

**HISTORIC AND NATURAL DISTRICTS
INVENTORY FORM**

**DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479**

FOR OFFICE USE ONLY

UNIQUE SITE NO. _____
QUAD _____
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ORGANIZATION
(if any): _____

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1. NAME OF DISTRICT South Nyack Historic District

2. COUNTY Rockland TOWN/CITY _____ VILLAGE South Nyack

3. DESCRIPTION:

See Continuation Sheet

4. SIGNIFICANCE:

See Continuation Sheet

5. MAP

See Continuation Sheet

6. SOURCES:

See Continuation Sheet

7. THREATS TO AREA:

BY ZONING ☐

BY ROADS ☐

BY DEVELOPERS ☐

BY DETERIORATION ☐

OTHER

ADDITIONAL COMMENTS:

8. LOCAL ATTITUDES TOWARD THE AREA:

9. PHOTOS:

See Continuation Sheet

South Nyack Historic District

Physical Description

The proposed South Nyack Historic District is located in the Village of South Nyack, Town of Orangetown, Rockland County, New York. It should be noted that select resources within the proposed district were also previously surveyed by a variety of local organizations and individuals.

The village is located on the western shore of the Hudson River, approximately 30 miles north of New York City and 130 miles south of Albany. South Nyack is a primarily residential area located immediately south of the more commercially centered Village of Nyack. Collectively, South Nyack, Nyack, and Upper Nyack to the north form an area commonly referred to as the Nyacks, which have historically shared close economic and cultural associations. The Tappan Zee Bridge, which carries the New York State Thruway (Interstate [I]-87/287) over the Hudson River between Rockland and Westchester Counties, touches down in the southern portion of the Village of South Nyack.

The riverside portion of the proposed district is situated in the Tappan Zee Scenic District, a New York State Department of Environmental Conservation (NYSDEC)-designated scenic zone that extends along the west side of the Hudson River shore from the New York/New Jersey border northward to Hook Mountain in Upper Nyack. The scenic district designation affords honorary protection to it, and impacts should be taken into account prior to issuance of NYSDEC permits (NYSDEC, 1996).

The eastern and western portions of the proposed district are situated within the area of potential effect (APE) (see Location Map). Specifically, the eastern edge of the proposed district overlooks the Hudson River and Tappan Zee Bridge to the south. The western edge of the proposed district abuts the eastern edge of grade-level Thruway Interchange 10, separated from it by some vegetation. Therefore, both the eastern and western portions of the proposed district have views of the bridge and the Thruway, respectively, because of their close proximity to these elements.

The proposed district comprises a large section of the residential core of the Village of South Nyack. In contrast to the northwestern portion of South Nyack, which contains many residences that were originally constructed as workers' houses, the middle and eastern portions of South Nyack (including the area encompassed by the proposed district), have historically been the more affluent sections. The proposed district is characterized by the large Second Empire-style estates of the 1850s-80s, large Queen Anne-style residences of the 1880s-1900s, and the slightly more modest residences of the early-20th century built in the Queen Anne, Colonial Revival, Tudor, and Craftsman styles. The proposed district, includes 130 contributing resources and 34 non-contributing resources. Table 1 provides a list of contributing and non-contributing resources within the proposed district in alphabetical order, according to address. The section below characterizes the principal roads within the proposed district in a chronological fashion.

