its eastern end. It was also here that Nathan F. Barrett displayed his skill as a "landscape artist" on his own property. A newspaper account of a lawn party marveled on his unusual gardens where he had "duplicated on a small scale bits of scenery from all parts of the United States and Europe." The display included Alpine peaks spanned by rustic bridges, Italian lakes, Colorado canyons in miniature, and cascading water, all illuminated with myriad colored incandescent lights, "which produced an indescribably beautiful effect."<sup>12</sup> Turning south along The Court, sightseers would connect with The Boulevard once more, exit Rochelle Park, and enjoy a splendid view of Long Island Sound on their return to the village.

<sup>12</sup> "A Lawn Party in Fairyland," New York Times, June 10, 1906, 9.



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### *Rochelle Heights*

While the architectural development of Rochelle Park ended with a few examples of the modern suburban architecture that had emerged in the early twentieth century, the designs for houses in Rochelle Heights were conceived entirely in this contemporary aesthetic framework. This subdivision occupied the suburban estate of deceased multi-millionaire George G. Sickles, which abutted Rochelle Park. Sickles's rags-to-riches story culminated with him reaping millions of dollars from Wall Street investments in the 1850s.<sup>13</sup> When he died in 1887, he had been residing at his country seat in New Rochelle for more than twenty years.<sup>14</sup> His land holdings were auctioned in 1895 to settle his estate, including his "homestead and farm," which his son, General Daniel E. Sickles, daughter, Alta Denham, and grandson, George Stanton Sickles, secured with a bid of \$925 per acre. The newspaper article reporting on the auction stated that their intent was to improve the property in a manner similar to Rochelle Park.<sup>15</sup> Gen. Sickles formed the Sickles Estate Improvement Company and retained the New York City architecture collaborative of Mann, MacNeille and Lindeberg, which planned the layout of the first subdivision in 1905.<sup>16</sup> (FIG. 3)

The 1911 Bromley atlas depicts the entire plan for Rochelle Heights, although it actually occurred in three more phases. (FIG. 4) A map for the second subdivision was filed in April 1906 that extended the plan to the eastern ends of Hamilton and Brookdale avenues and created lots on Slocum Street and the south side of Cortlandt Avenue. Four months later, a third subdivision was filed platting the rest of the streets and lots east to Rockland Place. This third map excluded Albemarle Avenue, which was added in a fourth subdivision filed in February 1907.<sup>17</sup> But, the Bromley atlas also illustrates that lots in the later subdivisions in the eastern section of the development had remained vacant. This hiatus was due to financial difficulties and family conflict among the Sickles.<sup>18</sup> However, construction progressed rapidly afterwards.

The new subdivision's name, Rochelle Heights, infers that it indeed had been intended to be a continuation of the type of development that had been occurring in Rochelle Park, and its first section connected to established streets. Rochelle Heights also followed the pattern of its predecessor in that the plan was organized around a principal axial street running east from a gateway on North Avenue. The new street,

<sup>13</sup> "A Groom at Eighty-One...Incidents in the Career of a Self-Made Millionaire...", *New York Times*, Dec. 21, 1881, 5.

<sup>14</sup> George G. Sickles is associated with this property on the New Rochelle map in the 1867 Beers *Atlas of New York and Vicinity*.

<sup>15</sup> "In The Real Estate Field: The Sickles Estate at New Rochelle Sold Yesterday...", *New York Times*, Oct. 15, 1895, 15.

<sup>16</sup> "Map of Rochelle Heights in the City of New Rochelle, Westchester Co., N.Y., Subdivision 1," Mann, MacNeille and Lindeberg, Architects, L.E. Van Etten, Civil Engineer, June 1905. From a copy in Map Drawer 1, E.L. Doctorow Local History Room, NRPL.

<sup>17</sup> Westchester County Clerk's Office, Map Collection, Map #1614 (Subdivisions 1 & 2, filed April 24, 1906), Map #1651 (Subdivisions 1, 2 & 3, filed August 29, 1906), and Map #1704 (Subdivisions 1, 2, 3 & 4, filed February 27, 1907).

<sup>18</sup> "Gen. Sickles's Son Seeks Lost Million," *New York Times*, Sept. 4, 1915, 1.

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Hamilton Avenue, was curved rather than straight like The Boulevard. (PHOTO 15) Yet, it was eighty feet wide, with setbacks of fifty feet on both sides, and spacious lots ranging from 75 and 100 feet wide and 150 to 260 feet deep. The plan terminated at another new curvilinear street, Brookdale Avenue that originated on the south side of pre-existing Fifth Avenue and angled southeast to the Rochelle Park boundary. Connections and a few corresponding lots were made with the Rochelle Park streets of Beaufort and Orchard places and The Serpentine. Smaller lots were surveyed along the south side of Fifth Avenue within the bounds of the property.

Like at Rochelle Park, there is an imposing gateway sited a block east of North Avenue at the end of a wide plaza. (PHOTO 16) Unlike Rochelle Park, there is no park area such as The Lawn at the entry or anywhere else in the plan. This was a nineteenth-century feature that the planners of Rochelle Heights evidently considered outmoded. With the exception of Hamilton Avenue, there is little of the intentional public landscape design found in Rochelle Park.

The architecture of the first subdivision of Rochelle Heights began with the same amalgam that had evolved in Rochelle Park over the previous twenty years. Along Hamilton Avenue, there are examples of the traditional Shingle Style, Colonial Revival-style, and boxy gambrel roof houses that are common in Rochelle Park. (PHOTOS 15 & 17) A large gambrel roof house perched on a rock outcrop at the end of Hamilton Avenue was as far as Bromley's 1911 map indicated that construction extended. This is clearly the most Picturesque location and setting in Rochelle Heights and would have been even more so before this section of the plan became populated. (PHOTO 18) It likely had a view of the Sound from its large porch. These houses soon became oddities once the overall plan was developed. Although Mann, MacNeille & Lindeberg were identified as the architects of the plan in 1905, these late nineteenth-century house designs were not their expertise. They were more modern in their sensibilities. Thus, local architects who had designed similar houses in Rochelle Park probably received commissions for the early houses in Rochelle Heights.

There were early indications that Rochelle Heights architecture would progress beyond that established in Rochelle Park. Houses designed in the Tudor Revival style are conspicuous on Hamilton Avenue, both in the more conventional gable roof houses with stucco finishes and pseudo half timbering and in more idiosyncratic examples that may be better termed English Cottages. (PHOTOS 19 & 20) In the latter case, the house located at 72 Hamilton Avenue is quite distinctive as one architect's creative, craftsmanly interpretation of the English vernacular. (PHOTO 20) Sited on a knoll, its main floor is further elevated above a stone basement containing the entrance. Its wrap-around porch is cantilevered over the basement and tucked under the sweeping eave of the roof. The arcaded porch is enclosed with brick panels and small-pane windows between exposed wood posts in true timber-frame method. Three dormers with peaked hipped roofs round out the front façade; they are evenly spaced, which is at odds with the skewed symmetry of the porch jutting out past the east end of the house and the off-center basement entrance. By contrast, a nearby

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house (90 Hamilton Street) is a more faithful replica of an English Tudor house with gable parapets, a Tudor arched entrance, and casement windows, although it still incorporates the contemporary neighborhood features of a full front terrace and sunroom extension. Five more houses along this initial stretch of Hamilton Avenue between North Avenue and the Brookdale Avenue intersection were built in the Tudor Revival style indicating the prominence of this taste in the early architectural program of Rochelle Heights.

Tudor motifs were also incorporated into a more modern, two-story, bilaterally-symmetrical, hipped-roof house form that was a prominent element of the popular suburban architecture of the early twentieth century. In the house located at 82 Hamilton Avenue (PHOTO 20), the characteristic three-bay, central entrance front façade was textured with a recessed center bay and given a stylistic orientation by incorporating Tudor arches on the porch and porte cochere extending out from the entrance. Otherwise, the style of the house is indeterminable, as it was designed to economically encapsulate the comfortable domestic spaces of the modern suburban house. A similar house located just off Hamilton Avenue on Orchard Place (49 Orchard Place) employed the same house plan form, but with an overlay of Italian elements. (PHOTO 19) A glazed clay tile roof with deep eaves braced by large wood brackets and central front balcony are sufficient to convey the architectural reference. The front porch is reduced to a walled terrace, which wraps around on the south side of the house to connect to the sun room, a new requisite of small house design.

Stone masonry is prominent in the basements of the houses and porches in both of the foregoing examples; stucco is the exterior wall finish. The utilization of these materials would become common in Rochelle Heights. The stone was a local product; much of it was probably mined from the cellar holes of the houses. The stucco finish represented both the sense of historic English architecture and a clean, economical surface for modern design. There was a clear intent to avoid wood clapboards and shingles, which were associated with the outmoded Colonial taste. It also represents the significant influence of the Arts and Crafts Movement on architects of this period, especially those designing middle-class suburban houses.

This is not to say that the Colonial Revival taste was dead, just transformed once again in a new suburban guise. There were grander and middling interpretations of the Colonial Revival, which would turn out to be the defining theme in Rochelle Heights development, particularly in its latter stages. At the epitome of the range is the large two-story, gambrel-roof house located at 109 Hamilton Avenue that was sited on the curve of the street at the corner of The Serpentine to present a full frontal view to those traveling east. (PHOTO 15) Unlike most of the other houses on Hamilton Avenue, it is richly embellished in a Colonial Revival vocabulary with a two-story Neo-classical entrance pavilion, bracketed cornice, and Palladian windows on the first floor of the front façade and in the attic ends of the gambrel roof. The house located at 58 Hamilton Avenue illustrates the Colonial Revival mode of the modern square plan house. (PHOTO 17) Incorporating tripartite window elements, including second-story oriels, with lattice-pane sashes, the standardized stone-basement, stucco-finish, hipped-roof envelope was made to look Colonial. This effect was further aided by a

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huge wrap-around porch with a flat roof supported by column posts and framed by a wood balustrade reminiscent of the expansive verandas of the Shingle Style cottages in Rochelle Park.

Buildings of a lesser scale were built on the lots facing Fifth Avenue, a public street that represented the northern boundary of the Sickles Estate. It was here that smaller, less expensive lots were offered for sale recognizing that the exclusive interior environment of the development did not extend to this section. Conversely, these lots acted as a buffer for the Hamilton Avenue properties and therefore increased their value. With this, two echelons were established based on desirability that immediately created a social hierarchy in the subdivision. This status separation was also a part of the Rochelle Park plan, but it operated within a tighter spread within essentially the same middle-class group. In Rochelle Heights, the separation involved matters of class as well as of property value, and these differences were more clearly established in the plan and the architecture. As a whole, Rochelle Heights can be seen as more diverse and socially integrated than its predecessor, but it should not be construed that it was any more democratic, particularly since the separation of the component parts are so clear.

The first houses to appear on Fifth Avenue, and footprints of buildings appeared on fully half of the lots on the 1911 map, were small, two-story, square plan wood frame houses with either hipped or front gable roofs. (PHOTO 21) These houses were sided with either wood clapboard or wood shingle siding (suggesting that stucco finish was a more expensive material at the time). Style terms are often difficult to assign to such modest houses, but the extensive use of shingles and the absence of anything by the most fundamental Colonial Revival motifs (e.g., porches with wood column posts and balustrades and trabeated entrances), associates the design of these houses more with the traditional Shingle Style and Queen Anne modes than with the progressive designs of houses on Hamilton Avenue. One important feature visible in the Fifth Avenue houses is the emergence of the two-story, hipped-roof "Four Square" form, which was an innovation in affordable house design. Four Squares were more common in twentieth-century neighborhoods associated with small cities and villages than in suburban house design, and these houses conform more to development happening across Fifth Avenue and in other vernacular village areas than within Rochelle Heights. So, too, are the front-gable houses associated with village architecture more generally. These houses had been the staple of village housing in the region for decades and their origins can be traced back a century or more.

Further development of the Sickles estate was slowed by the First World War.<sup>19</sup> The Sickles Estate Improvement Company had apparently dissolved as General Daniel E. Sickles, who died in 1914, was accused by his son and daughter of squandering the trust they shared and selling off shares of the company to

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<sup>19</sup> Horace B. Mann, the leading architect of the project, spent two of those years consulting with the government on war-related building programs. [Obituary, *New York Times*, July 16, 1937.]



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settle debts. In 1915, Gen. Sickles's son, George Stanton Sickles initiated legal action to discover what had become of the vast trust fund his grandfather had created and to which he was an heir.<sup>20</sup> It is not clear what was occurring behind the scenes, but in the 1920s the rest of Rochelle Heights built out quickly.

East of Brookdale Avenue a more complex hierarchy of lots was mapped out in the second and third subdivisions. The topography of the eastern end of the old Sickles estate rises to a higher elevation from a depression where Hamilton Avenue and Boulevard East are routed to a plateau where Fifth Avenue is located. The planners laid out large expensive lots on the southerly side of Cortlandt Avenue along the ridge of this promontory where buyers would be able to have views of Long Island Sound. Realizing this, naming the subdivision the "heights" had certain legitimacy. As was expected, the largest and most pretentious cottages were erected here. Tudor Revival designs were popular at this elevation. Two distinctive properties adjoin at the southern end of Cortlandt Avenue where the lots have a maximum elevation and full southern exposure. Only here do the houses approach full country house proportions. (91 Cortlandt Avenue, PHOTO 22) Otherwise, the houses are large, but suburban in scale, such as the custom-designed Tudor Revival residence located at 15 Cortlandt Avenue (PHOTO 23) and the array of Tudor Revival, Italian Renaissance, and Colonial Revival residences on the north, viewless, side of the avenue (PHOTO 24). This collection of houses was at the highest echelon on the development and illustrate an individuality not reflected in the architecture in the rest of Rochelle Heights.

Down the slope, the extension of Hamilton Avenue east of Brookdale Avenue also responded to the status of elevation and southern exposure. The north side of the street east of Slocum was divided into large lots similar to those on Cortlandt Avenue above. Houses there are larger and with extensive upper-story fenestration to capture views. (PHOTO 25) The house located at 212 Hamilton Avenue (in the foreground of the view pictured in PHOTO 25) illustrates a feature repeated in many houses with views, that is two-story porches on both ends that connect to public spaces on the first floor and bedroom spaces on the second. They are often found to be enclosed with windows, either by original design or later alteration. These features are a clear factor of New Rochelle's coastal location and the importance of that natural and recreational amenity in its residential architecture even in areas removed from the waterfront. Where towers and attic porches were the devices used in the earlier architecture of Rochelle Park, a twentieth-century equivalent was incorporated into the larger, more prominently situated houses of Rochelle Heights. And if these porches increased the scale and pretension of the houses, it was considered to be to the better.

By contrast, the south side of Hamilton Avenue in this section was more modest. Lots were smaller, and with the exception of the large Shingle Style house that had appeared earlier on a promontory at the junction of Hamilton and Brookdale avenues (PHOTO 18), houses were simpler. And as development crept out

<sup>20</sup> "Sickles's Estate for His Grandchildren," New York Times, May 22, 1914, 12.

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Hamilton Avenue east of Brookdale in the early stages of the subdivision, older, Shingle Style cottages predominate. (PHOTO 26) Houses on Brookdale Avenue, once it bent south and east away from it, were more modest and modern than the Hamilton Avenue properties they abutted. (PHOTO 27) Brookdale is an oddity in the plan for although it is centered within the historic district, it a peripheral street in Rochelle Heights abutting the back lines of lots in Rochelle Park. Only on the north side of the street are there houses, which do not have the benefit of fronting others. The influence of the Craftsman style of domestic architecture is evident on this street, which displays an eclectic mixture of Tudor Revival, English Cottage and Bungalow styles. An unusual cottage with stucco finish and rough stone posts supporting entrance and sun porches, located at 33 Brookdale Avenue, is a distinctive interpretation of the Craftsman style. (PHOTO 28)

Hamilton and Brookdale avenues meet and terminate at a circle reminiscent of that at the intersection of The Boulevard and The Court in Rochelle Park. (PHOTO 29) Maps indicate that there had been an intention to connect the two developments in this area via a right-of-way between the two circles. This was never accomplished although the land remained vacant until very recently. The divided Boulevard East also replicated the earlier precedent of The Court, and like the latter, the former never achieved much distinction within the plan. Both spaces essentially dead end in their respective developments. Properties on Boulevard East contain a mixture of traditional (Tudor Revival) and modern (Dutch Colonial Revival) suburban house types. (PHOTO 30)

Slocum Street and Hunter Avenue define other areas of secondary status in the plan. Flanking Cortlandt Avenue, both enter the north side of the development from Fifth Avenue through modest gateways denoted by squat stone posts. (PHOTO 31) From this gateway, Slocum Street climbs up the side of the promontory and it became the location of notable examples of Tudor and Colonial Revival houses, even though it was placed at the edge of the plan. Slocum Street's proximity to Cortlandt Avenue was evidently a factor in the status of design there. Hunter Avenue did not develop in the same manner. Houses located north of Earle Place are modestly designed, in spite of their connection to the development's pinnacle. (PHOTO 32) Perhaps since Hunter Avenue properties also abutted the lowest-ranked street, Rockland Place, they constituted a buffer or transition zone. The map of Rochelle Heights shows a visible decrease in lot size staging down from Cortlandt to Hunter to Rockland. Deeper into the plan, where Hunter intersects Cortlandt Avenue, the quality of architecture noticeably improves as the street curves and declines to its terminus at Boulevard East. (PHOTO 33) Earle Place is a short connector between Hunter Avenue and Rockland Place that built up with small Bungalows and Colonial Revival cottages, yet it also is the location for one of the more distinctive Tudor Revival style cottages in the development. (PHOTO 34)

Peripheral streets at the south, east and west boundaries of third and fourth subdivisions of Rochelle Heights contain very small lots (50 ft. by 150 ft.) and the lowest echelon of housing. These streets were intended to

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frame the more valuable core of the development and buffer the interior properties with a controlled zone. Although these tertiary streets were lesser properties in the context of the Rochelle Heights development, they were still above the mean in the village overall and were intended for a middle-class clientele. This plan also allowed the Sickles Estate Improvement Company to maximize its return on some of the development's least desirable property.

Rockland Place is located on the far east end of the plan and climbs the hill all the way from Albemarle Avenue to a gateway on Fifth Avenue, the meandering northern boundary of Rochelle Heights. This long, straight and narrow street is at odds with the serpentine routes of the better streets, and its tertiary status is evident in the dense urban plan of identical lots. There is a complete absence of landscape setting here. (PHOTO 37) Yet, Rockland Place contains a uniform, thematic development of small houses and reflects the later subdivision phases of Rochelle Heights more consistently than some of the better sections. The limited but distinctive catalog of small house designs embodied on the street illustrates the effects of Progressive Era improvements in domestic environments for working- and middle-class families. The increasing uniformity reflects the industrialization and nationalization of architecture through mass production and mass communication. (PHOTO 38)

Another innovation represented on Rockland Place is the automobile. Some of these hillside buildings have basement garages, which were practical with such small lot frontages. Overall, garages are significant components of the domestic landscape. Many of houses in both sections of the historic district have detached garages built at various periods to accommodate the automobile into the properties. Houses with porte cocheres and a few remaining stables are reminders that Rochelle Park and the first subdivision of Rochelle Heights were conceived when horse-drawn transportation was still in vogue. Nearly all of the twentieth-century homes have historic garages, many designed in the same style as the houses with which they are associated.

Fifth Avenue bends around the northern perimeter of Rochelle Heights. East of Brookdale Avenue, it continues with a regular, urban lot pattern and the mixed architecture of Four Squares front gable village houses of the previous block. At Slocum Street, the road turns ninety degrees to the north and climbs the hill on which the development's premier properties are located. The terrain and, as in other cases within the development, the relationship to the Cortlandt Street enclave resulted in larger lots and creative architecture, mostly in the Tudor Revival mode. (PHOTO 39). As Fifth Avenue approaches the east end of the district and Rockland Place, the scale of lots and houses decrease to conform to that zone of the plan. (PHOTO 40).

Albemarle Avenue represents the final phase of the plan at the southern boundary of Rochelle Heights along the railroad. (A rail station was located close by.) Its straight alignment and small lots are similar to conditions on Rockland Place to which it connects at its north end. Houses on Albemarle Avenue and

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Schuyler Street, which connected it to the Hamilton Avenue circle, are still smaller versions of the Tudor Revival-, Colonial Revival- and Craftsman-style architecture found throughout eastern section of Rochelle Heights. (PHOTO 35) In this view, a Dutch Colonial Revival-style house (36 Albemarle Avenue), with its false gambrel roof providing a false association with the region's Dutch architectural heritage, is a characteristic example of a standard twentieth century suburban house form selected by one lot buyer. Diminutive examples of Tudor Revival and Bungalow house types also show the down-sizing of prototype designs to fit the lot and the cost. (PHOTO 36) Like Manhattan Avenue in Rochelle Park, the southerly side of Albemarle Avenue was destroyed for the construction of I-95. Today, a narrow strip of lawn separates the street from a sound barrier wall recently erected against the highway.

Rochelle Park and Rochelle Heights have separate but related histories that follow a sequence of residential park development from its origins in the 1880s at the beginning of suburban growth in Westchester County to the 1920s when the automobile and Progressive Era ideas of planning and architecture were reaching their peak. The landscape and house architecture of the district remains remarkably intact and provide valuable information about the planning principles that were applied there.



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PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-859-0004	10	Albermarle Avenue	1984	c. 1922	1-story; wood frame on stone basement; gable roof w/Jerkin head; shed dormer; full front porch tucked under roof (enclosed); stucco finish; detached garage in rear	Bungalow	building outbuilding	C C
3-859-0006	14	Albermarle Avenue	1984	c. 1922	1-story; wood frame on stone basement; gable roof; shed dormers; full front porch w/Doric columns tucked under roof; stucco finish	Bungalow	building	C
3-859-0008	18	Albermarle Avenue	1984	c. 1924	1-story; wood frame on stone basement, cross-gable roof; 2-bay front facade, entrance on east side w/metal awning; stucco finish w/ pseudo half timbering; detached garage in rear	Tudor Revival	building outbuilding	C C
3-859-0010	20	Albermarle Avenue	1984	c. 1924	2-story; wood frame on stone basement; front gable roof; 3-bay front facade, entrance on west side w/front gable porch w/pseudo half timbering; roof extends to 1st story on east side over porch w/arched entry from front facade; brick veneer and stucco finish	Tudor Revival	building	C
3-859-0012	26	Albermarle Avenue	1984	c. 1912	2-story; clay tile on stone basement; gable roof w/exposed rafter ends; shed dormer; 3-bay front facade, side entrance w/flat roof porch w/Tudor arches; asbestos shingle siding and stucco finish w/pseudo half timbering	Tudor Revival	building	C
3-859-0014	30	Albermarle Avenue	1984	c. 1924	2-story; wood frame on stone basement; gable roof; 3-bay front facade w/center entrance w/shed roof porch w/Doric columns; metal clapboard siding	Colonial Revival	building	C

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PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-859-0016	36	Albermarle Avenue	1984	c.1911	2-story; wood frame on stone basement; false gambrel 2nd story appearing as shed dormer; full front porch w/fluted columns; 3 bay front facade w/central entrance; 2-story ell on west end; wood clapboard siding; detached garage in rear	Dutch Colonial Revival	building outbuilding	C C
3-861-0051	66	Albermarle Avenue	1984	c.1925	2-story; wood frame on stone basement; hipped roof w/hipped roof dormer; 3-bay front facade, center entrance w/front gable hood; tripartite windows flanking entrance; brick veneer; detached garage in rear	Colonial Revival	building outbuilding	C C
3-861-0049	68	Albermarle Avenue	1984	c.1924	2-story; wood frame on stone basement; gable roof w/shed dormer; 3-bay front facade, center entrance w/porch; stucco finish; detached garage in rear	Craftsman	building outbuilding	C C
3-861-0047	72	Albermarle Avenue	1984	c.1922	1-story; wood frame on stone basement; gable roof w/shed dormer; 3 bay front facade, entrance on side w/front gable canopy; brick veneer, stucco finish and asbestos shingle siding; detached garage in rear	Tudor Revival (altered)	building outbuilding	C C
3-860-0040		Albermarle Avenue			park extending along south side of road where houses were demolished for the construction of I-95; includes a playground area at west end of street at Rockland Place intersection	N/A	site	C C

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PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-823-0009	1	Beaufort Place		c.1927	5-story; brick masonry; flat roof w/parapet walls w/tile copings and pediments at the centers of facades; L-shaped plan w/entrance vestibule at interior intersection of legs; decorative brickwork includes water table and string courses beneath 2nd and 5th stories, blind arcade beneath top string course; central bay of street (west) facade embellished w/decorative brickwork	Tudor Revival	building	C
3-823-0013	3	Beaufort Place		1885	2-story; wood frame on stone basement; gable roof w/large, front gambrel pavilion, 2 1/2-story round tower w/conical roof engaged to NW corner of remaining front facade; full front porch w/ column posts and knee wall wraps on south side; entrance located at intersection of facade and pavilion denoted by pediment on porch roof; 2nd story shed roof balcony above entrance; large arched window in gambrel attic; metal clapboard siding	Shingle Style (altered)	building	C
3-823-0017	5	Beaufort Place	1985	c1895	1-story; wood frame on stone basement; gambrel roof w/gable roof dormer; 4-bay front facade, central entrance; full front porch w/column posts wraps on south side; brick endwall chimney; metal clapboard siding	Shingle Style (altered)	building outbuilding	C C
3-835-0001	75	Beaufort Place	1984	c.1915	2-story; wood frame on stone basement; cross-gable roof; 3-bay; full front porch (enclosed); hipped roof oriel; stucco finish	Tudor Revival	building	C
3-835-0005	79	Beaufort Place	1984	c.1915	2-story; wood frame on stone basement; gambrel roof w/deep eaves; 3-bay front facade, central entrance; full front porch wraps on south side; oriel windows on 1st and 2nd stories; front gambrel roof dormer; detached garage in rear	Dutch Colonial Revival	building outbuilding	C C

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PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-835-0009	91	Beaufort Place	1984	c.1910	2-story; wood frame on stone basement; gable roof w/gable roof dormers; 5-bay; center entrance w/ enclosed vestibule; 1-story porches on ends (enclosed) brick chimney; wood clapboard siding; copper roof; detached garage at rear	Colonial Revival	building outbuilding	C C
3-839-0023	120	Beaufort Place	1984	c.1907	2-story; wood frame on stone basement; hipped roof roof w/variety of dormers; 3-bay front facade central entrance w/porch (replaced); wood shingle siding, permarstone	Queen Anne	building	C
3-840-0007	123	Beaufort Place	1984	c.1905	2-story; wood frame on stone basement; gable roof w/gable roof dormer; 2-bay; porch w/stone support columns; shingle & stone siding; stone chimney; detached garage in rear	Queen Anne	building outbuilding	C C
3-839-0009	125	Beaufort Place		c.1905	2-story; wood frame on stone basement; front gambrel roof; 2 bay facade, full front porch with stone base, steps and piers wraps on north side, side entry, lattice pane windows; asbestos shingle siding; hipped dormers; detached garage in rear	Shingle Style (altered)	building	C
3-839-0021	126	Beaufort Place	1984	c.1918	1 1/2-story; wood frame on stone basement; gable roof w/gable roof dormer; 3-bay; center entrance; full front porch (enclosed); stucco finish; detached garage in rear	Bungalow	building outbuilding	C C
		The Boulevard		c.1885	Cut stone masonry piers and wing walls forming gateway to Rochelle Park along with grassy park strip on north side of roadway; reputedly designed by NYC architect E.A. Sargent	N/A	structure	C

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PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-815-0009	3	The Boulevard		c.1892	2-story; wood frame on stone basement; stone veneer on 1st story, stucco finish with pseudo-half timbering on upper stories; gable roof w/ 2 large gable wall dormers w/ verge boards w/ scroll sawn trefoils; full front porch w/ stone base and piers (enclosed); central entrance, lattice pane windows (replaced); 1 story detached garage w/ stone veneer, hipped roof w/ front dormer, 2 stalls w/ OHD	Gothic Revival	building outbuilding	C C
3-815-0013	5	The Boulevard		c.1885	2-story; wood frame on stone basement; front gable roof, 2 bay facade; full front porch, wraps on west side to 2-story cross-gable roof extension, 2nd story arcaded balcony at extension; metal clapboard siding	Shingle Siding (altered)	building	C
3-824-0001	6	The Boulevard	1985	c.1900	2-story; wood frame on stone basement; square plan; bellcast hipped roof w/deep eaves; full front porch wraps on south side (enclosed), octagonal gazebo engaged on north end, pedimented entry in center; 3-bay front facade w/ central entrance; octagonal flat-roof tower engaged on north corner; oriel on 2nd story on south corner; central gable dormer; wood shingle siding; detached garage	Colonial Revival	building outbuilding	C C
3-815-0017	7	The Boulevard		c.1888	2-story; wood frame on brick basement; hipped roof w/ hipped dormer on front and gable dormers on sides; 2-story bay window on E side of front facade, 2-story porch and entrance on west side; stucco finish; detached garage, hipped roof, 2 stalls w/ swing doors	Craftsman	building outbuilding	C C



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PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-825-0005	8	The Boulevard	1985	2001	2-story; wood frame w/ brick veneer and stucco finish, gable roof; 1-story, brick veneer, gable roof wings on ends; central entrance w/ porch flanked by tripartite oriels; detached garage, front gable roof, 2 stalls w/ OHD	Colonial Revival	building outbuilding	NC NC
3-825-0009	9	The Boulevard	1985	c. 1924	1 1/2-story; wood frame on stone basement; cross gable roof; prominent central front-facing gable flanked by cross-gable wings of different height and length; entrance in westerly wing at intersection with central section; hipped roof dormers in wings; stucco finish with pseudo half-timbered elements incorporated into upper story; detached garage in rear.	Tudor Revival	building outbuilding	C C
3-827-0001	10	The Boulevard	1985	c. 1915	2-story; masonry construction on stone basement; hipped roof w/deep eaves and dormers; 1st story constructed w/rough stone, 2nd story w/stucco finish; stonework extension on westerly end for porch (enclosed); central entrance, bay window to east and oriel above; stone, detached 2-stall garage w/hipped roof in rear	Italianate	building outbuilding	C C
3-825-0013	11	The Boulevard	1985	c. 1895	2-story; wood frame on stone basement; cross-gable roof w/prominent front gable front facade; full front porch bows out in center and wraps on westerly side, turned posts and balustrade; entrance on easterly side; bowed oriel and balcony under projecting cornice on 2nd story; ornate arched wood balcony at attic level; wood clapboard siding; slate shingle roof; detached 2-stall garage w/gable roof in rear	Queen Anne	building outbuilding	C C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-827-0044	12	The Boulevard	1985	c.1890	2-story; wood frame on stone basement, gable roof w/ front shed dormer and 2-story gable bay on westerly end; full front porch (enclosed); hipped roof porte cochere on westerly end, entrance is there; metal clapboard siding; detached garage in rear	Craftsman	building outbuilding	C C
3-827-0042	14	The Boulevard	1985	c.1890; c.1945	1 1/2-story; wood frame on stone basement; cross gable roof; front-facing gable w/jerkin head; stucco finish; replacement windows; alteration of carriage house once associated w/ house formerly located on lot 3-827-0034 (60 The Boulevard); detached garage at rear	Craftsman	building outbuilding	C C
3-825-0017	15	The Boulevard	1985	c.1895	2-story, wood frame on stone basement; hipped roof; full front porch wraps on westerly side; engaged gazebo on corner; three-bay front facade, entrance on easterly side, pyramidal roof tower in roof above; stucco finish, stone basement; detached 2-stall garage w/ hipped roof and stucco finish at rear	Craftsman	building outbuilding	C C
3-828-0048	18	The Boulevard	1985	c.1910	2-story; wood frame on stone basement; gable roof w/ deep eaves, bracketed cornice; front porch w/ stone piers wraps from central entrance to west side; 3-bay front facade; central gambrel dormer flanked by smaller gable ones; wood shingle siding; carriage house in rear	Colonial Revival	building outbuilding	C C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-825-0021	19	The Boulevard	1985	c.1900	2-story, wood frame on stone basement; gable roof; full front terrace (porch removed); three-bay front facade, center entrance; central gable wall dormer flanked by smaller gable dormers; 2-story gable roof bay window on west end; later additions in rear (south); detached garage; paved parking lot	Colonial Revival	building outbuilding	C C
3-828-0044	20	The Boulevard	1985	c.1910	2-story; wood frame on stone basement; gambrel roof; full front porch w/paired columns and balustrade; 3-bay front facade, central entrance; oriels on outside bays and under eave on 2nd story, 2 shed roof dormers; exterior resurfaced with permastone; 1 story, shed roof addition on west end	Colonial Revival (altered)	building	C
3-825-0029	21	The Boulevard	1985	c.1895	2-story; wood frame on stone basement, hipped roof; 3-story round tower w/domed roof engaged to center of front, rounded porch across front wraps on east side and connects to porte cochere; entrance in east side of front at porte cochere; rounded dormer on west end; exterior of ground floor and porches surfaced w/stucco, upper levels wood shingles; detached garage	Shingle Style (altered)	building outbuilding	C C
3-828-0040	22	The Boulevard	1985	c.1910	2-story; brick and wood frame on stone basement; gable roof w/ large central gable dormer on front; 3-bay front facade w/center entrance w/front gable portico; 1st story constructed of brick, 2nd story with stucco finish, pseudo half timbering in gables; 2-story ell in rear; detached garage in rear	Tudor Revival	building outbuilding	C C
3-829-0015	23	The Boulevard	1985	1975	1-story; wood frame; brick veneer; hipped roof; central entrance	Ranch	building	NC

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PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-828-0036	24	The Boulevard		c. 1910	2-story; wood frame on stone basement; gable roof w/3 gable dormers; full front porch, flat roof w/column posts and wood balustrades at floor and roof; 3-bay front facade w/ entrance on west side; entrance w/sidelights, bay window on 1st story; detached garage in rear	Colonial Revival	building outbuilding	C C
3-829-0022	25	The Boulevard	1985	c. 1910	2-story; wood frame on stone basement; hipped roof w/bracketed cornice; 3-bay front facade, center entrance w/flat roof porch w/paired columns and bracketed cornice; central oriel on 2nd story; 2 hipped roof dormers; large porch on west end w/columns and balustrade similar to entrance porch; wood shingle siding; detached garage in rear	Colonial Revival	building outbuilding	C C
3-828-0032	26	The Boulevard	1985	c. 1900	2-story; wood frame on stone basement; hipped roof; 5-bay front facade w/central entrance and 2-story portico w/paired Doric columns; entrance w/sidelights, French doors and iron balcony above; central section flanked by bays of tripartite windows and porch areas (enclosed) at corners; shed roof dormers; exterior has stucco finish; detached garage	Colonial Revival (altered)	building outbuilding	C C
3-829-0026	27	The Boulevard	1985	c. 1910	2-story; wood frame on stone basement; square plan; hipped roof w/flared eaves; full front porch w/piers and kneewall; 2-bay front facade, entrance on west side; 2nd story oriel on east side; hipped roof dormers on front and sides; 1-story addition on west side; exterior stucco finish (alteration); detached garage in rear	Craftsman Four Square	building outbuilding	C C

## Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-829-0030	29	The Boulevard	1985	c.1895	2-story; wood frame on stone basement; gambrel roof; full front porch w/brick base and kneewall, wood piers; 3-bay front facade, central entrance flanked by 2-story bay window on west and 2-story corner tower w/crenellated parapet on east; hipped roof dormer w/projecting eave and consoles adjacent to tower; wood shingle siding; detached garage	Shingle Style	building outbuilding	C C
3-829-0034	31	The Boulevard	1985	c.1910	2-story; wood frame on stone basement; square plan; hipped roof; 2-bay front facade w/entrance on west side; hipped roof porch over entrance; bay window on east side; dormers on front and sides; 1-story extension on east side; metal clapboard siding; detached garage in rear	Shingle Style Four Square (altered)	building outbuilding	C C
3-827-0034	60	The Boulevard	1985	1938	1-story; wood frame on stone basement; gable roof w/clay tiles; 3-bay front facade (west), entrance framed by pilasters, brick stoop and terrace; massive brick chimney on east side (remnant of large house gone by 1911); exterior stucco finish; detached garage in rear	Italianate	building outbuilding	C C
3-828-052		The Boulevard			vacant lot, includes foundations of house		site	C
3-828-054		The Boulevard			vacant lot, includes foundations of house		site	C
3-861-0028	173	Boulevard East	1984	c.1921	2-story; wood frame on stone basement; gable roof w/gable & shed dormers; 4-bay front facade; 1-story sunroom extension; stone & wood shingle siding; detached garage in rear	Colonial Revival	building outbuilding	C C



## Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-861-0025	179	Boulevard East	1984	c.1920	2-story; clay tile construction; hipped roof tile roof; 5-bay front facade, center entrance; 2-story sun/sleeping porches on ends; arched window headers; wrought iron balcony; stucco finish; detached garage w/stucco; hipped roof	Spanish Colonial Revival	building outbuilding	C C
3-861-0019	185	Boulevard East	1984	c.1922	1-story; wood frame on stone basement; gable roof w/shed dormer; 3 bay front facade; side entrance w/front gable entrance porch w/Doric columns; 1-story side ell; shingle & stucco finish	Colonial Revival	building	C
3-861-0012	195	Boulevard East	1984	c.1909	2-story; wood frame on stone basement; gable roof w/shed dormers; hipped roof wrap-around porch w/Doric columns on stone piers; 4-bay front facade; wood clapboard siding; detached garage in rear	Colonial Revival	building outbuilding	C C
3-859-0029	203	Boulevard East	1984	c.1910	2-story; wood frame on stone basement; gable roof w/projecting front gable roof dormer; 5-bay front facade; central entrance, flat roof canopy; 1-story flat roof side ell; stucco finish w/pseudo half timbering	Tudor Revival	building	C
3-859-0034		Boulevard East			vacant lot; associated with house on parcel 3-859-0029 (203 Boulevard East)	N/A	site	C
3-859-0037	231	Boulevard East	1984	c.1915	2-story; clay tile construction; stone basement, hipped roof w/hipped roof dormer, clay tiles, overhanging eaves w/brackets; 6-bay front facade, central entrance w/ gable roof vestibule w/dentils, fluted pilasters; stucco finish	Colonial Revival	building	C
3-859-0040		Boulevard East			vacant lot; associated with house on parcel 3-859-0037 (231 Boulevard East)	N/A	site	C

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PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-859-0043	233	Boulevard East		c.1915	2-story; clay tile construction; stone basement, hipped roof w/clay tiles, overhanging eaves w/brackets; 2-bay front facade; stucco finish; formerly carriage house for house at 231 Boulevard East	Colonial Revival	building	C
3-878-0039	236	Boulevard East	1984	c.1927	2-story; wood frame on stone basement; gable roof w/gable roof & hipped roof dormers; front projecting front gable roof bay; battered walls; arched window; entrance in front gable roof vestibule; stucco finish w/pseudo half timbering; detached garage in rear	Tudor Revival	building outbuilding	C C
3-859-0046		Boulevard East			vacant lot; associated with house on parcel 3-859-0049	N/A	site	C
3-859-0049	243	Boulevard East	1984	c.1916	2-story; wood frame on stone basement; hipped roof w/hipped roof dormers; 3-bay front facade, center entrance in hipped roof enclosure; stucco finish and asbestos shingle siding; detached garage in rear	Craftsman	building outbuilding	C C
3-878-0042	244	Boulevard East	1984	c.1916	1-story; wood frame on stone basement; steeply pitched gable roof w/2 large gable roof dormers; 3-bay front facade, entrance w/sidelights & transom in flat roof vestibule; stucco finish w/pseudo half timbering; detached garage	Tudor Revival	building outbuilding	C C
3-878-0045	250	Boulevard East	1984	c.1916	2-story; wood frame on stone basement; false gambrel roof (cross-gable roof w/pentices) w/shed dormers; 5-bay front facade, central entrance w/shed roof canopy; cross-gambrel pavilion on east side of front facade; wood shingle siding; detached garage in rear	Dutch Colonial Revival	building outbuilding	C C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-859-0052	253	Boulevard East	1984	c. 1918	2-story; wood frame on stone basement; gable roof w/2 gable roof front wall dormers flanking center shed roof dormer, exposed rafter ends; 3-bay front facade, central entrance w/shed roof canopy; 1-story flat roof sun room on north end; brick chimney; stucco finish; detached garage in rear	Colonial Revival	building outbuilding	C C
3-859-0055		Boulevard East			vacant lot; associated with house on parcel 3-589-0052	N/A	site	C
3-878-0048	254	Boulevard East	1984	1919	2-story; wood frame on stone basement; gable roof, full front porch, central pediment denotes entrance; 3-bay front facade, central entrance; 2-story sun/sleeping porch on east end; brick & wood shingle siding; detached garage in rear	Colonial Revival	building outbuilding	C C
3-858-0001		Boulevard East	1984		median strip between legs of boulevard; lawn and mature trees; 2 tennis courts	N/A	structure site	C C
3-848-0007	1	Brookdale Avenue	1984	c. 1907	2-story; wood frame on stone basement; hipped roof w/deep eaves; 3-bay front facade; wrap-around porch w/knee walls and columns; 2 oriels on 2nd story; hipped roof dormers on front and sides; wood shingle siding; detached garage in rear	Shingle Style Four Square	building outbuilding	C C
3-840-0043	2	Brookdale Avenue	1984	c. 1909	1-story; wood frame on stone basement; cross-gambrel roof w/shed dormers; 4-bay front facade; full front porch tucked under 2nd story; wood shingle siding; detached garage in rear	Shingle Style	building outbuilding	C C
3-845-0001		Brookdale Avenue			vacant lot; associated with house at 3-845-0085 (225 Hamilton Ave.)	N/A	site	C

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PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-845-0005	11	Brookdale Avenue	1984	c. 1914	2-story; wood frame on stone basement or masonry; hipped roof; 5-bay front facade, center entrance w/portico; cross-hipped roof ell on front facade; stucco finish; stone retaining wall & steps up to entrances; detached garage	Italianate	building outbuilding structure	C C C
3-845-0008		Brookdale Avenue			vacant lot; associated with house at 3-845-0005 (11 Brookdale Ave.)	N/A	site	C
3-828-0024	20	Brookdale Avenue		2002	2-story; wood frame, wood clapboard siding, gable roof; 5-bay facade, central entrance w/ porch; 1 story garage attached to east end	Colonial Revival	building	NC
3-845-0011	23	Brookdale Avenue		1993	2-story, wood frame, vinyl clapboard siding, pent roof between stories; 3-bay facade, central entrance, 1-story sun room on east side; garage in basement in front	Colonial Revival	building	NC
3-845-0014	29	Brookdale Avenue	1984	c. 1909	2-story; wood frame on stone basement; hipped roof w/hipped roof dormers; 3-bay front facade w/side entry; flat-roof wrap-around porch w/perma stone supports, iron balustrade on roof; 2-story bay window; metal clapboard siding; detached garage in rear	Craftsman Four Square	building outbuilding	C C
3-845-0022	33	Brookdale Avenue	1984	c. 1924	2-story; wood frame on stone basement; hipped roof w/ Jerkin-head gable roof extensions & slate shingles; 3-bay front facade, side entry w/gable roof porch w/pseudo half-timbering detail; sun porch w/stone piers on west corner; stucco finish	Craftsman	building	C
3-845-0016	35	Brookdale Avenue	1984	c. 1910	1-story; wood frame on stone basement; gable roof w/shed dormer; exposed rafter ends; 3-bay front facade, side entry, full front porch (enclosed); exposed endwall chimney; stucco finish	Bungalow	building	C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-845-0025	47	Brookdale Avenue		2000	2-story, wood frame on stone basement, gable roof w/large gable wall dormer centered on front facade; 5-bay front facade, center entrance; vinyl clapboard siding	Colonial Revival	building	NC
3-845-0029	55	Brookdale Avenue	1984	c. 1910	2-story; wood frame on stone basement; gable roof w/double gable roof dormer; 3-bay front facade, center entrance w/gable roof porch w/Doric columns; 1-story, flat roof sun room on west end; brick endwall chimneys; metal clapboard siding; detached garage in rear	Colonial Revival	building outbuilding	C C
3-845-0033	63	Brookdale Avenue	1984	c. 1915	2-story; wood frame on stone basement; hipped roof w/2 gable roof front wall dormers & centered shed dormer; 3-bay front facade, center entrance w/shed roof porch w/brick piers; brick & stucco finish w/pseudo half timbering; detached garage in rear	Tudor Revival	building outbuilding	C C
3-845-0036	71	Brookdale Avenue	1984	c. 1919	2-story; wood frame on stone basement; gable roof; 3-bay front facade w/projecting center gable roof pavilion flanked by pent roofs above 1st story; center entrance w/flat roof porch and large piers; pents for false gambrel roof on end walls; 1-story sun room on west end; wood clapboard siding; exposed brick endwall chimney; detached garage in rear	Dutch Colonial Revival	building outbuilding	C C
3-845-0038	77	Brookdale Avenue	1984	c. 1919	2-story; wood frame on stone basement; steeply pitched cross-gable roof w/shed dormers front & rear; exposed rafter ends; entrance and porch tucked under SE corner, Tudor arch openings; wood clapboard siding; detached garage in rear	Tudor Revival	building outbuilding	C C



## Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-845-0040	79	Brookdale Avenue	1984	c. 1918	2-story; wood frame on stone basement; steeply pitched gable roof; 2nd story is full front shed dormer w/false pents on ends and front; 3-bay front facade w/center entrance, shed roof entrance porch w/wood pillar on stone piers; stone endwall chimney; detached garage	Tudor Revival	building outbuilding	C C
3-844-0037		Brookdale Avenue			vacant lot	N/A	site	C
3-844-0030	80	Brookdale Avenue	1984	c. 1909	2-story; wood frame on stone basement; hipped roof w/hipped roof dormer; 3 bay front facade; porte cochere w/Tudor arches, entrance within; 1-story flat roof sun room or porch on northerly side (enclosed); stucco finish; detached garage in rear	Tudor Revival Four Square	building outbuilding	C C
3-844-0023	92	Brookdale Avenue	1984	c. 1912	2-story; wood frame on stone basement; hipped roof w/gable roof wall dormers on front & side; hipped roof porte cochere; wood shingle siding & stucco finish w/pseudo half timbering; detached garage in rear	Tudor Revival	building outbuilding	C C
3-848-0001	123	Brookdale Avenue	1984 2004	c. 1907	2-story; wood frame on stone basement; hipped roof w/hipped roof dormer & wide overhanging eaves supported by brackets at corners; exposed rafter ends; 3-bay front facade w/side entrance; wrap-around porch w/stone piers; stone chimney; porte cochere on north side; stucco finish, wood shingle and metal clapboard siding; detached wood frame on stone basement 2-stall garage w/hipped roof, front entrance & stucco finish	Craftsman	building outbuilding	C C
3-820-0001		The Circle		c. 1885	"The Lawn" park w/lawn, trees and plantings in circular area in center of roadway	N/A	site	C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-815-0021	1	The Circle	1985	c.1890	2-story; wood frame on stone basement; gable roof; 2-bay front facade, entrance on west side, porch w/pedimented entry; 2-story, hipped roof bay window on east side; wood shingle siding; detached garage in rear	Queen Anne	building	C
3-821-0036	2	The Circle	1985	c.1900	2-story; wood frame on stone basement; gable roof; 3-bay front facade, center entrance w/porch flanked by triple window units on 1st story and pairs on 2nd story; exterior stucco finish; detached garage in rear	Craftsman	building outbuilding	C C
3-815-0025	3	The Circle	1985	c.1895	2-story; wood frame on stone basement; cross-gable roof; 2-bay front facade w/entrance and porch on east side, 1-story bay window on west side; Palladian widow in attic gable; 2-story ell on east side; vinyl clapboard siding; detached garage in rear	Colonial Revival	building outbuilding	C C
3-821-0032	4	The Circle	1985	c.1895	2-story; wood frame on stone basement; gambrel roof; full front porch; 5-bay front facade w/ center entrance; 3 shed roof dormers; metal clapboard siding; detached garage in rear	Colonial Revival	building outbuilding	C C
3-815-0029	5	The Circle	1985	c.1905	2-story; wood frame on stone basement; gambrel roof; full front porch wraps on west side w/engaged polygonal gazebo at corner, wood pillars and balustrade; 3-bay front facade, central pavilion w/elaborate entry at head of porch stairs, 2nd-story oriel and large gambrel roof dormer w/Palladian window; central element flanked by large windows and dormers; wood shingle siding; detached garage at rear	Shingle Style	building outbuilding	C C
3-821-0024	6	The Circle			vacant lot; formerly site of house	N/A	site	C