Piermont Avenue

Piermont Avenue reflects its status as the oldest road in South Nyack in that it contains some of the oldest buildings in the village. The small Greek Revival-style cottage at 270 Piermont Ave on the corner of Mansfield Avenue, for example, is probably one of the oldest extant buildings in South Nyack. At the northeast corner of Clinton Avenue, 221 Piermont Avenue, which exhibits some late-19th-century Queen Anne-style elements, may have origins in the first half of the 19th century. Partly due to its early

Table 1**Proposed South Nyack Historic District
Contributing and Non-Contributing Resources**

Sub-section	Block	Lot	Address	Architectural Description	Contributing Status
062	0002	016	7 Clinton Ave.	One-and-a-half-story, Tudor Revival-style stone, brick, and half-timbered stucco residence with slate roof; diamond-pane casement windows; timber door; and front-gable dormer supported by brackets; brick garage linked to residence by porte-cochere with slate-clad roof supported by arched timber posts.	Contributing
062	0002	017	11 Clinton Ave.	One-and-a-half-story, Cape Cod-type cottage with clapboards; decorative shingles in gable end and hipped-roof dormers with casement windows. Detached frame two-car garage and outbuilding are also located on property.	Contributing
062	0002	013	12 Clinton Ave.	Two-and-a-half-story, brick-and-stucco, Tudor Revival-style residence; features two-story oriel windows capped by engaged pyramidal roof; round-arched brick lintels accent Queen Anne windows; two-sided oriels; intersecting-gable roof and half-timbered gable end; stone foundation; 1891 date block.	Contributing; also identified as locally surveyed resource (Friends of the Nyacks, 1980)
062	0002	018	23 Clinton Ave.	Two-and-a-half-story, Colonial Revival-style, frame residence; features two-story pedimented projecting porch supported by Doric posts; wood-panel door flanked by side-lights and top-light; six-over-six double-hung sash set within wood surrounds.	Contributing
062	0002	012	24 Clinton Ave.	Two-and-a-half-story, Colonial Revival-style, frame residence; features clapboard siding; two-over-two double-hung sash in wood surrounds; single-story porch supported by Doric posts.	Contributing
062	0002	019	29 Clinton Ave.	Two-and-a-half-story, Tudor Revival-style, frame residence capped by a gambrel roof; features door set within asymmetrical front-gable entry; paneled door has metal strap hinges; fenestration includes multi-pane double-hung sash and four-pane casement windows.	Contributing
062	0002	020	33 Clinton Ave.	Two-story, Colonial Revival-style, frame residence; panel door set within Classical wood surround that features pilasters, top-light, six-pane casement window and broken pediment.	Contributing

Table 1 (con't)

**Proposed South Nyack Historic District
Contributing and Non-Contributing Resources**

Sub-section	Block	Lot	Address	Architectural Description	Contributing Status
062	0002	011	36 Clinton Ave.	Two-and-a-half-story, mid-19 th -century, Second Empire-style stucco residence; features bracketed cornice; slate-clad mansard roof with windows set within round-arched surround; later additions include pedimented entry portico and two-story porch addition with Doric posts.	Contributing; also identified as locally surveyed resource (Friends of the Nyacks, 1980)
062	0002	041	37 Clinton Ave.	Square-plan, Colonial Revival-style, brick residence with hipped roof	Contributing
062	0002	010	40 Clinton Ave.	Two-and-a-half-story, side-gable cottage; retains historic form and massing, including single-story front porch; central chimney; and three-bay-by-two-bay fenestration pattern.	Contributing
062	0002	009	44 Clinton Ave.	Two-and-a-half-story, side-gable cottage; retains historic form and massing, including single-story front porch supported by Doric posts; central chimney; and three-bay by two-bay fenestration pattern.	Contributing
062	0002	008	50 Clinton Ave.	Two-and-a-half-story, side-gable cottage; retains historic form and massing, including single-story front porch; central chimney; front-gable dormers; and three-bay-by-two-bay fenestration pattern.	Contributing
062	0001	008	60 Clinton Ave.	Colonial Revival-style, stucco-clad residence with side-gable roof and denticulated cornice.	Contributing
062	0001	012	61 Clinton Ave.	Second Empire-style residence with polychromatic slate-clad mansard roof; gable dormers; and wrap-around porches; surrounded by extensive grounds.	Contributing; also identified as locally surveyed resource (Perry & Perry, 1986)
062	0001	009	64 Clinton Ave.	Queen Anne-style residence with cross-gable plan and turret; extensively remodeled with a porch; modern windows, and modern siding.	Non-contributing
062	0001	010	70 Clinton Ave.	Second Empire-style residence with tower; original features such as slate roof and ornamentation remain intact; Colonial Revival-style porch addition.	Contributing; also identified as locally surveyed resource (Friends of the Nyacks, 1980)
062	0001	002	84 Clinton Ave.	Craftsman-style residence with picket fence-pattern, vertical board trim beneath gable; recently remodeled, but retains form and ornamentation.	Contributing

Table 1 (con't)

**Proposed South Nyack Historic District
Contributing and Non-Contributing Resources**

Sub-section	Block	Lot	Address	Architectural Description	Contributing Status
062	0001	035	87 Clinton Ave.	Dutch Colonial Revival-style residence with front-gambrel roof; diamond-pane windows; and rusticated concrete block foundation.	Contributing
062	0001	001	88 Clinton Ave.	Colonial Revival-style residence with front-gable roof and brick chimney; modern alterations have compromised historic integrity.	Non-contributing
062	0001	037	89 Clinton Ave.	Early-20 th -century, shingle-clad, side-gable residence with exposed rafter ends.	Contributing
054	0001	034	90 Clinton Ave.	Former Nyack Ice Company associated with an important early industry in South Nyack. Property had three buildings, a non-extant retail store, a frame building, and a warehouse. Retail store was a single-story, rectangular-plan, frame building clad in stucco with a steeply pitched, front-gable roof with vergeboard trim; bore sign that read "Historic Nyack Icehouse, Inc." The single-story frame building is clad in clapboard. The warehouse is a large windowless brick building with a shallow-gable roof with exposed rafter ends. The buildings were most likely built in the late-19 th century. In 2006, store was removed.	Contributing
062	0001	038	91 Clinton Ave.	Colonial Revival-style, shingle-clad residence with hipped roof; central dormer, and full-width entry porch.	Contributing
062	0001	039	97 Clinton Ave.	Queen Anne-style, front-gable residence clad in clapboards with scalloped shingles at gable end.	Contributing
070	0001	018.2	10 Cornelison Ave.	Queen Anne-style residence with turret and wrap-around porch supported by turned spindles; doors and large windows are modern replacements that compromise integrity.	Non-Contributing
070	0001	018.1	14 Cornelison Ave.	Queen Anne-style residence with turreted dormer over entry porch; some original windows and architectural features remain intact, however, numerous additions have been made that affect the integrity of the building, including steeply pitched, shed-roofed front and side porches, and vinyl siding.	Non-contributing

Table 1 (con't)

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Sub-section	Block	Lot	Address	Architectural Description	Contributing Status
070	0001	019	20 Cornelison Ave.	Queen Anne-style, cross-gable residence with turret; wrap-around porch; and brick side chimney; clad in wood shingles.	Contributing
070	0001	016	21 Cornelison Ave.	Four-square, hipped-roof duplex with two dormers; parged with stucco; full-width porch is supported by Doric columns.	Contributing
070	0002	014	1 Edgewater Lane	Modern residence that post-dates period of significance.	Non-contributing
062	0002	029	1 Gesner Ave.	Two-and-a-half-story, late-19 th /early-20 th -century, frame residence facing Hudson River; features intersecting-gable roof; round-arched window in gable end; paired and single double-hung sash set within wood surrounds; gambrel-roof carriage house situated west of main residence.	Contributing
062	0002	026	14 Gesner Ave.	Two-and-a-half-story, Queen Anne-style frame residence; features intersecting-gable roof; corner turret; wrap-around porch with Doric supports; shingle siding.	Contributing; also identified as locally surveyed resource (Friends of the Nyacks, 1980)
062	0002	025	24 Gesner Ave.	Ranch-type residence; post-dates period of significance	Non-contributing
062	0002	030	25 Gesner Ave.	Two-and-a-half-story, Colonial Revival-style frame residence; features single-story entry portico with Doric columns that support full entablature; side-gable roof; Classical cornice with exposed rafters.	Contributing
062	0002	024	26 Gesner Ave.	Two-story, frame Eastlake cottage; features single-story porch with wood-arch supports; front-gable dormer with vergeboard; paired glass-and-panel storm doors.	Contributing; also identified as locally surveyed resource (Friends of the Nyacks, 1980)
062	0002	031	37 Gesner Ave.	Two-and-a-half-story, Second Empire-style frame residence; features single-story porch supported by bracketed posts; two-over-two double-hung sash set within wood surrounds; slate-clad mansard roof accented by brackets; dormer windows set within arched surrounds.	Contributing; also identified as locally surveyed resource (Friends of the Nyacks, 1980)