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PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-815-0033	7	The Circle	1985	c.1900	2-story; wood frame on stone basement; hipped roof; 3-bay front facade w/central entrance recessed within projecting outside bays; flat roof porch w/paired columns on entrance bay; pairs of windows in outside bays; dormers on front and sides; wood shingle siding; detached garage in rear	Colonial Revival	building outbuilding	C C
3-823-0001	8	The Circle	1985	c.1890	2-story; wood frame on stone basement; cross-gable roof; full front porch (enclosed) w/flat roof and balustrade for 2nd story terrace; 2-bay front facade w/entrance on west side and 2nd-story oriel on east side, tripartite arcade opens into interior porch in attic gable; west front facade of cross-gable ell similar in features; metal crenellation on roof ridge; 3-story tower w/hipped roof at roof intersection on west side; wood shingle siding; detached garage in rear	Shingle Style	building outbuilding	C C
3-823-0051	10	The Circle	1985	c.1890	2-story; wood frame on stone basement; hipped roof; 3-bay front facade w/central pedimented entrance pavilion; full front porch w/wood columns and balustrade; pedimented entry in center of porch, ornate entry, oriel above on 2nd story; metal clapboard siding; detached garage in rear	Gothic Revival	building outbuilding	C C
3-823-0047	12	The Circle	1985	c.1905	2-story; wood frame on stone basement; gable roof; 2-bay front facade, entrance on west side, 2-story front gable bay on east side; porch originates at entry and wraps on west side; wood column posts on kneewall; alternating bands of wood clapboard and wood shingle sidings; decorative central brick chimney; detached garage in rear	Queen Anne	building outbuilding	C C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-823-0036	14	The Circle	1985	c. 1890	2-story; wood frame on stone basement; hipped roof; 3 bay front facade, center entrance w/porch; paired windows flank entrance and distinguish 2nd story; porte cochere on west side and 1-story sun porch on east side were probably joined by a full front porch since removed; perma stone surface applied to 1st story and metal clapboard siding to 2nd story; detached garage on rear	Colonial Revival	building outbuilding	C C
3-815-0037		The Circle			vacant lot; partial remains of house and lot removed by construction of I-95	N/A	site	C
3-815-0039		The Circle			vacant lot; partial remains of house and lot removed by construction of I-95	N/A	site	C
3-854-0018	1	Cortlandt Avenue	1984	c. 1914	2-story; wood frame on stone basement; gable roof w/pent eaves on ends and 2 levels of shed roof dormers; deep eaves w/brackets and exposed rafter ends; 3-bay facade, entrance in front gable stone vestibule; stone veneer on 1st story, wood shingle siding on upper stories; detached garage in rear	Tudor Revival	building outbuilding	C C
3-856-0080	2	Cortlandt Avenue	1984	c. 1920	2-story; wood frame on stone basement; gable roof w/pent eaves on ends and large hipped roof dormer on front; full front porch recessed under roof, central entrance; brick veneer on 1st story, stucco finish and pseudo half timbering on upper stories	Tudor Revival	building	C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-854-0025	9	Cortlandt Avenue	1984	c. 1920	2-story; wood frame on stone basement; false gambrel roof w/2-story, 1-bay pavilion on north side of front facade; pent eaves and shed dormers on 2nd story; entrance located on remaining 3-bay section of front facade at center and intersection of pavilion; entrance contained in shed roof vestibule; 1 story, flat roof sun room on south end, wood balustrade and terrace on roof; brick chimney; wood clapboard siding	Dutch Colonial Revival	building	C
3-856-0076	14	Cortlandt Avenue	1984	c. 1920	2-story; clay tile on stone basement; gable roof w/deep eaves, front dormer w/gable and shed roofs; 3-bay front facade, center entrance w/brick architrave under arched roof canopy w/consoles, brick stoop, steps and iron railing; 2-story bay windows flank entrance; 2-story, flat roof sun room/sleeping porch on south end; stucco finish; detached garage in rear	Colonial Revival	building outbuilding	C C
3-854-0029	15	Cortlandt Avenue	1984	c. 1920	2-story; wood frame on stone basement; cross-gable roof; arched center entrance in brick surround tucked under projecting front gable roof dormer; entrance flanked by 2-bay front gable roof pavilion w/2 window bays and multi-unit bay window and hipped roof dormer; 1-story, gable roof sun room extension on north end; stucco finish w/pseudo half timbering on upper stories; detached garage in rear	Tudor Revival	building outbuilding	C C
3-856-0072	20	Cortlandt Avenue	1984	c. 1920	2-story; brick masonry; gable roof w/bracketed cornice; 5-bay front facade, center entrance w/pedimented surround, bowed window above in 2nd story; detached garage in rear	Colonial Revival	building outbuilding	C C



## Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-854-0032	25	Cortlandt Avenue	1984	c.1917	2-story; wood frame on stone basement; hipped roof w/exposed rafter ends; central 3-bay entrance arcade flanked by projecting 2-bay pavilions, center entrance; wood shingle siding; detached garage in rear (property includes undivided lot no. 3-854-36 and subdivided lots nos. 3-854-0039 & 0056)	Italian Renaissance	building outbuilding	C C
3-854-0039		Cortlandt Avenue			vacant lot; associated w/house at 3-854-0032 (25 Cortlandt Ave.)	N/A	site	C
3-856-0063	38	Cortlandt Avenue	1984	c.1920	2-story; brick masonry; hipped roof w/exposed rafter ends; 6-bay front facade w/arched French windows; entrance at east end; 2-story hipped roof extensions on each end; brick finish, slate shingle roof; detached garage in rear (property includes undivided lot no. 3-586-0068)	Italian Renaissance	building outbuilding	C C
3-856-0059	44	Cortlandt Avenue	1984	c.1910	2-story, wood frame on stone basement; hipped roof w/deep eaves and exposed rafters, hipped roof dormers; 4-bay facade, full front porch (enclosed); stucco finish, clay tile roof	Italian Renaissance	building	C
3-856-0055		Cortlandt Avenue			vacant lot; associated w/house at 3-856-0059 (44 Cortlandt Ave.)	N/A	site	C
3-850-0006	45	Cortlandt Avenue	1984	c.1910	2-story; wood frame on stone basement; gable roof; 5-bay front facade w/central entrance w/classical porch w/columns and full entablature flanked by bays w/paired windows; outside bays framed by 2-story columns and represent recessed sun/sleeping porches now enclosed; metal clapboard siding; detached garage in rear	Colonial Revival	building outbuilding	C C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-850-0010	53	Cortlandt Avenue	1984	c. 1916	1-story, wood frame on stone basement; gable roof w/shed dormers front and rear; full front porch recessed under roof (enclosed); 3-bay front facade, center entrance; 1-story, gable roof extensions on both ends w/shed roof dormers; wood shingle siding, slate shingle roof	Bungalow	building	C
3-856-0050	62	Cortlandt Avenue	1984	c. 1924	2-story; brick masonry; hipped roof w/exposed rafter ends; 5-bay front facade, center entrance w/pedimented canopy flanked by arched French windows; stucco finish, clay tile roof; 2 detached garages in rear	Spanish Colonial Revival	building outbuilding outbuilding	C C C
3-850-0014	65	Cortlandt Avenue	1984	c. 1923	2-story; stone masonry; cross-gable roof; 2-story and 1-story front gable roof pavilions on outside ends of front facade w/entrance and chimney in center; entrance in Gothic arch surround; stone exterior	Tudor Revival	building	C
3-850-0018	69	Cortlandt Avenue	1984	c. 1922	2-story; brick masonry; hipped roof w/exposed rafter ends; 4-bay front facade, central entrance, flat roof vestibule w/iron railing and balcony above; 1-story sun room on south end. flat roof w/iron railing for 2nd story terrace; stucco finish, clay tile roof	Italian Renaissance	building	C
3-856-0045	70	Cortlandt Avenue	1984	c. 1929	2-story; wood frame on stone basement; cross-gable roof; 2-story 2-bay front gable pavilion on south side; entrance in central bay at junction of main facade and pavilion in shed roof vestibule; 1-story hipped roof sun room on north end; brick chimney; stone veneer on 1st story, stucco finish w/pseudo half timbering on upper stories, slate shingle roof	Tudor Revival	building	C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-856-0041	78	Cortlandt Avenue	1984	c. 1922	2-story; brick masonry; hipped roof w/exposed rafter ends; 5-bay front facade, center entrance positioned under 2nd story balcony w/iron railing and flanked by arched French windows; 1-story extensions on both ends w/arcaded windows, flat roofs w/parapet walls and 2nd-story terraces; stucco finish, clay tile roof; detached garage in rear	Spanish Colonial Revival	building outbuilding	C C
3-850-0022	79	Cortlandt Avenue		1966	2-story; gable roof; 3-bay front facade, central entrance; brick veneer on 1st story front, wood shingle siding on rest; 1-stall garage in basement on front facade	Colonial Revival	building	NC
3-850-0024	85	Cortlandt Avenue	1984	c. 1917	1-story, wood frame on stone basement; gable roof w/shed dormers front and rear; full front porch recessed under roof (enclosed); 3-bay front facade, center entrance w/shed roof vestibule; 1-story, flat roof extension on south end; wood shingle siding	Bungalow	building	C
3-856-0035	90	Cortlandt Avenue	1984	c. 1922	2-story; brick masonry; hipped roof w/bracketed cornice; 5-bay front facade on 1st story, center entrance and flat-roof portico w/iron railing above entablature flanked by 2 window bays on each side; 3 bays on 2nd story w/paired windows in outside bays; 1-story sun room extension on south ends, flat roof w/parapet wall and 2nd-story terrace; brick exterior, slate shingle roof	Colonial Revival	building	C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-850-0028	91	Cortlandt Avenue	1984	c.1917	2-story; stone masonry; gable roof; multi-part facade w/2-story front gable roof pavilion on north side containing the entrance and a central section w/banks of windows and shed roof dormers; 1 1/2-story front-gable stone faced garage on north end is connected by a low passage; stone exterior on 1st story, stucco finish on upper stories; stone slate roof	Tudor Revival	building	C
3-850-0032	99	Cortlandt Avenue	1984	c.1920	2-story; masonry construction, stone basement; cross gable roof w/ 3-story, square, flat roof tower at intersection; clay tile roof, stone wall w/ chimney on north end; arcaded porch on front facade; stucco finish; casement windows, some w/ stained glass; stucco wall w/ concrete slab caps at street, iron gates; detached garage	Spanish Colonial Revival	building outbuilding structure	C C C
3-831-0001		The Court		c1890	Rectangular green space dividing the two roadways of The Court; terraced with southern end elevated above the rest; features, such as stone steps and balustrade, remain from historic landscape; also includes planted circle at intersection of The Court and The Boulevard	N/A	site	C
3-329-0054		The Court			Vacant land left following construction of I-95; forms unused extension of Manhattan Ave. between The Serpentine and The Court; at eastern end contains portion of house lot at southern end of The Court	N/A	site	C
3-829-055		The Court			Vacant land left following construction of I-95; portion of house lot at southern end of The Court; lot once contained a house that was demolished with the construction of the highway	N/A	site	C

## Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-829-0052	2	The Court	1985	c.1905	2-story; wood frame on stone basement; gambrel roof; full front porch wraps on south side; 3-bay front facade w/central entrance, pediment on porch denotes entry, 2nd-story oriels; gambrel roof dormers; metal clapboard siding; carriage house in rear	Shingle Style (altered)	building outbuilding	C C
3-829-0048	4	The Court	1985	1910	2-story; wood frame on stone basement; gable roof; full front porch; 3-bay front facade w/central entrance, projection in center of porch denotes entry; paired windows above entrance in center of 2nd story; central shed roof dormer w/ pair of windows flanked by hipped roof dormers; metal clapboard siding; detached garage in rear	Craftsman (altered)	building outbuilding	C C
3-828-0018	7	The Court	1985	c.1895	Large 2-story; wood frame on stone basement; hipped and gable roof sections joined in front by 3-story tower w/conical roof; rounded, north end abuts 2-story, front gable pavilion on front facade; roof descends over 1st story porch on south end; entrance at right of tower; numerous dormers; wood shingle siding on 1st story, stucco finish w/ pseudo half timbering on 2nd story; 1-story addition on front; detached garage	Tudor Revival	building outbuilding	C C
3-828-0014	9	The Court	1985	c.1910	2-story; wood frame on stone basement; square plan; hipped roof; full front porch wraps on north side (enclosed); 2-bay front facade w/entrance on north side; oriel on 2nd story on south side; hipped roof dormers on front and sides; wood shingle siding; detached garage in rear	Shingle Style Four Square	building outbuilding	C C



## Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-828-0040	10	The Court	1985	c1895	2-story; wood frame on stone basement; gambrel roof; full front porch wraps on south side; 2-bay front facade w/engaged 2 1/2-story, hipped roof tower on south side; entrance on south side; wood shingle siding, stone chimney; detached garage in rear	Shingle Style	building outbuilding	C C
3-828-0010	11	The Court	1985	c.1906	2-story, wood frame on stone basement; cross gable roof; 3-bay front facade w/front gable pavilions on outside bays flanking central entrance w/braced hood; south pavilion incorporates porch in 1st story; shed dormer in center of roof; wood clapboard siding; detached rear garage	Craftsman	building outbuilding	C C
3-828-0001	15	The Court	1985	1912	2-story, wood frame on stone basement, hipped roof w/ deep eaves and dormers; 3-bay front facade w/ central entrance offset by four-unit window band on north side; hipped roof porch originates at entrance and wraps on south side, supported by masonry piers and paired wood column posts, wood balustrade; 2nd story projects slightly over 1st story; hipped roof dormers on front and sides; exterior stucco finish w/pseudo half timbering on 2nd story; brick chimney; detached garage in rear	Craftsman	building outbuilding	C C
3-828-0001A		The Court			vacant land; small parcel associated with adjacent lot at 3-828-0001 (15 The Court)	N/A	site	C
3-828-0002		The Court			vacant lot; formerly right-of-way for extension of The Boulevard intended to turn and pass under railroad tracks and continue south to Long Island Sound	N/A	site	C
3-828-0002A		The Court			vacant land; small parcel associated with adjacent lot at 3-828-0002	N/A	site	C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-829-0044	28	The Court	1985	c.1915	2-story; wood frame on stone basement; gable roof; 3-bay front facade w/central entrance enclosed is front-gable vestibule w/brick sides; entrance flanked by tripartite windows; paired windows in center bay of 2nd story; 3 gable dormers; 1 story, brick, flat roof extension on south end; metal clapboard siding; detached garage in rear	Colonial Revival (altered)	building outbuilding	C C
3-828-0022	63	The Court		1996	2-story; wood frame; gable roof, 2-story cross gable front pavilion w/ 2-story bay window; central entrance, 3/4 front porch, 2 gable dormers, wood clapboard siding	Victorian Revival	building	NC
3-828-0026	67	The Court		1995	2-story; wood frame; gable roof; 5-bay front facade, central entrance; 3 gable dormers; wood shingle siding; 1-story attached garage	Colonial Revival	building	NC
3-828-0028	75	The Court	1985	1924	1-story; wood frame on stone basement; mansard roof w/hipped top; 3-bay front facade, central entrance w/ front gable porch; 3 gable dormers in mansard; exterior stucco finish; detached garage in rear	French Cottage	building outbuilding	C C
3-878-0001	7	Earle Place	1984	c.1924	2-story; wood frame on stone basement; gable roof; 3-bay front facade, center entrance w/Colonial Revival surround flanked by French windows (full front porch or terrace removed); wood shingle siding	Colonial Revival	building	C

## Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-878-0088	15	Earle Place	1984	c.1910	2-story; wood frame on stone basement; hipped roof w/2-story cross-gable ell on east side; 1-story cross-gable pavilion on front w/open porch on 1st story that extends across full front; entrance on west side of front facade opposite pavilion; gable dormers on front and side; stucco finish w/pseudo half timbering; detached garage in rear (includes undivided lot 3-878-0090)	Tudor Revival	building outbuilding	C C
3-876-0047	16	Earle Place	1984	c.1923	2-story; wood frame on stone basement; gable roof; 3-bay front facade, center entrance in front-gable vestibule flanked by paired windows; 4 window bays on 2nd story; 1-story flat roof sun room extension on west end; metal clapboard siding	Colonial Revival	building	C
3-876-0045	20	Earle Place	1984	c.1924	2-story; wood frame on stone basement; front gambrel roof w/deep side eaves supported by large braces at corners; 3-bay front facade, side entrance w/front gable porch; triple window in attic of gambrel; metal clapboard siding	Dutch Colonial Revival	building	C
3-876-0041	22	Earle Place	1984	c.1920	1-story; wood frame on stone basement; gable roof w/deep eaves and corner braces; full front porch tucked under roof supported by columns; 4-bay front facade, central entrance; stucco finish; detached garage in rear	Bungalow	building outbuilding	C C
3-876-0043		Earle Place			vacant lot, associated with house on parcel no. 3-876-0041 (22 Earle Pl)	N/A	site	C

## Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-878-0084	25	Earle Place	1984	c. 1922	2-story; wood frame on stone basement; gable roof, pent roof between stories; 3-bay front facade, center entrance under front-gable canopy in pent and flanked by tripartite windows; 1-story hipped roof sun room extension on east end; wood clapboard siding; detached garage in rear (includes undivided lots 3-878-0086 & 0087)	Colonial Revival	building outbuilding	C C
3-878-0082	27	Earle Place	1984	c. 1923	1-story; wood frame on stone basement; gable roof w/3-window shed dormer, each window has separate pediment; full front porch tucked under roof supported by pillars (enclosed); 5-bay front facade, central entrance; stucco finish, dormer wood shingle siding	Colonial Revival	building	C
3-876-0039	32	Earle Place	1984	c. 1924	1-story; wood frame on stone basement; gable roof w/shed dormer; full front porch tucked under roof (enclosed); 2-bay front facade; 1-story, 1-bay extension on west side; vinyl shingle siding	Colonial Revival	building	C
3-876-0037	36	Earle Place	1984	c. 1922	2-story; wood frame on stone basement; false gambrel roof w/pents on all sides, full shed dormers front and rear; 3-bay front facade, center entrance tucked under pent; brick veneer on 1st story and metal board-and-batten siding on upper stories; detached garage	Dutch Colonial Revival	building outbuilding	C C
3-876-0035	40	Earle Place	1984	c. 1910	2-story; wood frame on stone basement; square plan; cross-gable roof w/pents; full front porch wraps on east side; 2-bay front facade; paired windows on 2nd story, small Palladian window in attic; metal clapboard siding; stucco finish in gables; detached garage in rear	Colonial Revival Four Square	building outbuilding	C C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or non-contributing
3-840-0015	55	Fifth Avenue		1988	1-story; wood frame; front gable roof; 2-bay front facade	none	building	NC
3-840-0017	59	Fifth Avenue	1984	c. 1907	2-story; wood frame on stone basement; front gable roof w/cross-gable extension on west side, deep eaves; full front porch w/column posts and wood balustrade wraps on easterly side; 2-bay front facade, side entry; 2-bay oriel in 2nd story; metal clapboard siding; detached	Queen Anne	building outbuilding	C C
3-840-0019	63	Fifth Avenue	1984	c. 1907	2-story; wood frame on stone basement; hipped roof w/hipped roof dormers on front and sides, deep eaves; full front porch w/column posts and wood balustrade; 3-bay front facade, side entry; oriel on 2nd story; wood shingle siding	Shingle Style Four Square	building	C
3-840-0021	69	Fifth Avenue	1984	c. 1906	2-story; wood frame on stone basement; hipped roof w/hipped roof dormers on front and sides, deep eaves; full front porch w/column posts and wood balustrade, wraps on west side; 3-bay front facade, side entry denoted by pedimented projection on porch; oriel on 2nd story; vinyl clapboard siding; detached garage in rear	Shingle Style Four Square (altered)	building outbuilding	C C
3-840-0023	73	Fifth Avenue	1984	c. 1914	2-story; wood frame on stone basement; hipped roof w/hipped roof dormers on front and sides, deep eaves; full front porch w/column posts and wood balustrade, wraps on west side; 3-bay front facade; oriel on 2nd story; vinyl clapboard siding; detached garage in rear	Shingle Style Four Square (altered)	building outbuilding	C C



# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-840-0025	75	Fifth Avenue	1984	c.1905	2-story; wood frame on stone basement; hipped roof w/hipped roof dormers on front and sides, deep eaves; full front porch w/column posts and wood balustrade, wraps on east side (enclosed); 3-bay front facade; two oriels on 2nd story; metal clapboard siding	Shingle Style Four Square (altered)	building	C
3-840-0027	79	Fifth Avenue	1984	c.1905	2-story; wood frame on stone basement; hipped roof w/hipped roof dormers on front and sides, deep eaves; full front porch w/column posts and wood balustrade, wraps on east side (enclosed); 3-bay front facade; two oriels on 2nd story; vinyl clapboard siding	Shingle Style Four Square (altered)	building	C
3-840-0029	83	Fifth Avenue	1984	c.1909	2-story; wood frame on stone basement; front gable roof, deep eaves; full front porch w/column posts and wood balustrade; 2-bay front facade, side entry; oriel in 2nd story; pent roof at base of gable; metal shingle siding	Queen Anne	building	C
3-840-0031	87	Fifth Avenue	1984	c.1909	2-story; wood frame on stone basement; front gable roof, deep eaves, hipped roof dormers on sides; full front porch (enclosed); 2-bay front facade, side entry; oriel in 2nd story; pent roof at base of gable; vinyl clapboard siding; detached garage in rear	Queen Anne	building outbuilding	C C
3-840-0033	95	Fifth Avenue	1984	c.1914	2-story; wood frame on stone basement; hipped roof w/hipped roof dormers on front and sides, deep eaves; full front porch w/column posts (enclosed); 3-bay front facade; paired widows on 2nd story; stucco finish; detached garage in rear (includes undivided lot 3-840-00350)	Craftsman Four Square	building outbuilding	C C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-840-0037	99	Fifth Avenue	1984	c.1909	2-story; wood frame on stone basement; front gable roof w/cross-gable extension on west side; gable dormer on east side; deep eaves; full front porch w/column posts and wood balustrade; 2-bay front facade; side entry; 2 oriels in 2nd story; wood shingle siding; detached garage in rear	Shingle Style	building outbuilding	C C
3-840-0039	101	Fifth Avenue	1984	c.1906	2-story; wood frame on stone basement; false gambrel roof w/large central front gable dormer; full front porch w/column posts and iron railing; side entry and bay window on 1st story; dormer contains triple window on 2nd story and pedimented attic gable w/paired windows; stucco finish; detached garage in rear	Dutch Colonial Revival	building outbuilding	C C
3-840-0041	105	Fifth Avenue	1984	c.1906	2-story; wood frame on stone basement; false gambrel roof w/large central front gable dormer; full front porch w/column posts and wood railing; side entry and bay window on 1st story; dormer contains triple window on 2nd story and pedimented attic gable w/paired windows; metal clapboard siding	Dutch Colonial Revival	building	C
3-848-0009	131	Fifth Avenue	1984	c.1913	1-story; wood frame on stone basement; gambrel roof w/central shed roof dormer; 2-bay front facade; side entry w/shed roof porch w/column posts (enclosed); metal clapboard siding; detached garage in rear	Dutch Colonial Revival	building outbuilding	C C
3-848-0011	135	Fifth Avenue	1984	c.1917	2-story; wood frame on stone basement; gable roof; 3-bay front facade; center entrance w/metal awning; vinyl clapboard siding	Colonial Revival	building	C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-848-0013	141	Fifth Avenue	1984	c. 1907	2-story; wood frame on stone basement; hipped roof w/hipped roof dormers on front and sides, deep eaves; full front porch w/column posts, wraps on west side; 3-bay front facade, side entry; oriel on 2nd story; wood shingle siding; detached garage in rear	Shingle Style Four Square	building outbuilding	C C
3-848-0015	143	Fifth Avenue	1984	c. 1905	2-story; wood frame on stone basement; hipped roof w/gable roof dormers on front and sides, deep eaves; full front porch w/column posts and knee wall, wraps on east side; 3-bay front facade, side entry; oriel on 2nd story; vinyl clapboard siding; detached garage in rear	Colonial Revival Four Square	building outbuilding	C C
3-848-0017	145	Fifth Avenue	1984	c. 1914	2-story; wood frame on stone basement; hipped roof w/hipped roof dormers on front and sides, deep eaves; full front porch (enclosed); 3-bay front facade, side entry; wood shingle siding; detached garage in rear	Craftsman Four Square	building outbuilding	C C
3-848-0019	147	Fifth Avenue	1984	c. 1903	2-story; wood frame on stone basement; hipped roof w/gable roof dormers on front and sides, deep eaves; full front porch w/box posts and wood balustrade, wraps on west side; 3-bay front facade, side entry; 2 oriels on 2nd story; vinyl clapboard siding; detached garage in rear	Craftsman Four Square (altered)	building outbuilding	C C
3-854-0007	181	Fifth Avenue	1984	c. 1920	2-story; wood frame on stone basement; gable roof w/gable and shed roof dormer, front and rear; full front porch recessed under roof; supported by square posts on knee wall (enclosed); 3-bay front facade; 1-story, flat roof sun room on south side, 1-stall garage in basement beneath; stucco finish	Craftsman	building	C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-854-0011	187	Fifth Avenue	1984	c. 1920	2-story; wood frame on stone basement; hipped roof w/hipped roof dormer; 3-bay front facade, center entrance w/front gable porch; brick veneer on 1st story. stucco finish on 2nd story; detached garage in rear	Craftsman	building outbuilding	C C
3-854-0015	199	Fifth Avenue	1984	c. 1920	2-story; wood frame on stone basement; gable roof w/gable and shed roof dormer, front and rear; full front porch recessed under roof; supported by square posts on knee wall (enclosed); 3-bay front facade; 1-story, flat roof sun room on south side, 1-stall garage in basement beneath; wood clapboard siding	Craftsman	building	C
3-856-0087	245	Fifth Avenue		c. 1910	2-story; wood frame on stone basement; gambrel roof w/front gambrel roof dormer contains 2nd story; full front porch recessed under roof w/paired column posts and wood balustrade; 3-bay front facade, central entrance; metal clapboard siding; detached garage in rear	Shingle Style (altered)	building outbuilding	C C
3-856-0090	247	Fifth Avenue		c. 1910	2-story; wood frame on stone basement; gable roof w/front gable roof dormer; full front porch w/pillar posts and wood balustrade, wraps on west side where it is enclosed; 3-bay front facade, central entrance denoted by pediment on porch roof; 2 oriels on 2nd story tucked under eave; metal clapboard siding; detached garage in rear	Shingle Style (altered)	building outbuilding	C C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-856-0093	253	Fifth Avenue		c.1910	2-story; wood frame on stone basement; gable roof w/front gable roof dormer; full front porch w/pillar posts and wood balustrade, wraps on west side; 3-bay front facade, central entrance denoted by pediment on porch roof; 2 oriels on 2nd story tucked under eave; asbestos shingle siding	Shingle Style (altered)	building	C
3-856-0096	259	Fifth Avenue		c.1920	2-story, masonry construction on stone basement; gable roof; 2-story full front porch on high brick basement, 1st story glazed, 2nd story enclosed w/central window under eyebrow break in eave; brick, wood shingle and stucco finish w/pseudo half-timbering	Craftsman	building	C
3-856-0001	261	Fifth Avenue		1960	2-story; wood frame; gable roof; 2-bay front facade w/ elevated basement; brick veneer on 1st story of front facade, asbestos shingle siding on rest; 1 stall garage in basement on front facade; 1-story extension west side	Colonial Revival	building	NC
3-876-0006	295	Fifth Avenue		c.1924	2-story; wood frame on stone basement; false gambrel roof w/pents on all sides and full shed dormers front and rear; 5-bay front facade, side entrance w/front gable roof porch; 2-story, hipped roof extension on rear; stucco finish	Dutch Colonial Revival	building	C
3-876-0008	299	Fifth Avenue		c.1925	2-story; wood frame on stone basement; gable roof; 3-bay front facade, central entrance w/flat roof porch w/iron roof railing; entrance flanked by pairs of arched windows; doorway in center of 2nd story flanked by paired windows; stucco finish; detached garage in rear	Craftsman	building outbuilding	C C



# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-876-0010	305	Fifth Avenue		c.1925	2-story; wood frame on stone basement; gable jerkin head roof; 3-bay front facade, central entrance in brick archway, semi-circular brick stoop w/iron railing; 2nd story in raised eave dormer w/ recessed balcony in center flanked by gabled dormers; stucco finish w/pseudo half timbering; detached garage in rear	Tudor Revival	building outbuilding	C C
3-876-0012	307	Fifth Avenue		1972	2-story; wood frame duplex; hipped roof; 3-bay front facade, side entry w/ concrete stoop; asbestos shingle siding; stone retaining wall along front and side property lines	undetermined	building	NC
3-876-0014	311	Fifth Avenue		1956	1-story; wood frame; gable roof; 3-bay front facade, center entrance; wood shingle siding on front facade (replaced), asbestos shingle siding on rest; skylights added to front side of roof	Cape Cod	building	NC
3-876-0016	315	Fifth Avenue		c.1925	2-story; wood frame on stone basement; gable roof w/pents on all sides and full shed dormers front and rear; full front porch recessed under roof (enclosed); 3-bay front facade, central entrance; metal clapboard siding; detached garage in rear	Tudor Revival	building outbuilding	C C
3-876-0018	319	Fifth Avenue		c.1925	2-story; wood frame on stone basement; gable roof w/pents on all sides and gable and shed dormers front and rear; irregular 3-bay front facade w/central entrance in front gable vestibule, tripartite window and shed dormer west of entrance, recessed 2-story gable facade w/arched window east of entrance; metal clapboard siding; detached garage in rear	Tudor Revival	building outbuilding	C C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-876-0020	321	Fifth Avenue		c.1924	2-story; wood frame on stone basement; false gambrel roof w/pents on all sides and full shed dormers front and rear; full front porch (enclosed); 2-bay front facade, side entrance; paired windows in dormer; wood shingle siding; detached garage in rear	Dutch Colonial Revival	building outbuilding	C C
3-876-0022	327	Fifth Avenue		c.1924	1 1/2-story; wood frame on stone basement; gable roof w/full shed dormers front and rear; full front porch w/front gable roof; 2-bay front facade, entrance and triple window; vinyl clapboard siding; detached garage in rear	Craftsman (altered)	building outbuilding	C C
3-839-0015	10	Hamilton Avenue	1984	c.1910	2-story; wood frame on stone basement; hipped roof w/gable dormers on front and sides, deep eaves; full front porch extends east for porte cochere, wood column posts on stone knee wall; 3-bay front facade, center entrance denoted by pediment and steps on porch; oriels in outside bays on 2nd story, 2 dormers on front w/2 brick chimneys on sides of roof; stucco finish on 1st story, wood shingle siding on upper stories; detached garage in rear	Colonial Revival	building outbuilding	C C
3-839-0018	14	Hamilton Avenue	1984	c.1907	2-story; wood frame on stone basement; front gambrel roof w/gambrel dormers on sides, deep eaves; full front porch wraps on east side (enclosed); 3-bay front facade, center entrance; oriels in outside bays on 2nd story, central oval window; triple window in attic; metal clapboard siding	Colonial Revival	building	C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-839-0026	22	Hamilton Avenue	1984	c. 1908	1-story; wood frame on stone basement; gambrel roof w/shed dormers; 3-bay front facade w/center entrance recessed under front roof; porch wraps from center projecting entrance porch w/pediment to east side; bay window under front eave on west side of facade; metal clapboard siding; copper roof; detached garage in rear	Dutch Colonial Revival	building outbuilding	C C
3-840-0001	36	Hamilton Avenue		1985	1 1/2-story, wood frame on elevated basement; gable roof, cross gable pavilion on west side of front facade; central entrance under shed roof hood; vinyl clapboard siding	Raised Ranch	building	NC
3-835-0012	45	Hamilton Avenue	1984	c. 1907	2-story, wood frame on stone basement; hipped roof, central shed roof dormer on front, deep eaves; 3-bay front facade w/center entrance w/prominent Renaissance porch w/paired columns supporting a Classical entablature w/segmental arch pediment; shed roof bay window east of entrance; 1-story, flat roof sun room on west end and 1-story flat roof porte cochere on east end (2nd story sleeping porch added); stucco finish; detached garage in rear	Italian Renaissance	building outbuilding	C C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-840-0094	50	Hamilton Avenue	1984	c. 1905	1-story; wood frame on stone basement; cross gambrel roof, gable dormers; porch on west side tucked under roof and wraps across front to contain entrance located in center of overall front facade; front of porch supported by three columns at corners of stone kneewall, west side supported by stone piers, porch has flat roof where exposed in front w/balustrade and 2nd story terrace; roof flares and extends on east side to cover bay window on side wall; 2 pairs of large windows separated by a wide panel on 2nd story; arched window in attic of gambrel; wood shingle siding; detached gambrel roof garage in rear	Shingle Style	building outbuilding	C C
3-835-0016	55	Hamilton Avenue	1984	c. 1905	2-story; wood frame on stone basement; hipped roof w/hipped dormers on front and sides, deep eaves; full front porch wraps west for porte cochere, wood column posts and balustrade; 3-bay front facade, center entrance denoted by projecting pediment on porch; oriels in outside bays on 2nd story, vinyl clapboard siding; 1 1/2-story detached garage, wood frame, gable roof, central gable dormer, 2 stalls w/ OHD, 1-story extension w/ 1 stall & OHD	Colonial Revival Four Square	building outbuilding	C C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-840-0090	58	Hamilton Avenue	1984	c. 1905	2-story; wood frame on stone basement; hipped roof w/hipped dormers on front and sides, deep eaves; full front porch wraps west, wood column posts and balustrade; 3-bay front facade, center entrance denoted by projecting porch and stairs; oriels in outside bays on 2nd story, vinyl clapboard siding; detached garage in rear; stone veneer on 1st story, stucco finish on 2nd story and wood shingle siding on dormers; detached garage in rear	Colonial Revival	building outbuilding	C C
3-835-0019	61	Hamilton Avenue	1984	c. 1907	2-story; masonry on stone basement; gambrel roof w/central gable dormer; full front porch w/central hipped projection; 3-bay front facade w/center entrance; paired windows flank doorway, paired windows in 2nd story; 1-story sun room on north end; 2-story extension on rear; stucco finish detached garage in rear	Dutch Colonial Revival	building outbuilding	C C
3-840-0086	66	Hamilton Avenue	1984	c. 1909	2-story; wood frame on stone basement; cross gable roof w/gable dormers, all with decorative verge boards and pinnacles; 2-bay front facade; full front porch w/wood column posts on brick piers and wood balustrade (enclosed), abuts sun porch on west side; brick veneer on 1st story, stucco finish w/pseudo half timbering on upper stories; detached garage in rear	Gothic Revival	building outbuilding	C C



## Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-840-0081	72	Hamilton Avenue	1984	c.1906	2-story; wood frame on stone basement; gable roof w/ 3 hipped roof dormers on front; full front porch/gallery across 2nd story wraps on west end, enclosed w/brick kneewalls and glazing; 2nd story projects over stone 1st story and supported by braces; entrance at west side of blank stone wall flanked by arched windows and sheltered by shed roof canopy w/ paired braces; attic has stucco finish w/pseudo half timbering; 1 1/2 story, wood frame carriage house, gable roof w/ gable roof dormer & mow door, 2 bays w/ hanging track doors	Tudor Revival	building outbuilding	C C
3-834-0010	77	Hamilton Avenue	1984	c.1905	2-story; wood frame on stone basement; hipped roof w/hipped dormers on front and sides, deep eaves; full front porch wraps on both sides w/porte cochere on east, wood column posts and balustrade; 3-bay front facade, center entrance; oriels in outside bays on 2nd story, wood shingle siding; 1 story, detached garage, wood frame, hipped roof, wood shingle siding, 1 bay w/ hanging track doors	Shingle Style Four Square	building outbuilding	C C
3-834-0013	81	Hamilton Avenue	1984	c.1905	2-story; wood frame on stone basement; gambrel roof w/pair of hipped dormers on front, deep eaves; full front porch wraps on west side, replacement iron posts; 3-bay front facade, center entrance, 2-story bay window on west side, 2nd story oriel on east side, both tucked under eave in outside bays on 2nd story, metal clapboard siding; 1 story detached garage, wood frame, front gable roof, 2 stalls w/ OHD	Shingle Style (altered)	building outbuilding	C C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-840-0077	82	Hamilton Avenue	1984	c. 1910	2-story; wood frame on stone basement; hipped roof w/2-story hipped roof pavilions on outside bays, 1-story hipped roof porte cochere in center and hipped roof dormer, also hipped roof sun room on west side; porte cochere, sun room and connecting recessed porch have Tudor arch openings; center entrance within porte cochere, paired windows in pavilions, tripartite windows in 2nd story of central bay and dormer; stucco finish; detached garage in rear	Tudor Revival	building outbuilding	C C
3-834-0016	89	Hamilton Avenue	1984 & 2004	c. 1905	2-story; masonry & wood frame on stone basement-brick 1st story, stucco w/false half-timbering on 2nd story; gable roof w/2 front gable roof dormers & 1 shed dormer; 3 bay/center entrance; full front porch w/brick piers wraps to L side (enclosed/glazed); porte cochere on R side; detached 2-stall wood frame garage w/front gable roof, stucco finish, hanging track doors	Tudor Revival	building outbuilding	C C
3-840-0073	90	Hamilton Avenue	1984 & 2004	c. 1910	2-story; wood frame on stone basement; cross-gable roof; upright & wing configuration; upright section has front gable roof w/parapet & 2 bays; entrance on L w/Tudor arch & trabeated architrave; triple casements on right; wing w/2 bays, paired windows on 1st story, triple window in parapet wall dormer on 2nd story; terrace w/turned balusters in front of wing; 1-story sunroom ell on L; stucco finish; 1-story detached wood frame studio w/front gable roof false half timbering, 8 casement windows & door, chimney; stucco finish	Tudor Revival	building outbuilding	C C

## Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-834-0019	95	Hamilton Avenue	1984 & 2004	c. 1908	1-story; wood frame on stone basement; gambrel roof w/shed dormer; 3-bay/center entrance recessed under large cross gambrel roof front bay w/2 sets of triple 9/1 windows on 2nd story; Col. Rev. door surround; bay window R of entrance; porch wraps from entrance to L side (enclosed/glazed); stucco finish detached 2-stall wood frame garage w/wood novelty siding; overhead doors replaced	Colonial Revival	building outbuilding	C C
3-840-0069	100	Hamilton Avenue	1984 & 2004	c. 1910	2-story; wood frame on stone basement; gable roof w/wide overhanging eaves, dentilled cornice; 3-bay; door surround w/Doric pilasters; 1/1 windows; full front porch w/Doric columns on piers (enclosed); porte cochere; asphalt shingle siding	Colonial Revival	building	C
3-840-0065	106	Hamilton Avenue	1984 & 2004	c. 1905	2-story; wood frame on stone basement; gambrel roof w/pedimented dormers; 3-bay; full front porch w/pedimented entrance & Doric columns; porte cochere; bay window on 2nd story; brick endwall chimney; 1/1 windows; stucco finish 1st story; metal clapboard upper stories; detached garage w/gable roof, stucco finish wood shingle dormer	Colonial Revival	building outbuilding	C C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-844-0007	109	Hamilton Avenue	1984 & 2004	c.1909	2-story; wood frame on stone basement; gambrel roof w/fully developed classical entablature, returns & pedimented dormers; 3-bay/center entrance; 2-story pedimented center pavilion w/porte cochere & balcony above, supported by colossal Ionic columns; elaborately articulated front facades e; door surround w/sidelights; stylized Palladian windows on 1st story & 2 side windows on 2nd story flank pavilion; 1-story colonnaded sunroom on R is mirrored by open porch on L, both w/roof-top balustrades (replaced); tripartite attic windows; detached 2-stall wood frame garage w/gambrel roof, stucco finish	Colonial Revival	building outbuilding	C C
3-840-0049	116	Hamilton Avenue	1984 & 2004	c.1905	2-story; wood frame on stone basement; gambrel roof w/2 gambrel roof dormers flanking a central shed dormer, decorative shell motif; 3-bay/center entrance; Col. Rev. door surround; full front porch wraps to R, extends to porte cochere on L, has kneewall & paired pillars, is partially enclosed; 2 bay windows on 2nd story; sleeping porch over porte cochere; metal clapboard siding; detached double-stall wood frame garage w/stucco finish, hipped roof; overhead door replaced	Colonial Revival	building outbuilding	C C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-844-0013	121	Hamilton Avenue	1984 & 2004	c. 1909	2-story; wood frame on stone basement; hipped roof w/hipped roof dormers; 4-bay; 2-story entrance pavilion on L has recessed entrance full front porch w/stuccoed piers supporting columns, door surround w/sidelights; terrace w/stuccoed kneewall to R of pavilion/porch along front facade; sunroom side ell; detached 2-stall wood frame garage w/hipped roof, stucco finish	Craftsman	building outbuilding	C C
3-844-0017	125	Hamilton Avenue	1984 & 2004	c. 1909	2-story; wood frame on stone basement; gable roof; 3-bay; 2nd story slightly overhanging w/brackets; projecting front gable roof bay at center w/recessed entrance, stone piers; porch extends L of entrance bay & wraps to L side; front gable roof wall dormer on L; bay window to right of entrance; stucco finish 1st story, false half-timbering w/stucco 2nd story & in gable roof ends; side & rear elevations match front treatment & materials; detached 2-stall wood frame garage w/front gable roof, false half-timbering; overhead doors replaced	Tudor Revival	building outbuilding	C C
3-848-0058	142	Hamilton Avenue	1984 & 2004	c. 1909	2-story; wood frame on stone basement; gable roof; 4-bay w/projecting 2-story front gable roof pavilion w/entrance on side; large stone chimney L of entrance flanked by leaded glass casement windows; triple casement window R of pavilion; sunroom side ell w/sleeping porch above; stone veneer on 1st story, wood shingle siding on 2nd story; detached garage in rear	Tudor Revival	building outbuilding	C C



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PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-845-0042	147	Hamilton Avenue		c.1927	1-story; wood frame on stone basement; gable roof; 2-part front facade w/large cross gable roof pavilion on L side; stone siding on 1st story w/doorway & windows framed in brick; stucco & wavy edged wood weatherboard in gable roof ends; R side is stuccoed; false half-timbering; sides & rear are equally complex & mixed in materials; detached double-stall wood frame garage w/front gable roof & stucco finish	Tudor Revival	building outbuilding	C C
3-848-0054	150	Hamilton Avenue	1984 & 2004	c.1921	2-story; wood frame on stone basement; false gambrel roof (gable roof w/front shed dormer) w/slate shingles; 3-bay/center entrance; front gable roof pavilion contains entrance & porch w/ brick piers; paired windows flank pavilion; sunroom side ell w/sleeping porch above L side; detached wood frame 2-stall garage w/front gable roof buff brick veneer; overhead doors replaced	Craftsman	building outbuilding	C C
3-845-0050	151	Hamilton Avenue	1984 & 2004	c.1910	2-story; wood frame on stone basement; hipped roof w/gable roof dormers & deep eaves; asymmetrical. front facade w/entrance on L; Q.A. door surround; 2-story engaged octagonal tower w/hipped roof; full front porch wrap to R side; w/heavy stucco columns & square balusters; bay; bay window on 2nd story above entrance; stucco finish 1st story, wood shingle siding 2nd story; detached 1-stall wood frame garage (built later than house) w/front gable roof, wood clapboard siding	Queen Anne	building outbuilding	C C

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PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-848-0050	156	Hamilton Avenue	1984 & 2004	c. 1906	2-story; wood frame on stone basement; hipped roof w/slate shingles, hipped roof dormers & deep eaves; 4-bay, entrance near center; Col. Rev. door surround w/leaded glass side lights & arched transom; front gable roof entrance porch (deck & posts replaced) connects to pent roof over bow window on L side; oval window w/leaded glass in center of 2nd story; sunroom side ell w/sleeping porch; 1-story rear extension; detached 1.5-story wood frame 2-stall garage w/wood clapboard siding, hipped roof; overhead doors	Colonial Revival	building outbuilding	C C
3-845-0053	159	Hamilton Avenue		c. 1906	2-story; wood frame on stone basement; gambrel roof w/central gable roof dormer & deep eaves w/corner braces; 3-bay/center entrance; Col. Rev. door surround; bay window L side; paired windows on R; full front porch w/wood shingle kneewall, columns, glazed w/entrance moved to L end; 2 bay windows on 2nd story flank triple window; wood shingle siding; 1.5-story wood frame barn in rear; gambrel roof w/gambrel roof dormer-hay mow door; wood shingle siding; 1-stall w/sliding doors	Shingle Style	building outbuilding	C C
3-845-0056	163	Hamilton Avenue	1984 & 2004	c. 1906	2-story; wood frame on stone basement; front gable roof w/gable roof dormers on both sides; 2-bay w/entrance on L, bay window on R; 2nd story bay window; full front porch wraps to both sides (screened enclosure on R) w/columns, turned balusters & wide central stair; 1-story rear ell w/flat roof; metal clapboard siding	Colonial Revival	building	C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-848-0046	166	Hamilton Avenue	1984 & 2004	c. 1907	2-story; wood frame on stone basement; hipped roof w/wood shingles, hipped roof dormers front & sides; 4-bay/entrance near center; full front porch wraps to screened L side (posts & balustrades replaced); front entrance has double wood doors w/fluted Doric pilasters in surround; 2 bay windows on 2nd story; dentilled band @ roof; detached wood frame 2-stall garage w/wood shingled hipped roof w/hipped roof dormer, overhead doors (replaced)	Colonial Revival	building outbuilding	C C
3-848-0043	170	Hamilton Avenue	1984 & 2004	c. 1909	2-story; wood frame on stone basement; 12-12 pitch front gable roof; 2-bay front facade w/entrance on R; bay windows on 1st & 2nd floors; full front porch w/paired columns on knee wall; false half-timbering in gable roof ends; deep eaves w/exposed rafter ends; gable roof dormers on sides; stucco finish; detached wood frame double-bay garage w/hipped roof, stucco finish, overhead door (replaced)	Tudor Revival	building outbuilding	C C
3-845-0060	175	Hamilton Avenue	1984 & 2004	c. 1906	2-story; wood frame on stone basement; hipped roof w/hipped roof dormers on front & sides; 3-bay/center entrance; 2-story bay windows flank entrance; full front porch wraps to both sides, has pedimented entrance, columns, sq. balusters & is enclosed on L side; metal clapboard siding; detached wood frame double-stall garage w/hipped roof, metal clapboard siding & overhead door	Colonial Revival	building outbuilding	C C

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PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-848-0040	180	Hamilton Avenue	1984 & 2004	c.1910	1-story; wood frame on stone basement; cross-gambrel roof; 2-bay front facade w/entrance on R; Col. Rev. door surround; full front porch wraps to right terminating @ multi-sided pavilion; precast conc. block bare columns, balustrade replaced @ deck & roof; triple windows on upper story; Palladian attic windows; diamond panes upper sashes over 1-light throughout; side bays have similar fenestration	Colonial Revival	building	C
3-848-0039		Hamilton Avenue			vacant lot, City of New Rochelle R.O.W.	N/A	site	C
3-845-0063	181	Hamilton Avenue	1984 & 2004	c.1909	1-story; wood frame on stone basement; front gambrel roof w/side gambrel roof dormers; 4-bay/side entrance front facade; full front porch w/partial wrap, stone piers, sq. wood pillars, sq. balusters w/lattice band @ rail; 2 paired windows in upper story; 6/1 windows; side cross-gable roof bays; metal clapboard siding; detached wood frame double-bay garage w/front gambrel roof, overhead doors	Shingle Style	building outbuilding	C C
3-845-0064	187	Hamilton Avenue	1984 & 2004	c.1906	1-story; wood frame on stone basement; gambrel roof w/3 front gable roof dormers; 5-bay/center entrance; full front porch w/fluted Doric columns; metal clapboard siding; detached wood frame double-stall garage w/front gambrel roof w/arched vent, wood shingle siding, replaced overhead doors	Colonial Revival	building outbuilding	C C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-848-0038	190	Hamilton Avenue		c. 1910	2-story; wood frame on stone basement; gambrel roof w/center front gambrel roof dormer; 3-bay/center entrance; bay window on left side 1st story; full front/wrap-around porch w/corner gazebo; column posts & square balusters; 2 bay windows on 2nd story; newer detached garage in rear	Shingle Style	building outbuilding	C NC
3-845-0067	193	Hamilton Avenue	1984 & 2004	c. 1906	2-story; wood frame on stone basement; hipped roof w/center eyebrow dormer; 3-bay/center entrance; arched roof entrance porch w/lancet openings on sides, extends across right side of front facade; 2-story cross-gable roof rear ell; deep eaves w/exposed rafter ends	English Cottage	building	C
3-850-0001	196	Hamilton Avenue	1984 & 2004	c. 1914	1-story; wood frame on stone basement; gable roof w/shed dormers front & rear; 3-bay/center entrance; wrap-around porch w/cobblestone foundation (now roofless) connects to 1-story sun room side ell; exposed cobblestone endwall chimney; detached 2-stall wood frame garage w/gable roof & newer overhead doors	Colonial Revival	building outbuilding	C C
3-845-0070	201	Hamilton Avenue	1984 & 2004	c. 1924	2-story; wood frame on stone basement; gable roof w/center eyebrow dormer & slate shingles; 3-bay/center entrance; Col. Rev. door surround w/arched transom; front gable roof entrance porch w/Doric columns; triple 6/1 windows; brick siding; 1-story sun room ells both sides w/scroll sawn roof balustrades above; 2-story cross-gable roof rear ell w/fake brick & 1.5-story flat roof rear extension from it also w/fake brick siding; detached 2-stall wood frame/brick sided garage w/hipped roof overhead doors	Colonial Revival	building outbuilding	C C



# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-850-0092	204	Hamilton Avenue	1984 & 2004	c.1909	2-story; wood frame on stone basement; gable roof w/gable roof dormers; 1 lg. center wall dormer & 2 smaller gable roof dormers on either side; 3-bay/center entrance; porch flanked by triple windows; bracketed cornice; sun porches on both sides; sleeping porch above one on left side; false half-timbering on gable roof end, left side; raised stone basement; stone steps to elevated entrance; sited on rock outcropping; detached double-stall wood frame garage w/gable roof front gable roof dormer; stucco finish; overhead door	Tudor Revival	building outbuilding	C C
3-845-0075	209	Hamilton Avenue	1984 & 2004	c.1918	1-story; wood frame on stone basement; gable roof w/shed dormer front & rear; 3-bay/center entrance; entrance porch; 2-story ell w/porch below & room above; 8/1 windows w/wood batten shutters; wood shingle siding	Colonial Revival	building	C
3-850-0088	212	Hamilton Avenue	1984 & 2004	c.1913	2-story; clay tile on stone basement; gable roof w/2 front gable roof dormers; 3-bay; center front gable roof over 2-story pavilion flanked by flat 2-story bays w/4 windows each; 2-story sun/sleeping porch on ends; arched windows 1st story; stucco finish; raised stone basement; stone steps to elevated entrance; detached 2-stall garage w/gable roof & front gable roof dormer, 3-part overhead doors	Renaiss. Revival	building outbuilding	C C

## Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-850-0084	220	Hamilton Avenue	1984 & 2004	c.1910	2-story; wood frame on stone basement; gambrel roof w/gambrel roof dormers; 3-bay/center entrance; front door w/Col. Rev. surround; bay window; full front porch w/fluted Doric columns, square balusters; porch extends left to incorporate. porte cochere; 2nd story bay windows; 1/1 & 10/1 windows; metal clapboard siding	Colonial Revival	building	C
3-845-0085	225	Hamilton Avenue	1984	c.1909	"Oak Ledge"; 1-story; wood frame on stone basement; gambrel roof w/shed dormers; 8-bay; wrap-around porch w/hipped roof, Doric columns & classical balustrade; front door w/sidelights; 12/1, 9/1 & 6/1 windows; brick endwall chimney; wood shingle & stone siding; detached 2-stall garage w/gable roof; sited on 3-sided lot high above surrounding streets on stone outcropping	Dutch Colonial Revival	building outbuilding	C C
3-845-0080		Hamilton Avenue			vacant lot; associated w/parcel 3-845-85 (225 Hamilton Ave.)	N/A	site	C
3-850-0080	230	Hamilton Avenue	2004	c.1910	2-story; wood frame on stone basement; hipped roof w/front gable roof dormers on front & sides; 3-bay/left entrance; wrap-around porch w/turned balustrade, center pedimented entrance; porte cochere on right; two 3-sided bay windows on 2nd story; detached wood frame 1-stall front gable roof garage w/wood shingle siding, overhead door	Queen Anne	building outbuilding	C C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-850-0076	240	Hamilton Avenue	2004	c.1923	2-story; wood frame on stone basement; cross-gable roof; false half timber in gable roof ends; central entrance w/recessed porch; pronounced cross-gable roof bay on left; triple windows, 6/6 sash; sun room w/sleeping porch above on left side; brick & half-timbered 2-stall garage w/gable roof swing doors; elevated above street behind stone outcropping	Tudor Revival	building outbuilding	C C
3-850-0072	250	Hamilton Avenue	2004	1973	2 story; wood frame; cross-gable roof, brick veneer and wood shingle siding, central entrance, 2 bay garage on front facade	Split Level	building	NC
3-850-0063	256	Hamilton Avenue	2004	1984	1 1/2-story; wood frame; gable roof, vertical unpainted boards on front, wood shingle siding on sides; central entrance, double bay garage on front facade	Raised Ranch	building	NC
3-856-0005	7	Hunter Avenue	2004	1960	1.5-story; wood frame on stone basement; cross-gable roof; bay window; brick & wood shingle siding; 1-stall front tuck-under garage	Split Level	building	NC
3-876-0001	14	Hunter Avenue	2004	c.1924	2-story; wood frame on stone basement; gable roof, 3-bay; entrance porch w/shed roof, sq. columns; 6/6 windows w/blinds; 1-story sun porch side eli; exposed stone endwall chimney; detached 1-stall front gable roof garage	Colonial Revival	building outbuilding	C C
3-856-0009	15	Hunter Avenue	2004	1960	1-story; wood frame on stone basement; gable roof; brick & asbestos siding; 2 projecting front gable roof bays, 1 w/2-stall attached garage	Ranch	building	NC

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PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-876-0063	16	Hunter Avenue	2004	c.1923	2-story; wood frame on stone basement; steeply pitched front gable roof slate shingled roof w/cross-gable roof 2-story side ell; asym. front facade; double bracketed eaves on pentice over corner sunroom; large brick side wall chimney; 6/6 windows; projecting front gable roof vestibule bay; front door w/arched transom w/key block; wood shingle siding; 2-stall detached garage w/front gable roof matches house	Tudor Revival	building outbuilding	C C
3-876-0061	22	Hunter Avenue	2004	c.1924	1-story; wood frame on stone basement; gable roof w/gable roof front wall dormer; composition shingle roofing; 5 bay w/1 recessed; brick & stucco finish; arched front door w/4-light window; entrance porch is gable roof canopy w/barrel vault; side ell; stone foundation w/brick soldier course @top; detached 1-stall garage w/gable roof, brick siding	Tudor Revival	building outbuilding	C C
3-876-0059	24	Hunter Avenue	2004	c.1920	2-story; wood frame on stone basement; false gambrel roof (gable roof w/pentice) 5-bay/center entrance; exposed stone endwall chimney w/beaded joints; front gable roof dormer; 6/1 windows (prob. replacements); full front porch w/sq. columns & gable roof feature; detached 2-stall garage w/hipped roof	Dutch Colonial Revival	building outbuilding	C C
3-856-0013	25	Hunter Avenue	2004	c.1923	2-story; brick masonry/ American bond; steeply pitched gable roof w/slate shingles; 5-bay; 2 exposed brick endwall chimneys; 6-light casement windows; front porch is shed canopy w/heavy wood brackets; detached 2-stall garage in brick w/flat roof	Tudor Revival	building outbuilding	C C

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PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-876-0055	26	Hunter Avenue	2004	c. 1925	1-story; wood frame on stone basement; gable roof w/recessed shed dormers w/balconies; 3-bay/center entrance; 1-story false front side ell (added); exposed brick endwall chimney; full front porch w/plain sq. posts supported by stone piers; stone foundation (includes undivided parcel 3-876-0057)	Colonial Revival	building	C
3-856-0017	31	Hunter Avenue	2004	c. 1922	1-story; wood frame on stone basement; gable roof w/recessed shed dormers w/balconies; 3-bay/center entrance; exposed brick endwall chimney; full front porch w/massive brick columns & stair walls; front door has 10-pane sidelights; detached double garage w/gable roof; flagstone walkway	Colonial Revival	building outbuilding	C C
3-865-0021	39	Hunter Avenue	2004	c. 1921	1-story; wood frame on stone basement; gable roof w/shed dormers front & rear; 3-bay/center entrance; projecting front gable roof porte cochere entrance w/half-circle driveway through it, paneled square columns; brick siding 1st story asbestos shingles above; 2 side ells: 1 side porch w/balcony above, 1 sun room w/balcony above; stone endwall chimney w/contrasting red mortar beaded joints	Colonial Revival	building	C
3-876-0053	40	Hunter Avenue	2004	c. 1923	2-story; wood frame on stone basement; cross-gable roof w/steeply pitched front gable roof; pentice betw. 1st & 2nd floors; 2-bay; projecting front gable roof vestibule; brick siding on 1st story clapboard above; 6/1 windows; brick center chimney; detached 2-stall garage w/front gable roof, stucco finish (accessed via Earle Pl); split rail fencing	Tudor Revival	building outbuilding	C C



## Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-856-0025	47	Hunter Avenue	2004	c. 1921	1-story; wood frame on stone basement; 3-bay/center entrance; gable roof w/recessed shed dormer w/balcony, copper gutters; 8/1 windows; full front porch w/paneled sq. columns; French doors; exposed brick endwall chimney; brick siding 1st story asbestos shingles above; window blinds; picket fence	Colonial Revival	building	C
3-878-0004	50	Hunter Avenue	2004	c. 1924	2-story; wood frame on stone basement; hipped roof w/hipped roof side dormers; wide bracketed cornice; 3-bay/center entrance; half circle front entrance porch w/fluted Doric columns, wrought iron balustrade above; front door w/arched transom & sidelights; arched 1st story window details in stucco finish w/key blocks; 1-story side ell w/1-stall tuck-under garage (once had 2nd story balcony above); brick front steps	Classical Revival	building	C
3-878-0007	56	Hunter Avenue	2004	1979	1.5-story; wood frame on stone basement; cross-gable roof; 3-bay; entrance porch is roof overhang; front door w/sidelights; perma-stone & asbestos shingle siding; 2-stall front tuck-under garage	Split Level	building	NC
3-878-0010	62	Hunter Avenue	2004	c. 1926	1-story; masonry; basement fully exposed on front facade; very steeply pitched slate gable roof w/shed dormers & gable roof front wall dormer; stone siding w/brick detailing around windows & doors; stucco dormers & side walls; 8/8 windows; 1-bay wing addition extends in front of orig. front facade w/1-stall basement-level garage, stucco finish; stone retaining wall/veranda @ front entrance; brick piers flank front door	Tudor Revival	building	C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-850-0036	65	Hunter Avenue	2004	c. 1924	2-story; wood frame on stone basement; false gambrel roof (gable roof w/pentice); 5-bay/center entrance; 1-story side ells w/story roofs (both sides); 6/1 windows; entrance porch has sq. columns w/balcony above	Dutch Colonial Revival	building	C
3-878-0013	66	Hunter Avenue	2004	c. 1928	1.5-story; wood frame on stone basement; hipped roof slate roof w/hipped roof broken eave dormers; 3-bay; 2-story sq. tower 2/pyramidal roof, banding w/attic windows; 8-light casement windows; stone foundation/exposed basement; brick window lintels; arched & recessed front door, arched garage entry @basement level (garage has been converted to living space); stone retaining wall/veranda w/ wrought iron railing @ front door	Tudor Revival	building	C
3-878-0016	70	Hunter Avenue	2004	c. 1916	1.5-story; wood frame on stone basement; gable roof; 3 bay w/broken eave shed dormer; projecting front gable roof bay above entrance porch; porch has battered columns w/sq. capitals; veranda w/pergola extends off side of porch; front door w/9-pane window & wide leaded glass sidelights; projecting bay to right of front door; exposed stone endwall chimney w/beaded joints; stone interior chimney; 6/1 windows w/decor. shutters; detached double hipped roof garage; stone retaining wall in rear	Craftsman	building outbuilding	C C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or non-contributing
3-878-0019	74	Hunter Avenue	2004	c. 1912	2-story; wood frame on stone basement; gable roof; 5-bay/center entrance; front door w/transom & sidelights; entrance porch w/Doric columns, shed roof; 1-story, 2-bay side ell; 6/1 windows w/paneled shutters; detached 2-stall garage w/stone piers, paneled doors, wood clapboard siding	Colonial Revival	building outbuilding	C C
3-878-0023	84	Hunter Avenue	2004	c. 1915	1-story; wood frame on stone basement; gable roof w/recessed shed dormer; 3-bay/center entrance; full front porch w/paneled sq. columns; 1-story side ell; 8/1 windows w/paneled shutters, moon cutout; exposed stone endwall chimney (includes undivided lots 3-878-0022 & 0025)	Colonial Revival	building	C
3-850-0042	85	Hunter Avenue	2004	c. 1924	2-story; wood frame on stone basement; gable roof; 5-bay/center entrance; entrance porch w/sq. brick columns & pedimented gable roof; 1-story sun room side ell w/balcony above; front door w/side lights; 6/1 windows; 3-stall detached garage w/flat roof & balcony above	Colonial Revival	building outbuilding	C C
3-878-0028	96	Hunter Avenue	2004	c. 1916	1-story; wood frame on stone basement; gambrel roof w/recessed shed dormers w/balconies; 3-bay/center entrance; banding between 1st & 2nd fls.; entrance porch w/sq. columns & Corinthian capitals; 1-story side ell w/flat roof; rough stone endwall chimney; wood shingle siding	Colonial Revival	building	C

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PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-850-0053	111	Hunter Avenue	2004	c.1923	1-story; wood frame on stone basement; gable roof w/shed dormer; 3-bay/center entrance; gable roof canopy porch w/paneled brackets; front door w/side- lights; picture windows, shutters; 1-story sunroom ell w/balcony above; 1st story w/brick siding, 2nd story asbestos shingles siding; stone retaining walls; open 1-story porch on side opposite garage, w/balconies above; 3-stall detached garage w/flat roof; stone & brick steps, decorative foundation in middle of front retaining wall/stair	Tudor Revival	building outbuilding	C C
3-869-0016	2	Lemke Place	2004	c.1925	1-story; wood frame on stone basement; front gable roof; stone chimney centered on front facade, entrance located on recessed porch in NE corner; wood shingle siding; shed dormers on sides; detached garage in rear	Bungalow	building outbuilding	C C
3-825-0073		Manhattan Avenue			vacant lot associated w/ 3-825-0067 (2 Manhattan Ave)	N/A	site	C
3-825-0067	2	Manhattan Avenue	1985	1924	1 1/2-story; wood frame on stone basement; cross gable roof; 1-story gable roof ell on east end; 4-bay front facade containing entrance and chimney bays; shed roof porch at entrance; brick veneer on 1st story, stucco finish with pseudo half timbering on upper stories; shed roof dormer in ell; detached garage in rear	Tudor Revival	building outbuilding	C C

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PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-825-0063	4	Manhattan Avenue	1985	c.1895	2-story; wood frame on stone basement; gable roof; 2-bay front facade w/entrance on west side and 2 1/2-story polygonal tower w/hipped roof on east side; small dormer w/swan's neck pediment above entrance; full front porch w/wrap on east side removed; wood shingle siding; detached garage in rear	Shingle Style	building outbuilding	C C
3-825-0059	6	Manhattan Avenue	1985	1885	2-story; wood frame on stone basement; cross-gable roof; 3-bay front facade w/side entrance; Palladian window in attic gable; cross-gable ell on west side, roof extends over 1st story extension to front wall; large chimney at gable crossing; wood shingle siding; detached garage in rear	Shingle Style	building outbuilding	C C
3-825-0055		Manhattan Avenue			paved parking lot for Elks Club on adjacent lot 3-825-21 (19 The Boulevard)	N/A	site	NC
3-825-0051	10	Manhattan Avenue	1985	c.1900	2 story; wood frame on stone basement; cross gable roof; 4-bay front facade w/2-bay front-gable pavilion where entrance is located; porch originates at entrance and wraps on east side; dormer in front roof; front gable pavilion on west side; exterior stucco finish with pseudo half timbering in Japanese fashion including porch pillars and knee walls; detached garage in rear	Japanese	building outbuilding	C C



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PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-825-0047	12	Manhattan Avenue	1985	c.1895	2-story; wood frame on stone basement; cross-gable roof; large front gable dormer extends over 1/2 front porch that wraps on east side; small 2-story stone turret where west side of dormer intersects front facade; stone base, piers and kneewall on porch, parapet wall on exposed flat roof on east side of porch; small Palladian windows in apexes of gables; wood shingle siding; detached garage in rear	Shingle Style	building outbuilding	C C
3-825-0041	22	Manhattan Avenue	1985	c.1910	1-story; wood frame on stone basement; gable roof; full front porch under extension of main roof; large front gable dormer above porch; 2-story bay window on west end; vinyl clapboard siding; detached garage in rear	Bungalow	building outbuilding	C C
3-822-0035	4	Manor Place	1984	c.1895	2-story; wood frame on stone basement; gable roof; 2-bay front facade, entrance in SW corner, porch wraps from entrance to west side, porch w/column posts and pediment at entrance; attic gable decorated w/Palladian window unit w/central panel and projecting apex; wood shingle siding	Shingle Style	building	C
3-823-0034	2	Orchard Place	1985	c.1885	2-story; wood frame on stone basement; hipped roof w/projecting front gable dormer w/ scroll-sawn verge boards; porch wraps on both sides, rounded pavilion (enclosed) on right and porte cochere on left w/sleeping porch above (enclosed); central entrance w/paired doors; oriel on second story; metal clapboard siding, stone foundation	Gothic Revival	building	C

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PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-825-0001	7	Orchard Place		1958	2-story; wood frame; gable roof; brick veneer on 1st story, stucco finish on rest; central entrance, full front porch; detached garage; historically part of large lot now subdivided into 5 parts ( 5-005, 3-825-0005, -0009, -0067, -0073)		building outbuilding	NC NC
3-823-0024	8	Orchard Place	1985	c.1895	2-story; wood frame on stone basement; gambrel roof w/large gable dormers creating 2nd story; front of roof extends in front over full porch that wraps on left side; 3-bay front facade w/central entrance framed with pilasters; 2 oriels in 2nd story, Palladian window in attic of dormer; wood shingle siding, stone foundation; detached garage in rear	Shingle Style	building outbuilding	C C
3-835-0030	10	Orchard Place	1985	c.1905	2-story; wood frame on stone basement; gable roof w/ two gable dormers flanking eyebrow; full front porch wraps on both sides, hipped roof supported by paired columns w/Roman capitals, hefty turned balustrade; central entrance with paired doors and sidelights divided by pilasters; central oriel on 2nd story; wood clapboard and vinyl shingle siding, copper roof; carriage house in rear	Colonial Revival	building outbuilding	C C
3-824-0009	21	Orchard Place	1985	c.1895	2-story; wood frame on stone basement; T-plan w/hipped roof section intersecting a cross-gable section; full front porch and entrance in hipped roof section, porch w/ square posts and balustrade; 2nd story oriel and arched roof dormer above entrance; stucco exterior w/ pseudo half-timbering; detached garage in rear	Tudor Revival	building outbuilding	C C

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PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-823-0031	26	Orchard Place	1985	c. 1895	2-story; wood frame on stone basement; Four Square plan w/ hipped roof; full front porch wraps on left side w/paired columns and pedimented entrance; entry w/sidelights on left side; 2nd story oriel above entrance; large central gable dormers in roof; vinyl clapboard siding; detached garage in rear	Colonial Revival Four Square	building outbuilding	C C
3-824-0013	29	Orchard Place	1985	c. 1900	2-story; wood frame on stone basement; cross gable roof; full front porch, flat roof, column posts; 3-bay front facade, center entrance w/paired doors and sidelights; 3-story bay window on right side, 2-story bay window on left side; vinyl clapboard siding; detached garage in rear	Colonial Revival	building outbuilding	C C
3-824-0016	35	Orchard Place	1985	c. 1895	2-story; wood frame on stone basement; gambrel roof w/large gambrel dormers creating 2nd story; front of roof extends in front over full porch, enclosed except at entrance on left side; stucco exterior added, metal casement windows (replaced); detached garage in rear	Shingle Style (altered)	building outbuilding	C C
3-823-0028	36	Orchard Place	1985	c. 1895	2-story; wood frame on stone basement; gable roof w/large gable dormers; full front porch wraps on left side, hipped roof supported by paired columns on stone piers, metal balustrade; central entrance with paired doors and sidelights; 2 oriels in 2nd story w/ large projecting attic gable; wood and vinyl siding; detached garage in rear	Shingle Style	building outbuilding	C C

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PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-824-0019	41	Orchard Place	1985	c. 1910	2-story; wood frame on stone basement; square plan; hipped roof w/gable dormers; porch wraps on both sides w/ porte cochere on left and rounded corner extension on right, pediment in center; 3-bay front facade, center entrance w/sidelights; oriels on outside bays of 2nd floor; brick-face veneer added; detached garage in rear	Colonial Revival	building outbuilding	C C
3-834-0001	49	Orchard Place	1985	c. 1910	2-story; wood frame on stone basement; hipped roof w/ clay tiles; 1-story ell, left side; roof-less terrace across full front; 3 bay front facade, center entrance 2nd story projects slightly, balcony in center; stucco finish on exterior; carriage house in rear; stone retaining wall at street	Spanish Revival	building outbuilding structure	C C C
3-834-0004	51	Orchard Place	1985	c. 1910	1 1/2-story, wood frame on stone basement; gable roof w/ 1-story side ell; tall gable dormer in center flanked by small hipped roof dormers; central entrance within hipped roof vestibule w/ massive wood frame on stone basement and pointed openings; stucco finish w/ pseudo half-timbering; detached garage in rear	Gothic Revival	building outbuilding	C C
3-869-0001	1	Pierce Street	1984	c. 1924	2-story; wood frame on stone basement; hipped roof; 3-bay front facade, center entrance in flat roof vestibule w/arched window; 2-story front gable pavilion on west side; jerkin headed pavilion on east side; 1-story extension on west end; stucco finish; slate shingle roof	Tudor Revival	building	C

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PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-867-0050	16	Pierce Street	1984	c. 1922	2-story; wood frame on stone basement; false cross-gambrel roof w/pents and shed dormers on front and side walls; front gambrel projection on east side of front facade with entrance porch recessed and shed dormers on sides; 2-story sun/sleeping porch attached to west end; brick veneer on 1st story, wood shingles on upper stories; detached garage in rear	Dutch Colonial Revival	building outbuilding	C C
3-869-0022	17	Pierce Street	1984	c. 1948	2-story; wood frame on stone basement; gable roof; 3-bay facade, center entrance, bay window; large brick chimney on west side; stone veneer on 1st story front, wood clapboard siding on rest; 1-stall garage in basement on front facade	Colonial Revival	building	C
3-867-0053	18	Pierce Street	1984	c. 1924	2-story; wood frame on stone basement; gable roof w/central shed roof dormer; 3-bay front facade, center entrance within flat roof vestibule; entrance flanked by tall arched windows (panels in arches); central arched window above entry on 2nd story; 1-story, flat roof sun room on west end; brick veneer; detached garage in rear	Colonial Revival	building outbuilding	C C
3-867-0056	20	Pierce Street	1984	c. 1924	2-story; wood frame on stone basement; hipped roof w/central hipped roof dormer; 4-bay 1st story on front facade, central entrance w/front gable porch w/large piers (perma stone); window banks for sun room on west end; 3-bay 2nd story; metal clapboard siding; detached garage in rear	Colonial Revival	building outbuilding	C C



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PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-869-0026	25	Pierce Street	1984	c. 1924	1-story; wood frame on stone basement; gable roof w/full front shed dormer; 4-bay front facade, central entrance w/wood frame on stone basement shed roof vestibule; 1 stall garage w/swing doors in basement on front; stucco finish	Craftsman	building	C
3-867-0059	30	Pierce Street	1984	c. 1924	2-story; wood frame on stone basement; gable roof w/central shed roof dormer; 3-bay front facade, center entrance w/front gable porch w/cobblestone base; entrance flanked by paired windows; 1-story, flat roof sun porch on west end, 1 stall garage in basement of porch; brick veneer on 1st story, vinyl clapboard siding on upper stories	Colonial Revival	building	C
3-869-0006	31	Pierce Street		c. 1927	1-story; wood frame on stone basement; shallow hipped roof concealed by tile-topped parapet walls w/cast terra cotta frieze; 3-bay driveway (east) facade w/recessed central entrance framed by pilasters; 2-stall garage tucked underneath; stucco finish (includes undivided lot 3-869-0006)	Modern Mediterranean	building	C
3-869-0032		Pierce Street			narrow lot for driveway from Pierce Street to house on parcel 3-869-006 (31 Pierce St.)	N/A	site	C
3-867-0062	34	Pierce Street	1984	c. 1924	1-story; wood frame on stone basement; gable roof w/full front shed dormer; 3-bay front facade, center entrance w/shed roof porch; entrance flanked by tripartite windows; 1-story, gable roof sun room w/shed dormer and basement garage attached to west end; stucco finish and metal clapboard siding	Craftsman	building	C

# **Rochelle Park - Rochelle Heights Historic District**

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-876-0024	5	Rockland Place	1984	c.1922	2-story; wood frame on stone basement; false gambrel roof w/pents on all sides and full shed dormers front and rear; 3-bay front facade, center entrance w/ jerkin head canopy flanked by paired windows; 1-story extension on south end; vinyl clapboard siding; detached garage at rear	Dutch Colonial Revival	building outbuilding	C C
3-867-0009	14	Rockland Place	1984	c.1925	2-story; wood frame on stone basement; false gambrel roof w/pents on all sides and full shed dormers front and rear; 3-bay front facade, center entrance w/ front gable porch flanked by tripartite windows; 1-story sun room extension on south end; wood shingle siding	Dutch Colonial Revival	building	C
3-867-0011	18	Rockland Place	1984	c.1922	2-story; wood frame on stone basement; false gambrel roof w/pents on all sides and full shed dormers front and rear; 3-bay front facade, center entrance w/ front gable canopy; 1-story sun room extension on south end; stucco finish; detached garage in rear	Dutch Colonial Revival	building outbuilding	C C
3-867-0013	22	Rockland Place	1984	c.1923	2-story; wood frame on stone basement; false gambrel roof w/pents on all sides and full shed dormers front and rear; 2-bay front facade, side entrance w/ glazed vestibule; wood shingle siding; detached garage in rear	Dutch Colonial Revival	building outbuilding	C C
3-867-0015	26	Rockland Place	1984	c.1923	2-story; wood frame on stone basement; gable roof w/ flared eaves, pents on all sides and full shed dormers front and rear; 3-bay front facade, side entrance w/ metal awning (tuck-under full front porch apparently enclosed); brick chimney; metal clapboard siding; detached garage in rear	Tudor Revival	building outbuilding	C C

## Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-878-0080	31	Rockland Place	1984	c.1922	2-story; wood frame on stone basement; false gambrel roof w/pents on all sides and full shed dormers front and rear; 3-bay front facade, center entrance w/front gable porch; 1-story sun room extension on south end, 1 stall garage in basement; stucco finish	Dutch Colonial Revival	building	C
3-867-0017	32	Rockland Place	1984	c.1924	2-story; wood frame on stone basement; gable roof w/central shed dormer; one-story, front gable roof extension added to front w/entrance and picture window; asphalt shingle and metal clapboard siding; detached garage in rear	Craftsman (altered)	building outbuilding	C C
3-878-0076	35	Rockland Place	1984	c.1922	1 1/2-story; wood frame on stone basement; front gable roof extending down to 1st story on south side; 3-bay front facade, entrance on north side, tall hipped roof canopy; stucco finish; detached garage at rear	Tudor Revival	building outbuilding	C C
3-867-0019	36	Rockland Place	1984	c.1922	2-story; wood frame on stone basement; front jerkin head gable roof w/1-story cross-gable wing on north side; 2-bay front facade w/entrance and oriel, paired windows in 2nd story; 1-bay recessed cross-gable wing w/gable dormer; stucco finish; detached garage in rear	Tudor Revival	building outbuilding	C C
3-878-0074	37	Rockland Place	1984	c.1922	2-story; wood frame on stone basement; false gambrel roof w/pents on all sides and full shed dormers front and rear; 2-bay front facade (3 bays in dormer), side entrance w/front gable canopy 1-story, false gambrel roof sun room extension on south end, shed dormers; metal clapboard siding; detached garage in rear	Dutch Colonial Revival	building outbuilding	C C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-867-0021	40	Rockland Place	1984	c.1924	2-story; wood frame on stone basement; gable roof; 3-bay front facade, center entrance w/shed roof vestibule; metal clapboard siding; detached garage in rear	Colonial Revival	building outbuilding	C C
3-878-0072	43	Rockland Place	1984	c.1922	2-story; wood frame on stone basement; false gambrel roof w/pents on all sides and full shed dormers front and rear; full front porch w/column posts; 3-bay front facade, center entrance; 2-story rear extension	Dutch Colonial Revival	building	C
3-867-0023	44	Rockland Place	1984	c.1925	2-story; wood frame on stone basement; gable roof w/pents on all sides and full shed dormers front and rear; full front porch (enclosed); 2-bay front facade, side entrance; 1-story, gable roof sun room extension on south end; vinyl clapboard siding; detached garage in rear	Tudor Revival	building outbuilding	C C
3-867-0025	46	Rockland Place	1984	c.1922	2-story; wood frame on stone basement; gable roof w/pents on all sides and full shed dormers front and rear; full front porch (enclosed); 2-bay front facade, side entrance; metal clapboard siding	Tudor Revival	building	C
3-878-0070	47	Rockland Place	1984	c.1924	2-story; wood frame on stone basement; gable roof; 1-story, gable roof wing on north side w/entrance and shed roof dormer; stucco finish; detached garage in rear	Craftsman	building outbuilding	C C
3-867-0027	50	Rockland Place	1984	c.1924	2-story; wood frame on stone basement; false gambrel roof w/pents on all sides and full shed dormers front and rear; 3-bay front facade, center entrance w/front gable roof vestibule; 1-story, hipped roof sun room on south end; detached garage in rear	Dutch Colonial Revival	building outbuilding	C C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-878-0068	51	Rockland Place	1984	c. 1920	1-story; wood frame on stone basement; gable roof extends over full front porch; recessed gable roof dormer; 2-bay facade, side entry; end chimney w/stucco finish; wood shingle siding	Colonial Revival	building	C
3-867-0029	56	Rockland Place	1984	c. 1924	2-story; wood frame on stone basement; gable roof w/pents on all sides and full shed dormers front and rear; full front porch (enclosed); 2-bay front facade, side entrance; 1-story, gable roof sun room extension on south end; metal clapboard siding	Tudor Revival (altered)	building	C
3-878-0066	57	Rockland Place	1984	c. 1920	2-story; wood frame on stone basement; false gambrel roof w/pents on all sides and full shed dormers front and rear; 3-bay front facade, center entrance w/front gable roof porch; 1-story, gable roof addition on north end	Dutch Colonial Revival	building	C
3-867-0031	60	Rockland Place		2001	2-story; wood frame on elevated basement; gable roof w/ central gable wall dormer; 3-bay front facade, side entrance; full front porch; 1 stall garage in basement on front facade	Colonial Revival	building	NC
3-878-0064	61	Rockland Place	1984	c. 1920	2-story; wood frame on stone basement; hipped roof w/ central hipped roof dormer; 3-bay front facade, center entrance, flat roof porch; chimney on north side; stucco finish; detached garage in rear	Colonial Revival (altered)	building outbuilding	C C
3-878-0060	65	Rockland Place	1984	c. 1920	2-story; wood frame on stone basement; gable roof; 5-bay front facade, pent roof between stories wraps on both ends, central entrance w/front gable porch; brick chimney on south end; addition in rear; stucco finish on 1st story, wood clapboard siding on upper stories	Colonial Revival	building	C



# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-867-0033	66	Rockland Place	1984	c. 1922	2-story; wood frame on stone basement; gable roof w/pents on all sides and full shed dormers front and rear; full front porch (enclosed); 2-bay front facade, side entrance; 1-story, flat roof sun room extension on north end w/garage in basement; asphalt shingle siding	Tudor Revival	building	C
3-867-0036	68	Rockland Place	1984	c. 1925	2-story; wood frame on stone basement; front jerkin head gable roof w/pent roof between stories; full side shed roof dormers; 5-bay front facade w/center entrance, front gable roof porch, flanked by triple windows in outside bays (sun room on south side); paired windows in 2nd story; garage tucked in basement on south side; metal clapboard siding	Colonial Revival	building	C
3-878-0058	71	Rockland Place	1984	c. 1920	2-story; wood frame on stone basement; gable roof; 5-bay front facade, central entrance w/2-story, 3-bay pillared porch w/balustrade at roof; 2 windows on 2nd story; brick chimney on north end; vinyl clapboard siding; detached garage in rear	Colonial Revival	building outbuilding	C C
3-867-0039	76	Rockland Place	1984	c. 1922	2-story; wood frame on stone basement; gable roof; full front porch; 2-bay front facade, side entrance; flat roof, 1 stall garage added to basement level south side; stucco finish	Colonial Revival	building	C
3-878-0056	77	Rockland Place	1984	c. 1920	1 1/2-story; wood frame on stone and brick basement; gable roof; 3-bay front facade, recessed center entrance flanked by triple windows; three broken eave gable roof dormers on 2nd story; stucco finish	Colonial Revival	building	C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-878-0054	81	Rockland Place	1984	c. 1925	2-story; wood frame on stone basement; hipped roof 4-bay front facade, side entrance in 2-story porch (enclosed w/2nd story added); 1-stall garage tucked in basement on south side; stucco finish	Colonial Revival (altered)	building	NC
3-867-0042	82	Rockland Place	1984	c. 1924	2-story; wood frame on stone basement; gable roof; street (south) facade w/full front porch tucked under extension of roof (enclosed) and shed roof dormer; entrance on north end w/front gable canopy; 1-story flat roof 1-stall garage attached at basement level on south side; stucco finish	Craftsman	building	C
3-878-0052	85	Rockland Place	1984	c. 1920	2-story; wood frame on stone basement; hipped roof w/deep eaves and hipped roof dormers on front and sides; full front porch wraps on south side; 2-bay front facade, side entry and 2-story bay window; asphalt shingle siding; detached garage in rear	Craftsman (altered)	building outbuilding	C C
3-867-0046	90	Rockland Place	1984	c. 1924	2-story; wood frame on stone basement; cross jerkin-head gable roof w/1-story cross jerkin head roof entrance pavilion in notch on front facade; entrance flanked by windows; stucco finish and wood shingle siding; detached garage in rear	Craftsman	building outbuilding	C C
3-878-0050	91	Rockland Place	1984	c. 1923	2-story; wood frame on stone basement; gable roof w/central shed dormer, deep eaves w/brackets at corners; 2-story full front porch under cantilevered canopy, (1st story enclosed); 3-bay front facade, center entrance denoted by sunburst pediment on porch; stucco finish; detached garage in rear	Craftsman	building outbuilding	C C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-869-0012	124	Rockland Place	1984	c. 1924	2-story; wood frame on stone basement; gable roof; full front porch wraps on south side (enclosed) 3-bay front facade, side entrance denoted by front gable canopy on porch; brick veneer, stucco finish and vinyl shingle siding	Colonial Revival	building	C
3-859-0001	135	Rockland Place	1984	c. 1922	2-story; wood frame on stone basement; gable roof w/jerkin heads; 3-bay facade central entrance and gable dormer w/2-bay addition on south end; porch across 2 center bays (enclosed); metal clapboard siding	Craftsman (altered)	building	C
3-861-0001	2	Schuyler Street	1984	c. 1924	2-story; wood frame on stone basement on stone basement; false gambrel roof w/pent roofs on all front facades, 2nd story represented as shed roof dormer; 2-bay front facade, side entry w/front gable porch; 1-story flat roof sun room on south end; brick veneer on 1st story, stucco finish on upper stories; detached garage in rear	Dutch Colonial Revival	building outbuilding	C C
3-861-0003	6	Schuyler Street	1984	c. 1925	2-story; wood frame on stone basement on stone basement; false gambrel roof w/pent roofs on all front facades, 2nd story represented as shed roof dormer; 3-bay front facade, center entry w/front gable hood; 1-story flat roof sun room on north end; wood shingle siding	Dutch Colonial Revival	building	C

## Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-859-0020	7	Schuyler Street	1984	c. 1911	2-story; wood frame on stone basement on stone basement; front gable roof w/deep eaves; entrance on north side w/front gable porch w/brick piers and wood pillars and brackets; 2-story bay window on south side; 2-story cross gable extension on rear of south side wall; 1-story shed roof sun room/porch w/ same brick piers and wood pillars and brackets as entry porch (enclosed); metal clapboard siding; detached garage in rear	Craftsman	building outbuilding	C C
3-859-0018		Schuyler Street			vacant lot; associated w/house at 3-859-0020 (7 Schuyler St.)	N/A	site	C
3-859-0022	11	Schuyler Street	1984	c. 1922	2-story; wood frame on stone basement on stone basement; gable roof w/deep eaves; 3-bay front facade, entrance on south side w/stone & brick stoop and steps and iron railing; multi-unit windows; 1-story flat roof sun room on north end w/garage tucked under in basement; brick veneer added	Craftsman (altered)	building	C
3-861-0005	14	Schuyler Street	1984	c. 1923	1-story; wood frame on stone basement on stone basement; gable roof w/large front gable dormer; 3-bay front facade, entrance on north side within a brick, front gable roof vestibule; tripartite window in center bay; brick veneer on 1st story, wood shingle siding on upper stories	Colonial Revival	building	C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-859-0025	15	Schuyler Street	1984	c. 1925	2-story; wood frame on stone basement; gable roof; front gable pavilion with brick and stone veneer; 4-bay front facade, central chimney in front gable, entrance on south side of facade w/ front gable roof enclosure; hipped roof dormer; stucco finish w/pseudo half timbering on remaining walls; garage in basement	Tudor Revival	building	C
3-861-0009	20	Schuyler Street	1984	c. 1910	2-story; concrete block masonry; gable roof; 3-bay front facade, center entrance w/flat roof porch w/iron scrollwork posts; large arched window above entry on 2nd story; 1-story, shed roof sun room/porch on south end; stucco finish; detached garage in rear	Italianate	building outbuilding	C C
3-827-0010	1	The Serpentine	1985	c. 1910	1-story; wood frame on stone basement on stone basement; front gambrel roof; full front porch w/column posts and wood balustrade; central entrance; Palladian window in attic of gambrel; gable dormers on sides; metal clapboard siding; detached garage in rear	Shingle Style (altered)	building outbuilding	C C
3-824-0034	2	The Serpentine	1985	c. 1895	2-story; wood frame on stone basement on stone basement; cross gable roof; front gable pavilion w/2-story bay window tucked under gable attic; side ell w/2 bay front facade; entrance and front porch (enclosed with brick); wood shingle siding; detached garage in rear	Shingle Style	building outbuilding	C C
3-824-0031		The Serpentine			vacant lot; historically part of 3-824-13 (29 Orchard Pl.)	N/A	site	C



# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-827-0014	3	The Serpentine	1985	c. 1895	2-story; wood frame on stone basement on stone basement; gambrel roof; full front porch wraps on south side (enclosed); 4-bay front facade w/central entrance; metal clapboard siding; detached garage in rear	Shingle Style (altered)	building outbuilding	C C
3-827-0020	5	The Serpentine	1985	c. 1895	2-story; wood frame on stone basement on stone basement; gable roof w/deep eaves; 3-bay front facade, central entrance within flat-roof vestibule w/stone piers, stone wall-rimmed terrace across front, recessed porch under 2nd story sleeping porch; shed roof dormers; detached garage in rear	Shingle Style	building outbuilding	C C
3-824-0030	6	The Serpentine	1985	c. 1895	2-story; wood frame on stone basement; gambrel roof; 2 1/2-story tower engaged to SE corner balanced by large gambrel dormer w/ 2nd-story oriel; 3-bay front facade w/central entrance; full front porch wraps around tower on south side (enclosed); metal clapboard siding; detached garage in rear	Shingle Style (altered)	building outbuilding	C C
3-827-0026	7	The Serpentine	1985	c. 1905	1-story; wood frame on stone basement; gambrel roof; full front porch w/column posts and wood balustrade tucked under attic story; large gable dormer on south side of front facade balanced by 2 polygonal hipped roof dormers of north side; multiple doors on front facade; metal clapboard siding; detached garage in rear	Shingle Style	building outbuilding	C C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-824-0024	8	The Serpentine	1985	c. 1895	1 story; wood frame on stone basement; gable roof; full front porch wraps on south side w/rounded edge; 3-bay front facade, side entrance; large rounded, conical roof dormer on south side, smaller gable dormer on north side; asphalt siding; detached garage in rear	Shingle Style (altered)	building outbuilding	C C
3-825-0037	11	The Serpentine	1985	c. 1910	2-story; wood frame on stone basement; gambrel roof; central entrance w/hipped roof porch, stone piers; 2-story bay window abuts entrance, shed roof dormer above in roof; 2 window bays south of entrance, one bay on the north; hipped roof porch w/stone piers on north end w/sleeping porch above; wood shingle siding; detached garage in rear	Shingle Style	building outbuilding	C C
3-829-0011	12	The Serpentine	1985	c. 1915	2-story; wood frame on stone basement; square plan; hipped roof; 5-bay front facade, center entrance; 2-story, 3-bay porch w/ colossal concrete Doric columns in center; end bays and porches; large pedimented dormers in roof; exterior stucco finish; detached garage in rear	Colonial Revival	building outbuilding	C C
3-829-0007	14	The Serpentine	1985	c. 1895	2-story; concrete and wood frame on stone basement; cross gable roof; 3-story round tower in center of front facade where gables intersect; 3/4 front porch (replacement); large front gable w/wood clapboard siding; detached garage in rear	Queen Anne	building outbuilding	C C

## Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-829-0001	16	The Serpentine	1985	c. 1895	2-story; wood frame on stone basement; gambrel roof; 3-story, round tower w/conical roof engaged to SW corner; porch wraps around tower and south and west sides; entrance on west side at porte cochere; cross-gambrel bay on south side; metal clapboard siding	Shingle Style (altered)	building	C
3-844-0001	18	The Serpentine	1984	c. 1930	2-story; wood frame; false gambrel roof w/deep eaves; 2-bay front facade, side entrance, bay window, shed roof dormer; 1 story sun room on south end; metal clapboard siding; stone terrace across front	Colonial Revival	building	C
3-834-0026	88	The Serpentine	1984	c. 1915	2-story; wood frame on stone basement; gable roof; 3-bay front facade, central entrance w/porch; tripartite window above entrance, 3 hipped-roof dormers in roof; 2-story porch on east end (enclosed); metal clapboard siding; detached garage in rear	Shingle Style (altered)	building outbuilding	C C
3-844-0004	95	The Serpentine	1984	c. 1910	2-story; wood frame on stone basement; square plan; hipped roof w/deep eaves; 2-bay front facade; full front porch (enclosed); hipped roof dormers on front and sides; 1 story sun room north end; addition on rear; detached garage in rear	Craftsman (altered)	building outbuilding	C C
3-828-0054		The Serpentine			vacant lot; part of subdivision of historic lot at intersection of The Serpentine and The Boulevard; historic house destroyed by fire	N/A	site	C
3-828-0057		The Serpentine			vacant lot; part of subdivision of historic lot at intersection of The Serpentine and The Boulevard; historic house destroyed by fire	N/A	site	C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-828-0059		The Serpentine			vacant lot; part of subdivision of historic lot at intersection of The Serpentine and The Boulevard; historic house destroyed by fire	N/A	site	C
3-828-0061		The Serpentine			vacant lot; part of subdivision of historic lot at intersection of The Serpentine and The Boulevard; historic house destroyed by fire	N/A	site	C
3-828-0063		The Serpentine			vacant lot; part of subdivision of historic lot at intersection of The Serpentine and The Boulevard; historic house destroyed by fire	N/A	site	C
3-828-0065		The Serpentine			vacant lot; part of subdivision of historic lot at intersection of The Serpentine and The Boulevard; historic house destroyed by fire	N/A	site	C
3-828-0067		The Serpentine			vacant lot; part of subdivision of historic lot at intersection of The Serpentine and The Boulevard; historic house destroyed by fire	N/A	site	C
3-824-0019A		The Serpentine			vacant lot; part of subdivision of historic lot at intersection of The Serpentine and The Boulevard; historic house destroyed by fire	N/A	site	C
3-824-0031		The Serpentine			vacant lot; part of subdivision of historic lot at intersection of The Serpentine and The Boulevard; historic house destroyed by fire	N/A	site	C
3-848-0023	1	Slocum St	1984	c.1910	2-story; wood frame on stone basement; hipped roof, hipped roof dormers on front and sides; full front porch w/piers and wood balustrade; 4-bay front facade, side entrance; metal clapboard siding; detached garage in rear	Craftsman (altered)	building outbuilding	C
3-848-0021		Slocum St			vacant lot; associated with parcel 3-848-0023 (1 Slocum St.)	N/A	site	C

# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or non-contributing
3-854-0001	2	Slocum St	1984	c.1920	2-story; wood frame on stone basement; false gambrel roof w/pents on all sides and full shed dormers front and rear; 3-bay front facade, center entrance w/front gable roof porch; 1-story, flat roof sun room on east end; vinyl clapboard siding; detached garage in rear	Dutch Colonial Revival	building outbuilding	C C
3-848-0026	7	Slocum St	1984	c.1909	2-story; wood frame on stone basement; hipped roof w/hipped roof dormers on front and sides, deep eaves; full front porch w/column posts and knee wall; 3-bay front facade, side entry; oval window in center of 2nd story flanked by tripartite windows; metal clapboard siding; detached garage in rear	Colonial Revival Four Square	building outbuilding	C C
3-854-0055		Slocum St			vacant lot; associated with parcel 3-854-0032 (25 Cortland Ave.)	N/A	site	C
3-854-0061	8	Slocum St	1984	c.1923	2-story; wood frame on brick basement; cross gable roof, shed dormer on front facade; central entrance placed at edge of front gable section; triple window in 1st story of front gable section, double window in 2nd story and single window in attic; 1-story sun room extension on west side, garage in basement, iron railing on roof-top terrace; brick 1st story, stucco finish w/pseudo half timbering on upper stories	Tudor Revival	building	C
3-848-0029	11	Slocum St	1984	c.1910	1 1/2-stories; wood frame on stone basement; L-shaped plan, cross gable roof w/entrance in outside corner tucked under eave w/2nd story balcony; front gable pavilion on one leg, shed dormer on other; stucco finish; detached garage	Tudor Revival	building outbuilding	C C



# Rochelle Park - Rochelle Heights Historic District

PARCEL ID	ST. NO.	STREET NAME	SURVEY DATE	CONST. DATE	DESCRIPTION	STYLE	RESOURCE TYPE	STATUS contributing or noncontributing
3-854-0058	12	Slocum St	1984	c.1924	2-story; wood frame on stone basement; cross gable roof, gable dormer on west side; prominent front jerkin head gable pavilion w/ 3-bay 1st story facade w/multiple window units; garage in exposed basement; entrance in projecting cross gable wing on east side; stucco finish	Tudor Revival	building	C
3-854-0043	26	Slocum St	1984 & 2004	c.1914	2-story; masonry construction on stone basement; hipped roof; 5-bay; brick veneer w/soldier course banding; arched windows & doors; 6/6 windows on 2nd story; 8-light French doors on 1st story; flat roof entry porch w/wrought iron roof balustrade, carved brackets above Doric columns; 1-story sun porch side ell on right, 2-story porch off left side; stone retaining walls; detached 3-stall hipped roof garage w/brick siding & slate shingles	Colonial Revival	building	C

**8. Statement of Significance****Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria considerations**

(mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References****Bibliography**

(cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**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  
# N/A
- ☐ recorded by Historic American Engineering  
Record # N/A

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

LANDSCAPE ARCHITECTURE

**Period of Significance**

1885-1930

**Significant Dates**

1885

1905

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Nathan F. Barrett

Mann, MacNeille & Lindeberg

**Primary location of additional data**

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of repository: \_\_\_\_\_

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Rochelle Park – Rochelle Heights Historic District  
New Rochelle, Westchester County, New York

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### 8. Statement of Significance

#### *Summary*

The Rochelle Park – Rochelle Heights Historic District is historically and architecturally significant as an intact and distinctive example of residential park development at the turn of the twentieth century. Laid out in 1885, Rochelle Park is particularly distinguished as one of the first planned residential subdivisions in Westchester County, one of the most historic suburban areas in the United States. The landscape plan for Rochelle Park was designed by Nathan F. Barrett for the Manhattan Life Insurance Company. Barrett was a prominent early practitioner of landscape design in America, best known for laying out the landscape for the model industrial community of Pullman, Illinois in 1880. Rochelle Park epitomizes the design principles for suburban development that Barrett, Frederic Law Olmsted and others advocated following the creation of Central Park: a landscape that provided urban dwellers the restorative physical and spiritual benefits of a picturesque natural environment. Incorporating open space, recreational areas, naturalistic settings, and a broad boulevard for public interaction, Barrett's small but ambitious design for Rochelle Park exceeded the standard set in other residential parks in the region. New Rochelle had become a tourist and suburban attraction because of its favorable situation on Long Island Sound fifteen miles north of Manhattan by rail. The quality of Rochelle Park's architecture rivals its landscape. Among the many fashionable Shingle Style "cottages" designed by New York City architects, including McKim, Mead and White, there were those with tall towers and attic porches to take advantage of the views toward the Sound nearly a mile away. Rochelle Heights was laid out by New York architects Mann, MacNeille and Lindeberg for the Sickles Estate Improvement Company in 1905. Its western section was shared a boundary and was interconnected with Rochelle Park. Reflecting its later period of development, its landscape design was more spare and efficient, although its principal roads followed curving routes. A promontory in the northeastern quadrant of the development was designated for large houses with the status of water views. As the plan descended from this high elevation a hierarchy of lots and architecture was expressed with a secondary echelon encircling the hill and tertiary properties platted in a tight pattern with rows of detached houses at the outer limits. These latter properties provided a buffer against the more random development outside the district protecting the exclusive environment within. The architecture of Rochelle Heights does not have the same uniformity of design as Rochelle Park; rather it reflects the diversity of the scale and style of suburban housing in the early twentieth century. Rochelle Heights has a unified architectural program that is representative of the two decade period of development (1905-1925) and the Progressive Era response to domestic design and community planning. The combined historic district extends the continuum of suburban design history back to 1885 when the phenomenon first took hold in the United States.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

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New Rochelle, Westchester County, New York

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The Rochelle Park – Rochelle Heights Historic District meets National Register Criterion A for its historical association with the origins and growth of the suburban movement in the New York metropolitan area and its significance in the history of residential community planning. It also meets Criterion C for the significance of its landscape and house architecture. In both plan and design, both of these planned residential communities retain a high level of material and visual integrity with limited alterations having been made to the plan of buildings, landscape features and the building themselves. Because of the seminal position the historic district plays in the history of suburban development in Westchester County and the New York City environs, the historic district is nominated at a state level of significance as it transcends the context of its local community and is associated with the broader patterns of state history. The Rochelle Park – Rochelle Heights Historic District contains 349 contributing properties and 23 noncontributing properties containing 301 contributing buildings, 212 contributing outbuildings, 4 contributing structures, 48 contributing sites and 25 noncontributing features.

### *Early New York Suburbs*

The development of suburban residential parks in New York essentially originated with the public park movement that began in the 1840s and culminated with the acceptance of Frederick Law Olmsted and Calvert Vaux's plan for Central Park in 1858.<sup>1</sup> New York City's population was growing rapidly, teeming with immigrants, and increasing in density and activity. During this period, Andrew Jackson Downing's prescriptions for suburban landscape gardening and the reform of domestic space exercised a profound influence on the middle-class, who aspired for more peaceful, genteel and exclusive living conditions. Maintaining the quality of family life was a primary theme in middle-class society, and the city was no longer the place to achieve that goal.

In 1869, while Central Park was still under construction (it would take decades to fully implement the plan), Olmsted and Vaux were commissioned to apply this park landscape design to a residential community planned in Riverside, Illinois. Chicago industrialist Emery C. Childs wanted to develop 1600 acres nine miles from the city into a "suburban village." Even though the population of Chicago, like New York City, was growing year-by-year, Olmsted sensed that "the more intelligent and more fortunate classes" would seize the opportunity to move out.<sup>2</sup> Riverside was planned, built and continues to be a successful suburban residential park, although it is now surrounded by the City of Chicago. It is considered by most authorities to

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<sup>1</sup> The New York State Legislature enacted the first park act in America, which enabled the development of public land for the enjoyment and recreation of the people of the state.

<sup>2</sup> Norman T. Newton, Design on the Land, The Development of Landscape Architecture (Cambridge MA and London: The Belknap Press of Harvard University Press, 1971) 465.

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be the first suburb designed by a landscape architect in the United States. It was here that Olmsted and Vaux adapted landscape features they utilized in their public park designs to residential environments. Public spaces were created using wide setbacks along roadways, large front lawns for houses, and dedicated recreational areas that combined to convey the visual sense of a park. This vision had a revolutionary effect on suburban residential park design.

The first suburban residential project to occur outside of New York City was Llewellyn Park in New Jersey. It was built using plans the developer, Llewellyn S. Haskill, a wealthy New York businessman and amateur landscape gardener, and the architect Alexander Jackson Davis conceived in 1857, a year before the Greensward plan for Central Park was adopted. Built in the foothills of the Orange Mountains twelve miles west of Manhattan, Llewellyn Park offered large villas with dramatic views. Although a fifty-acre park was incorporated in the plan, the landscape was an undifferentiated amalgam of individual suburban seats rather than a community in a park, as would occur later at Riverside. Olmsted believed that a residential park should engender “the harmonious association and co-operation of men in a community, and the intimate relationship and constant intercourse, and inter-dependence between families.”<sup>3</sup> Of course, these were all intelligent and fortunate middle-class families. The exclusiveness of these park communities were a significant component of their appeal.

According to historian Kenneth T. Jackson, no metropolis in the world was as well served by railroad commuter lines at the turn of the 20<sup>th</sup> century as New York. Tens of thousands of people entered the city each day from New Jersey and Long Island, but by far the largest number of commuters utilized three train lines – the Hudson River, Harlem River and New Haven railroads – serving Westchester County, “enabling it to become the first large suburban area in the nation to develop.”<sup>4</sup> The county had been a retreat for the urban elite for more than a century, especially along the scenic shores of the Hudson River and Long Island Sound, but Westchester’s significance in the history of the American suburb relates to the rapid development of middle-class residential parks following the introduction of rail transportation in the 1840s.

Along these tracks population grew by more than 50 percent in the first decade after initial construction, as real estate developments sprang up in Rye, Tarrytown and New Rochelle. Between 1850 and 1860, the population of Westchester County as a whole grew by 75 percent, and that portion nearest the city more than doubled. As early as 1855, English observer W.E. Baxter noted that suburban villas were “springing up like mushrooms on spots which five years

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<sup>3</sup> Robert Fishman, *Bourgeois Utopias, The Rise and Fall of Suburbia* (NY: Basic Books, 1987) 125, 130-131.

<sup>4</sup> *Crabgrass Frontier* (NY: Oxford University Press, 1989) 94.



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ago were part of the dense and tangled forest; and the value of property everywhere, but especially along the various lines of railroad, has increased in a ratio almost incredible.<sup>5</sup>

The combined amenities of coastal waterfront and railroad service connecting to Grand Central Station made the towns of Mount Vernon, Pelham, New Rochelle, Mamaroneck and Larchmont in Westchester County attractive to suburban development. Mount Vernon, the closest to the city, was created as a planned community in 1852 by a group of one thousand mechanics from the city named the Industrial Home Association No. 1. Nearly 400 houses were constructed on 369 acres the Association had assembled from the purchase of five farms, and when the Village of Mount Vernon was incorporated in 1853, it already had a population of 1,370 souls.<sup>6</sup> As might have been expected, this early and compelling planned residential development for working-class families was by no means a “community in a park.” It was laid out in a spare and economical grid street plan without the luxuries of open space and picturesque landscape design that middle class clients desired and could afford.

New Rochelle was the next village out of the city on the New York & New Haven Railroad, and while it had functioned through much of the nineteenth-century resort and recreational area, it was in the neighboring village of Larchmont that the first landscaped residential park on Long Island Sound was planned. Land speculation became very active in these towns after railroad service began in 1848. Country seats that had proliferated along the shoreline in previous years were eyed for their suburban development potential. In some cases, the owners, themselves, conceived subdivision plans on all or part of their properties; but residential park plans emerged from land companies formed by wealthy businessmen and investment firms from the city. Larchmont was the name steamship magnate Edward Knight Collins gave to the old Peter Jay Monro estate on Middle Neck when he bought it in 1845. Collins enjoyed the 288-acre property as a country seat until 1865 when he hired Frederick Law Olmsted to create a plan for 55 villa sites in a park landscape. Financial setbacks interfered with Collins’s ability to implement the plan, and in 1865 he sold Larchmont to Thomas J.S. Flint, a native New Yorker who had made his fortune in land speculation in Chicago. Flint and five partners formed the Larchmont Manor Company.<sup>7</sup> They discarded the original Olmsted plan and created a more intensive one based mainly on a grid of streets with a six-acre waterfront park and a central square.<sup>8</sup>

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<sup>5</sup> Ibid. 36.

<sup>6</sup> Frank E. Sanchis, American Architecture, Westchester County, New York (North River Press, 1977) 87.

<sup>7</sup> Larchmont, Official Centennial Edition (Village of Larchmont, 1991)

<sup>8</sup> Sanchis, 88.

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Flint's ambition was to provide "suburban houses for New York City businessmen of moderate means – say from \$2,500 to \$5,000 a year."<sup>9</sup>

*New Rochelle*

The introduction of residential park development in New Rochelle was not far behind. Two subdivision plans were identified in Bromley's 1881 Atlas of Westchester County. Huguenot Park, which was platted on the west side of North Avenue at the northern edge of the village, and a grid of streets, suggested by faint dotted lines, overlaid on the old Wakeman Hull estate on the east side of the street with the name "Manhattan Life Insurance Co." superimposed over it. By the time Bien's Atlas of Westchester County was published in 1893, the Manhattan Life Insurance Company's property was fully-actualized with a park landscape and named Rochelle Park, and in addition to the pre-existing Huguenot Park, there were a total of seven residential parks delineated in New Rochelle. Neptune and Residence parks were located near the waterfront; two others – Sycamore Park and Rosemont were situated on the west at the Pelham town line; and the rest were at the north end of the village. Outside of New Rochelle, Larchmont Manor was given the green wash of parks as well as two areas in Scarsdale: Arthur Manor and a property in development by the North End Improvement Company.

New Rochelle was created in 1689 with the purchase of 6,000 acres of Thomas Pell's Pelham Manor by a group of Huguenot refugees in New York. They established a settlement where the City of New Rochelle is now situated and where they and their descendants pursued agricultural and maritime occupations. It was not until the years preceding the Civil War when great growth occurred in New York City and mobility was increased with the advent of the railroad that New Rochelle's rural tranquility was upset by the appearance of country retreats and summer resorts for city dwellers along its Long Island Sound shoreline. Dripp's 1858 Map of the Village of New Rochelle indicates just how fast and extensive was this transformation. The waterfront had become dense with suburban houses and their individual landscapes, and this development was encroaching on farmland that occupied the space between the Sound and the village, in its traditional location along the New York – Boston Post Road. The New York and New Haven Railroad roughly paralleled the Post Road just north of the village, and country seats began again just north of it. By 1867, as depicted in Beers's Atlas of New York and Vicinity, New Rochelle had become a suburban village. As a result, there is no industrial or commercial history of consequence in the village. It was a residential village with a strong tourist economy.

The size of the village remained fairly small during the first half of the nineteenth century. Population doubled in that period, increasing from 1,274 in 1800 to 2,458 in 1850. It doubled again over the next 30

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<sup>9</sup> History of Larchmont, 17.

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years to a total of 5,276 in 1880. Ten years later, there were over 9,000 inhabitants, reflecting the surge of suburban development and coinciding with the appearance of residential parks. Another 5,000 people had made New Rochelle their home by 1900. Then, remarkably, in the next decade the population of the city (which New Rochelle had become in 1899) doubled. It would double again by the 1930s when the population exceeded 60,000 persons. With this, the development of the city had essentially reached its peak; the 2002 census lists New Rochelle's current population at 72,472.

*Rochelle Park*

The Manhattan Life Insurance Company was a major investor in real estate in the New York area. It held numerous mortgages and, as appears to be the case of Rochelle Park, was involved in suburban development projects. Nothing is known as to how the company came to acquire the old Hull property from J.J. Carpenter around 1880, but based on the subdivision superimposed on Bromley's 1881 map of New Rochelle, it is clear a residential project was intended.<sup>10</sup> The developer set high standards for the project. In a later prospectus, the company made its case.

It is justly acknowledged by those most familiar with the country lying adjacent to the metropolis that Westchester County has been specially favored by nature as a place for suburban homes and the little town of New Rochelle is by common consent recognized as its most attractive settlement. By the distance circles on the map, New Rochelle is seventeen miles from New York City Hall, far enough away from the noise and bustle of the city, and near enough withal to be whisked in and out in but little more than a half hour.

...Undisturbed by the encroachment of manufacturing industries, New Rochelle possesses even to this day the quaint homelike features of the up-country village, and this fact more than any other suggested to the owners of the tract of land on North Street the propriety of developing and improving it, and their enterprise has made Rochelle Park the most charming spot for a villa site anywhere within easy distance from New York.<sup>11</sup>

The Landscape. To achieve this goal, the owners had hired Nathan F. Barrett by 1885 to design a superlative residential park. He was well-known in New York, and his credentials were strong as a result of his highly-publicized plan for the Illinois model community for factory workers that he completed in 1880. Named

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<sup>10</sup> J.J. Carpenter's name appears associated with the property on 1876 map.

<sup>11</sup> "Rochelle Park," Prospectus published by the Manhattan Life Insurance Co., n.d. [c. 1890].

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Pullman, for the railroad passenger car manufacturer, George R. Pullman, who financed the project, it was one of the most important residential landscape plans in the United States and one of the few not associated with the Olmsted firm. Barrett was born in Staten Island, New York in 1845, the son of a founder of a dye works there. After several years at sea and serving in the Union Army during the Civil War, being wounded at the battle of Cedar Creek, he apprenticed with his nurseryman brother and devoted himself to the profession of landscape gardening. In 1869, the same year Olmsted and Vaux embarked on the Riverside development, Barrett was employed the landscape engineer for the Central Railroad of New Jersey, laying out a number of station grounds in places such as Roselle, Cranford, Netherwood and Plainfield. From there he went on to establish his reputation designing estate landscapes in New Jersey, Long Island, Westchester and Tuxedo Park. He met Pullman while developing landscape plans for his summer home in Fairlawn, New Jersey. After Pullman, Barrett went on to work on town plans in Birmingham, Alabama, Fort Worth Texas and Chevy Chase, Maryland. After designing the landscape plan for Rochelle Park, Barrett was appointed landscape architect of the Essex County (New Jersey) Park Commission, the first county park commission in the United States, where he prepared plans for Branch Brook Park in Newark, the first public park created by county. Later, he would be appointed to the Palisades Interstate Park Commission (1900-1915) and be a founding member of the American Society of Landscape Architects, of which he was President in 1903.<sup>12</sup>

Nathan F. Barrett was an early and strong proponent of incorporating formal, geometric design into park landscapes.<sup>13</sup> The plan he conceived for Rochelle Park reflected this philosophy. The wide diagonal axis of The Boulevard with circular elements at either end is both geometric and formal in ways that other park designers in the Olmsted tradition did not attempt. The dimensions of The Court are also geometric and formal. Barrett mixed these features with those that were natural and picturesque. Wide green spaces and deep house setbacks provide the park-like openness and unity that Olmsted advocated. The Serpentine effectively interrupts the stark linearity of The Boulevard as winds its way through a rugged section of the park where rock outcrops are incorporated into the park landscape and individual villa sites. Barrett's plan was highly creative, and as the prospectus promised, it set Rochelle Park apart from the other residential parks in the village as well as those in the rest of Westchester County. The landscape designer must have had particular interest in the project because he built a house at the east end of The Boulevard and resided in Rochelle Park for the better part of the rest of his life. His name is still associated with the property on

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<sup>12</sup> Richard Schermerhorn, Jr. "Nathan Franklin Barrett, Landscape Architect," *Landscape Architecture*, X, 3 (April 1920) 109-114. Also see Stanley Bruder, *Pullman, An Experiment in Industrial Order and Community Planning, 1880-1930* (NY: Oxford University Press, 1967).

<sup>13</sup> *Ibid.*; Newton, 387.

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Bromley's 1911 map of New Rochelle, but his obituary states that he died on October 17, 1919 in nearby Pelham.<sup>14</sup>

Nathan F. Barrett is a landscape architect of national significance. He was prominent during the seminal period when public parks and suburban residential parks were introduced in the United States. Barrett was instrumental in establishing landscape architecture as a profession and was a founding member of the American Society of Landscape Architects. He was also associated with the first county and state park commissions established. Rochelle Park is one of only two major suburban landscapes plans presently documented to have been designed by him (Pullman, Illinois being the other). The integrity of its plan and its characterizing landscape and built features makes Rochelle Park a significant representation of Barrett's work, design philosophy and importance in the history of the American suburb.

The Architecture. According to the prospectus, Rochelle Park was distinguished by "substantial and artistic dwellings of the Queen Anne and Colonial style of architecture." It further claimed,

The projectors have aimed to make the Park the most desirable place of residence in the vicinity of New York, where those of cultivated and artistic tastes may have a home of moderate cost. Rochelle Park has passed the point of uncertainty, and is now beyond question a grand success, a miniature Tuxedo, and quite as attractive in its way. Here is a rare chance for those willing to avail themselves of it to become their own landlords by erecting houses at a cost varying from \$4,000 to \$10,000. Thus, you avoid paying rent and your domicile becomes at once your home and castle...

Lots can be bought there only with the understanding that improvements will be made within a limited time, and only one house can be erected on a lot. In order that the eminently respectable character of the Park shall be maintained, it is further required that dwellings on the main boulevards shall not cost less than \$5,000. From this it will be readily seen that the projectors of Rochelle Park intend to preserve its individuality and social status.<sup>15</sup>

The prospectus went on to mention only McKim, Mead and White as one of the many New York architectural firms that had designed houses in Rochelle Park. Clearly, they were the firm most valued by the Manhattan Life Insurance Company for the renown that had already achieved in New York City. The Shingle

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<sup>14</sup> Ibid.

<sup>15</sup> "Rochelle Park."



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Style architecture that characterized the development was the signature design of the firm who had employed it with great success in country houses in Newport on Long Island. Though smaller in scale, the Rochelle Park Shingle Style “villas” were distinctive and served to update the traditional suburban park house types from the Picturesque revivals introduced by Downing and Vaux to more modern ones considered Queen Anne and Colonial. These houses also reflected New Rochelle’s position on the Sound and its association with the resort architecture that the Shingle Style referenced.

A New York Times advertisement documents the presence of “two three-story and cellar colonial style mansions” designed by McKim, Mead & White on Manhattan Avenue.<sup>16</sup> Houses on the south side of Manhattan Avenue were demolished with the construction of Interstate 95 along the New York & New Haven Railroad right-of-way, and the exact location of the referenced houses is not known. However, a house on the north side of Manhattan Avenue is a likely example of McKim, Mead & White’s work and exemplifies the type as it was manifested in Rochelle Park. (PHOTO 2) Many of the two-story houses fitting the Colonial or Shingle Style description incorporated three-story towers in a corner of their front facade. In addition to being a unifying design characteristic for the development, it likely was also a factor of New Rochelle’s resort history. Most were oriented south towards Long Island Sound, suggesting that in their heyday, before trees were allowed to grow to their present height, Rochelle Park’s more prominent properties could catch a glimpse of the water and a wisp of sea air from their towers and attic balconies.

One of the larger and more elaborate Shingle Style houses built in Rochelle Park was not designed by McKim, Mead & White, although it shares the form and decorative vocabularies of their cottages, although at a much larger scale. The large shingle-sided house located at the corner of the Boulevard and The Serpentine was designed for A.L. Laukota by the New York architectural firm of Stephenson & Greene, and it was described in a special issue in architecture in Scientific American published in October 1895. This house has since been destroyed by a fire, but Colonial Revival ornamentation is visible in the surviving illustrations. But a second Rochelle Park house that was pictured on the cover of the same Scientific American issue diverges from the prevailing Colonial format. The design of the house at 21 The Boulevard displays rounded towers and bays and the pronounced use of arcading, which suggests German influences. (PHOTO 5)

Another house with a tower was built facing south across The Lawn at 8 The Circle. (PHOTO 6). It also expresses a Germanic taste in its castle-like form and arcaded attic porch. This house was built for Henry A. Siebrecht, a German immigrant, who owned the first florist shop to open on Fifth Avenue in Manhattan. Known to be a “landscape artist” himself, Siebrecht’s attraction to Rochelle Park is understood; his son, namesake and business partner also built a house on The Circle. The Siebrechts operated large greenhouses

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<sup>16</sup> June 16, 1889, 15.

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on property just south of Rochelle Park. His obituary credits Henry A. Siebrecht with having been the first florist to grow lilies of the valley in the winter in a greenhouse process he introduced in 1889. He was also credited with bringing the orchid into commercial use, which he introduced into wedding bouquets in the 1870s, and bringing Japanese and Chinese ginkgo trees into popularity. The obituary recorded other notable accomplishments.<sup>17</sup>

As a landscape gardener and architect, he took an active part in the building up of Coney Island as a pleasure resort. He helped to lay out the gardens of Thomas A. Edison in New Jersey and John D. Rockefeller, Sr. at Pocantico Hills. Others who have employed his services included J. Pierpont Morgan, Mrs. Russell Sage and the Spreckles family of Hawaii... He laid out and built the botanical gardens in Bronx Park, aiding Nathaniel L. Britten [director-in-chief of the gardens], and there he planted eighteen ginkgo trees. He helped to lay out Fairmont Park in Philadelphia... It was Mr. Siebrecht who broke the first ground for the old P.T. Barnum Hippodrome at Twenty-seventh Street and Fourth Avenue and he laid out the gardens when it was transferred [*sic*] into Gilmore's Gardens.

Scenic Artist Ernst Albert had a home on the south side of Manhattan Avenue that was destroyed by the construction of I-95. Albert was the set designer for many theatrical productions in the city. His house was reputedly designed by Philadelphia architect Wilson Eyre.<sup>18</sup> Nathan F. Barrett's home on The Boulevard has also been said to have been designed by Eyre, although clear documentation has not been found and the house has been replaced by another.<sup>19</sup> As might be expected, his gardens were highly regarded, but more for their whimsy than formality. Around the exterior of his "bungalow," he had duplicated, at a reduced scale, scenery from dramatic natural locales in America and Europe, including Alpine peaks, Italian lakes and Colorado canyons.<sup>20</sup> Colonial Revival architect Aymar Embury has also been mentioned in association with Rochelle Park, although his work there is presently undocumented.<sup>21</sup> There is a record that New York architect, E.A. Sargent designed Rochelle Park's distinctive stone entrance gateway.<sup>22</sup>

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<sup>17</sup> "Henry A. Siebrecht Dies; Landscape Artist," New York Times, June 20, 1934, 21.

<sup>18</sup> New Rochelle on the Sound (New Rochelle Board of Trade, 1903), 14.

<sup>19</sup> Brenda Smothers, "Presentation to the Historical and Landmark Review Board in Support of Rochelle Park's and Rochelle Height's Joint Application for Designation as a Local Historic District," Historic District File, New Rochelle Historical and Landmarks Review Board.

<sup>20</sup> "A Lawn Party in Fairyland," New York Times, June 10, 1906, 9.

<sup>21</sup> Smothers.

<sup>22</sup> Ibid.

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Houses designed in more conventional style modes, such as Colonial Revival (PHOTOS 5, 8 & 9) and Tudor Revival (PHOTOS 2 & 7) were also built in Rochelle Park. Colonial Revival motifs were combined with Shingle Style features – notably shingle siding and gambrel roofs – to create a large boxy form that was repeated in many instances. Although not as distinctive as the foregoing Shingle Style examples, and likely later and less costly buildings, they preserve the essential organic elements of the developments defining architecture. (PHOTO 9) The Tudor Revival-style houses represent a more general and modern suburban architecture entering the Picturesque environment of Rochelle Park. These later entries by no means diminish the architectural significance of the houses in Rochelle Park, which are at once distinctive representative examples of early suburban architecture in what were called the Queen Anne and Colonial styles and unique expressions of a group of architects working to develop original house designs to fit the park landscape environment of Rochelle Park and the domestic well being of their clients.

### *Rochelle Heights*

George G. Sickles observed the transformation of his neighbor's aging but elegant suburban seat into a new residential park in the years before his death in 1887. In 1886 the local newspaper reported he was contemplating building 100 "cottages" on his property on North Avenue.<sup>23</sup> Although he maintained a house in Manhattan, he had resided in New Rochelle for many years, commuting to the city when required. A self-made millionaire, Sickles had pursued a career in printing, the law, and real estate speculation, but he had made his fortune investing on Wall Street. He was apparently quite a character, and in 1881, at the age of 81 years, he married his 48-year-old housekeeper and nurse for his second wife. His only son, General Daniel E. Sickles, a Union Army hero of the Battle of Gettysburg and New York City political figure, disapproved, although he had killed a man (the son of the composer of the national anthem, Francis Scott Key) in a rage for flirting with his wife and was acquitted. It was a family with many skeletons in its closets.<sup>24</sup>

It took years to settle George G. Sickles's estate, estimated by some to have been valued at \$12 million, although he heartily disputed it. It included numerous parcels of real estate in Manhattan, Brooklyn and Westchester County, as well as in the oil regions of Pennsylvania.

In my time I have handled a great deal of real estate. I owned in bond at one time about all of the land from Twentieth to Fortieth streets, and from Fourth to Eighth avenues in New York. I also owned 800 lots in Brooklyn, which included the site of the present City

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<sup>23</sup> New Rochelle Pioneer, August 21, 1886.

<sup>24</sup> "A Long Life Closed," New York Times, March 19, 1887, 8. "A Groom at Eighty-One," NYT, Dec. 21, 1881, 5. W.A. Swanberg, Sickles The Incredible (NY: Scribners, 1956).

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Hall and extended up Fulton avenue for a mile. Just before the hard times of 1837 I sold out and invested \$850,000 in Western lands. I never lost a dollar in Wall street, and I seldom failed to secure a profit in my real estate transactions.<sup>25</sup>

On October 14, 1895 portions of the Sickles estate were auctioned at Town Hall in New Rochelle. Included in the proceedings was the 100-plus acres known as the "old homestead and farm." The court had permitted the heirs of the estate to bid, and Gen. Daniel E. Sickles, his sister, Alta Denham, and his son, George Stanton Sickles, bought several parcels, including the homestead and farm, which they won at the price of \$925 per acre. The family announced that the property would be improved similar to Rochelle Park.<sup>26</sup>

Little progress was made towards this goal in the next decade. When Bromley's Atlas of Westchester County was published in 1901, the George G. Sickles Estate was still indicated as the owner of the 112 acre parcel and the homestead and farm buildings – not a subdivision plan – were still depicted there. Then in June 1905 a "Map of Rochelle Heights in the City of New Rochelle... Subdivision 1" was drawn and filed with the Westchester County Clerk.<sup>27</sup> The architects of record were Mann, MacNeille and Lindeberg. Using a trust fund his father had created for his two young children, Gen. Daniel E. Sickles had created the Sickles Land Improvement Company.<sup>28</sup> Sickles evidently retained the architects to initiate the project and derive some income from the property.

The architects represented a collaborative of two firms who would later emerge as important contributors to the design of suburban communities in New York metropolitan area. The Mann and MacNeille firm is best known for its model urban and town planning projects. Harrie T. Lindeberg would become one of the premier country house architects in the nation. The year 1905 was early in their respective careers and appears to be a formative exercise in suburban community planning for them. Designed a full twenty years in the past, Rochelle Park would have been a historic model to both emulate and modify. The years since Rochelle Park appeared had witnessed significant shifts in ideas about the planning and design of suburban communities. The population of New Rochelle increased from less than 7,000 people in 1885 to nearly 25,000 in 1905. This statistic alone shows how suburban planning had entered a new and wildly different era. The plan for Rochelle Heights is an indication that the changes that had occurred. Park-like components of the landscape were dramatically reduced; they were more symbolic than real. The luxury of open space

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<sup>25</sup> "A Groom at Eighty One."

<sup>26</sup> "In The Real Estate Field: The Sickles Estate at New Rochelle Sold Yesterday," New York Times, Oct. 15, 1895, 15.

<sup>27</sup> L.E. Van Etten, Civil Engineer. From a copy in Map Drawer 1, E.L. Doctorow Local History Room, NRPL.

<sup>28</sup> "Gen. Sickles's Son Seeks Lost Million," New York Times, Sept. 4, 1915, 1.



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was no longer a critical factor as a visual, a social or a cost measure. While Rochelle Heights' main boulevard (Hamilton Avenue) had generous side buffers and house set back requirements, a park setting, much less actual park spaces, were not determining components of the subdivision plan. Architecture was more eclectic, more standardized and more economically built. The Tudor Revival and Colonial Revival architectures were of a different sort than that which had developed in Rochelle Park. One significant difference was the diversity of scale in the housing indicating the broader scope of and distinctions within the middle class of the early twentieth century.

Horace B. Mann (1868-1937) was born in Orange, New Jersey and received his architectural degree from the Columbia University School of Mines in 1890. His first employer was the architectural firm of J.C. Cady and Company, a prominent New York firm with many large institutional projects. While Mann was associated with this office, J.C. Cady and Company was designing a major expansion to the American Museum of Natural History in Manhattan and the Rhode Island State Capitol, as well as preparing a design proposal for the competition for the Cathedral of St. John the Divine (which did not win). There were smaller projects, such as St. Williams Catholic Church on Raquette Lake in the Adirondacks, alterations to Buttell Chapel at Yale University, and the Center Market Place Bath House in New York. In 1892 Mann won a Columbia fellowship to continue his studies in France and Italy. Upon his return, he joined the firm of Snelling and Potter, and by 1905 he had formed a partnership with Perry R. MacNeille, whose limited biography suggests that he was more of a planner and administrator. He was married to Mann's sister, Clausine. Mann and MacNeille continued their practice until MacNeille's death in 1931, when Horace Mann retired.<sup>29</sup>

Harrie T. Lindeberg (1879-1959) was born in Bergen Point, New Jersey. His architectural education is unknown until he appears on the employee register of McKim, Mead and White. He considered the five years he spent as a draughtsman with the firm between February 1901 and March 1906 an apprenticeship, and from that training he built an exceptional career in designing country houses. Lindeberg was Stanford White's assistant on project for the James L. Breese estate in Southampton, Long Island. The design of the large Colonial Revival house would resonate in his work throughout his career.<sup>30</sup> Unfortunately, his years at McKim, Mead & White do not coincide with the period when they would have been developing designs for houses at Rochelle Park. The association is merely coincidental. As a young, aspiring architect looking to develop independent commissions, Lindeberg appears to have joined Mann and MacNeille in what looked

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<sup>29</sup> [Horace B. Mann obituary], New York Times, July 16, 1937. [Perry R. MacNeille obituary], NYT, Oct. 5, 1931. J.C. Cady information retrieved from Google search.

<sup>30</sup> Mark Alan Hewitt, "Harrie T. Lindeberg and Modern Domestic Architecture," Domestic Architecture of H.T. Lindeberg. (1940; Second Ed., NY: Ancanthus Press, 2003) VI. Obituary, New York Times, Jan. 11, 1959.



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like a promising venture with the Sickles Land Improvement Company in New Rochelle. Although his name is included on the map filed for the fourth Rochelle Heights subdivision in 1907, it would seem that Lindeberg did not actively participate in its development, and his design sensibilities are not evident in the houses that were built there. When his employment with McKim, Mead & White concluded in 1906, Lindeberg formed a partnership with Lewis Colt Albro, another apprentice in the firm, and immediately secured major country house projects. The era of McKim, Mead & White ended suddenly when Stanford White was shot and killed at Madison Square Garden on June 25, 1906. Lindeberg and Albro were poised to step in and continue their elite level of work, which they did, both in partnership and separately, for the rest of their careers.

Mann and MacNeille are best known for the industrial towns they designed during the First World War and the model urban housing they developed afterwards. However, prior to that during the early decades of the twentieth century, the published record of their work was a combination of country and suburban houses.<sup>31</sup> Three large residences and a group of row houses in Chicago designed by the firm were published in the Inland Architect and News Record between 1905 and 1907. One of them, a Georgian Revival house for meatpacker Edward F. Robbins built at 2126 Prairie Avenue in 1905, is the only other documented Mann, MacNeille and Lindeberg collaboration presently known.<sup>32</sup> Horace B. Mann's training and European sojourn surely prepared him for designing large houses for elite clients, and he and MacNeille received a number of commissions in the New York area. They designed a large, wood frame Colonial Revival residence for Walter Parsons on Great Neck Long Island in 1910, which attracted the attention of the press.<sup>33</sup> More houses in the Colonial Revival and Italian Villa style (Mann's term) followed over the next seven years. During this time, the partnership also produced designs for suburban residences.

Most of Mann & MacNeille's suburban designs that were published represented the English Cottage style that was popular in middle class domestic architecture of the period. In an essay titled "Style in the Country House," for The American Architect in 1915, Mann expressed a strong preference for the Colonial Revival style. He acknowledged the importance influence French, English and Italian had on the forms and decoration of American country house and garden architecture, but he believed that the indigenous American

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<sup>31</sup> Twenty-one references to Mann & MacNeille were located in the Avery Index of Architectural Periodicals for illustrations of their work or articles written by or related to them from 1905 to 1927.

<sup>32</sup> Further research may turn up more products of this collaboration. A keyword search in both the ProQuest digital New York Times and the Avery Index identified the Robbins commission for the trio. Robert Sharoff, "Saving the Grand Relics of Chicago's Prairie Ave.," New York Times, Sept. 20, 1998, RE4. "Residence of Edward F. Robbins, Chicago, Illinois," Inland Architect and News Record, 45 (May 1905) plate following p. 45. Lindeberg and Mann & MacNeille designed houses separately in Fieldston, a residential park built on the highest point of land in the Bronx. Architectural Record, 31 (May 1914) 455-462.

<sup>33</sup> American Architect and Building News, vol. 97, pt. 2, no. 1790.

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style was most significant and had reached the point, through the accomplishments of several great American architects (Charles A. Platt is the only one he mentions by name) where it was a source of adaptation in the European models. Mann also observed that country life was no longer the domain of the elite. More and more it was in the reach of the "great middle class." This phenomenon was helped by the automobile which "made the country more accessible to the man with an average bank account." Americans had direct ownership of the Colonial style; while the European styles were beautiful, they did not resonate with the American psychology, which was less complex and more direct, less formal and simpler. Its form and materials were inexpensive by comparison and more adaptable to local circumstances. The Colonial Revival style provided the maximum of appearance, taste and comfort with the least expenditure of time and labor.<sup>34</sup>

The Rochelle Heights plan reflects the simplicity and economy that Mann perceived in the American domestic architecture in the period. It is possible that they developed the plans for some or many houses on Hamilton Avenue, but the level of documentation of these houses does not include this information. It is known that the house located just inside the subdivision's gateway at 45 Hamilton Avenue was designed in 1912 by another architect, Fred M. Truex, so Mann and MacNeille clearly did not design all of the houses.<sup>35</sup> Nor did architects of their caliber produce the prototype designs for the smaller residences on built on Fifth Avenue. In all, there is little to suggest that Mann, MacNeille and Lindeberg determined the architectural program for the first subdivision of Rochelle Heights. Had they done so, there would have been greater unity and novelty of design. Further research will likely reveal that architectural commissions were as diverse as the designs turned out to be.

What occurred in the later subdivisions that were developed ten or fifteen years later implies that more planning went into the development. In this case, perhaps Mann & MacNeille had a greater impact on the appearance of the houses and streetscapes, although the extent of their involvement here is also unclear. At his death in 1914, General Sickles had squandered his fortune and his children's trust in the Sickles Land Improvement Company. His executor announced that he had long ago disposed of his interest in the company.<sup>36</sup> Thus the direction of the project is ambiguous at this point, but it helps to explain the apparent ten-year gap between the two stages. So does the outbreak of the First World War.

When the United States entered the First World War, a concerted effort was made to accommodate workers in the areas where defense industries were located. Perry MacNeille found himself in charge of the Housing

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<sup>34</sup> 107:2055 (May 12, 1915) 293-297.

<sup>35</sup> "[Illustration of] House of William H Wood, Esq. Rochelle Heights Park, New Rochelle, New York," *American Architect*, vol. 102, pt. 1 no. 1908.

<sup>36</sup> "Gen. Sickles's Son Seeks Lost Million."

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Branch of the Industrial Section of the Ordinance Department of the United States Defense Department, and Mann and MacNeille were designing large-scale industrial housing communities.<sup>37</sup> They planned and designed buildings for Perryville, Maryland, which was built to house laborers at the Atlas Powder Company plant on the easterly banks of the Susquehanna River. The town contained 160 dwellings and three boarding houses along with a school, community house, stores, moving picture theater, laundry building, church and firehouse in an organized hierarchical plan that segregated workers from supervisors and military personnel in house types that reflected their status. At the Jefferson Rouge plant of the Solvay Process Company, they designed a series of attached duplex houses on a number blocks within the city of Detroit, Michigan.<sup>38</sup> They also designed more than 400 houses and specialized buildings for workers of Air Nitrate Corporation in Sheffield, Alabama.<sup>39</sup> Here, a hierarchy was created in the plan where the highest elevated sites with the best views were reserved for the lots and homes of the commandant, officers and factory managers. The “highly skilled mechanics” were relegated to 50 ft. by 100 ft. lots at lower elevations. Workers’ houses were designed with seven types of external appearances although they all had identical 2-story, 3-bedroom plans. One architecture writer remarked that “compared with the majority of homes in workingmen’s villages, these homes strike one by the spaciousness with which they are planned.”<sup>40</sup>

All these new town projects were designed put into construction in 1918, including another in Bristol, Pennsylvania, where Mann & MacNeille designed their largest town, which was intended to house thousands of shipyard workers at the Merchant Shipbuilding Corporation. It was hailed in American Architect as “America’s Greatest Single Industrial Housing Development.”<sup>41</sup> The article contained the following comments, which are relevant to the planning of Rochelle Heights.

A properly designed industrial village must take into consideration an intensely human development... The designer must be possessed of peculiar knowledge of building materials and methods most suited for the construction of large and varied groups of dwellings, together with diversified architectural knowledge which will tend to fit the design to human and geographical requirements which differ in each individual problem.

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<sup>37</sup> “Industrial Housing at Perryville, Md., Mann & MacNeille, Architects and Town Planners,” American Architect, vol. 114, pt. 2 (Oct. 30, 1918), plates 129-135, following p. 534.

<sup>38</sup> “Jefferson Rouge: The Development of Solvay Company, Detroit Mich.,” Architectural Forum, 28 (April 1918) 121-123.

<sup>39</sup> Charles C. May, “Housing Development for the Air Nitrate Corporation, Sheffield, Alabama: Mann & MacNeille, Architects and Town Planners,” Architectural Forum, 29 (September 1918) 69-74, pl. 46-48.

<sup>40</sup> *Ibid.*, 72.

<sup>41</sup> C. Stanley Taylor, vol. 113, pt. 2, no. 2212 (May 15, 1918) 599-615.

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Mann & MacNeille brought their model town planning and ideas about improved affordable housing to bear on the second subdivision of Rochelle Heights. Like the Air Nitrate Corporation community in Alabama, and to a certain extent all the other industrial towns, the plan was hierarchical with the best properties at the highest elevation with the best views. Cortlandt Avenue was laid out across the plateau of a promontory to provide the greatest isolation in the plan and the best prospect of Long Island Sound. Houses on the north side of Hamilton Avenue that were on the hillside and oriented towards the Sound were, therefore, in a little better situation than those on the south side of the street and the different status is embodied in the lot sizes and house design. All the parcels bordering on the Cortlandt Avenue properties are larger and better as a result of their proximity, and this shows even on Fifth Avenue, the part of the plan with the least prestige. As on Hamilton Street, the lots and houses on the west (Cortlandt Avenue) side of Hunter Avenue are more substantial than those on the opposite side of the street.

The placement, planning and development of lots on the fringe streets of Albemarle Avenue and Rockland Place are distinctive for what they represent at the lower echelon of the neighborhood. The houses are well designed and progressive, which conveys to them the status of this new community; however, they are small in scale and economical in design and materials, which establishes them at a lower rank. The "great middle class" had its range of wealth. The fact that Rochelle Heights incorporated a variety of economic options is significant in the context of its time. This was not a factor in the landscape and social design of Rochelle Park. If there is any physical indication that Mann & MacNeille planned this part of Rochelle Heights, the placement and design of houses on Albemarle Avenue and Rockland Place are where it is at. The limited but distinct variety of external appearances and the commonality of interior plans are consistent with their industrial town plans. As with them, the rapid growth of New Rochelle in this period demanded a range of housing options and a socially engineered plan to accommodate the different groups within the class.

The automobile had a tremendous impact on suburban development in Westchester County, in general, and New Rochelle, in particular. One of the first, limited-access highways in the United States, the Bronx River Parkway (1906-1923), connected White Plains with Bruckner Boulevard in The Bronx. Its proximity to New Rochelle stimulated automobile commuting and accelerated residential development.<sup>42</sup> Between 1900 and 1910, New Rochelle's population doubled to include more than 30,000 people. In the next twenty-five years, it would double again. The railroad continued to play an important role in commuting to work; however, as parkways multiplied in the county, the automobile allowed for far greater volume. Within ten years of the completion of the Bronx River Parkway, others were constructed in Westchester, including the Hutchinson

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<sup>42</sup> Jackson, 166.



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River Parkway (1928), which skirted the west side of New Rochelle, the Saw Mill River Parkway (1929), and the Cross County Parkway (1931), for which nearby Pelham was the eastern terminus.<sup>43</sup>

By 1935 a new arterial was in the planning stages that would parallel the northerly side of the New Haven Railroad from the new George Washington Bridge, the first automobile crossing to span the Hudson River, in northern Manhattan to Connecticut.<sup>44</sup> This is an early indication of regional planning in the New York Metropolitan Area in response to the adverse impact of excessive motor vehicle traffic. (This projected right-of-way obliterated the south side of Albemarle Avenue in Rochelle Heights no more than a decade after houses were constructed there.) When a national interstate highway system was instituted in the 1950s, the federal government appropriated vast amounts of funding for the construction of regional highways to facilitate interstate commerce and national defense. The New England Thruway was constructed in the 1960s as part of Interstate 95, which replaced U.S. 1 as the principal transportation corridor along the eastern seaboard. This highway followed the route projected in c. 1935, but in addition to taking a portion of Rochelle Heights along Albemarle Avenue, it also encroached on Rochelle Park where property on the south side of Manhattan Avenue were condemned and houses there demolished. The highway and the noise it creates has diminished the seclusion of the district, but recently visual and sound barriers have been erected to mitigate the impact.

Rochelle Park and Rochelle Heights combine to illustrate the history of suburban development in the New York metropolitan area from its origins after the Civil War when the growth of an urban middle class and regional rail transportation encouraged the creation of picturesque and exclusive residential park enclaves removed from the city to its transformation after the First World War when suburban communities multiplied to accommodate larger numbers and more economically and culturally diverse residents. In this transition, ideas about open space, landscape design, road circulation, hierarchy of spaces, and architectural design changed significantly. Moving from Rochelle Park, which had at least two phases of development, into Rochelle Heights, which had as many of its own, the evolution of space and design from 1885 to 1925 is visually quite evident. This leaves the Rochelle Park – Rochelle Heights Historic District a truly remarkable and significant surviving example of early suburban development in New York State.

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<sup>43</sup> Ibid.

<sup>44</sup> Map of the City of New Rochelle, Westchester County, New York (NY: Planning Board Technical Advisory Corp., Consulting Engineers, c. 1935)



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**Rochelle Park – Rochelle Heights H.D.****New Rochelle, Westchester Co., NY**

Name of Property

County and State

**10. Geographical Data****Acreage of property** approx. 180**UTM References**

(Place additional UTM references on a continuation sheet.)

1  
Zone Easting Northing  
23  
Zone Easting Northing  
4☒ See continuation sheet**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**name/title Neil Larson & Associates, Inc. (Contact: Peter Shaver, NYSHPO, 518-237-8643)  
organization for New Rochelle Historical & Landmarks Review Board date September 25, 2004  
street & number 515 North Avenue telephone 914-654-2186  
city or town New Rochelle state NY zip code 10801**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets****Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of the SHPO or FPO.)

name \_\_\_\_\_  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.470 *et seq.*)**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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**Verbal Boundary Description**

The northern boundary of the district follows the southerly side of Fifth Avenue from a point in the northwest corner of the lot at 10 Hamilton Avenue to a point in the northeast corner of 355 Fifth Avenue. The eastern boundary follows the rear lot lines of the properties on the east side of Rockland Place to the point where it meets the rear lot lines of properties on the north side of Pierce Street and thence turns westward along the rear lot lines of properties on the north side of Pierce Street to a point where it meets the rear lot lines of properties on the west side of Potter Avenue. From this point, the boundary turns and runs in a southwesterly direction along the rear lot lines of properties on the westerly side of Potter Avenue until it crosses Lemke Place and meets the north side of the I-95 right-of-way. Here the boundary turns westward and follows the north side of the I-95 R.O.W. to include a narrow strip of park land on the south side of Albemarle Avenue. At the westerly end of Albemarle Avenue, the boundary turns north and west and south to exclude properties facing on Brookdale Circle, which were not part of the original Rochelle Heights subdivision; the westerly leg of this exclusion follows the rear lot lines of properties on the east side of The Court. This line continues south until it meets the I-95 R.O.W. thence turning westward to follow the north side of the R.O.W. and the south sides of The Court and Manhattan Avenue to a point there it meets properties facing on the south side of The Circle. The boundary angles southwestward to include these properties and follows their rear lot lines to a point in the eastern line of the lot on the southeast corner of North Avenue and The Boulevard at the entrance of Rochelle Park. From here the boundary turns northward to follow the rear lot lines of the properties facing the west side of The Circle and exclude commercial properties facing North Avenue. The boundary turns eastward on the south side of Manor Avenue and then turns northward to follow the east side of Beaufort Place until it meets the northwest corner of Beaufort Place and Hamilton Avenue at the entrance to Rochelle Heights. At this corner the boundary turns westward and follows the north side of Hamilton Avenue until it reaches the southwest corner of the property at 10 Hamilton Avenue where it turns and follows the westerly side of the lot to the point of beginning.

See attached composite map assembled from City of New Rochelle tax maps where the boundary is indicated by a heavy solid line.

**Boundary Justification**

The boundaries reflect the original boundaries of the combined residential subdivision plans. Areas that have been redeveloped in commercial, religious and municipal uses along North Avenue have been excluded, and sections taken and razed for the construction of I-95 are the only alterations.