Table 1 (con't)

**Proposed South Nyack Historic District
Contributing and Non-Contributing Resources**

Sub-section	Block	Lot	Address	Architectural Description	Contributing Status
062	0002	023	38 Gesner Ave.	Two-and-a-half-story, Second Empire-style frame residence; features single-story porch supported by bracketed posts; two-over-two double-hung sash set within wood surrounds; glass-and-panel doors; side entry sheltered by bracketed awning; mansard roof accented by brackets; dormer windows set within arched surrounds.	Contributing; also identified as locally surveyed resource (Friends of the Nyacks, 1980)
062	0002	032	41 Gesner Ave.	Two-and-a-half-story, Stick-style frame residence; features two-over-two double-hung sash set within wood surrounds; decorative clapboards and vergeboard in gable end.	Contributing; also identified as locally surveyed resource (Friends of the Nyacks, 1980)
062	0002	022	42 Gesner Ave.	Early-20 th -century, Tudor-style brick cottage; features front-gable entry with round-arched door surround; eight-over-one double-hung sash; front-gable dormer windows.	Contributing
062	0002	033	43 Gesner Ave.	Two-and-a-half-story, Stick-style frame residence; features double-hung sash set within wood surrounds; glass-and-panel door; wrap-around porch supported by bracketed posts; vergeboard in gable end.	Contributing; also identified as locally surveyed resource (Friends of the Nyacks, 1980)
062	0002	021	44 Gesner Ave.	Ranch-type residence; post-dates period of significance.	Non-contributing
070	0002	032	38 Glen Byron Ave.	Two-story, Gothic Revival-style frame residence; features pointed and hooded windows; double round-arched paneled wood doors; two-story bracketed porch with front-gable second story with paired pointed arches and vergeboard; slate roof.	Contributing; also identified as locally surveyed resource (Historical Society of the Nyacks, 2002)
070	0002	010	39 Glen Byron Ave.	Two-and-a-half-story, stucco-clad Colonial Revival-style residence facing Hudson River; features Classical cornice; roof balustrade and central brick chimney; Classical window lintels; wrap-around porch supported by Doric posts.	Contributing
070	0002	031	40 Glen Byron Ave.	Two-and-a-half-story, Gothic Revival-style frame residence with intersecting-gable roof with decorative wood pattern and pointed windows in gable ends; bracketed front porch topped by second-story porch with wood balustrade.	Contributing; also identified as locally surveyed resource (Friends of the Nyacks, 1980)

Table 1 (con't)

**Proposed South Nyack Historic District
Contributing and Non-Contributing Resources**

Sub-section	Block	Lot	Address	Architectural Description	Contributing Status
070	0002	011	41 Glen Byron Ave.	Two-and-a-half-story, Shingle-style frame residence facing Hudson River; features intersecting-hipped roof with broadly overhanging eaves and exposed rafters; eyebrow dormers; rounded bay windows; wrap-around porch supported by bracketed posts.	Contributing; also identified as locally surveyed resource (Historical Society of Rockland County, 1997)
070	0002	030	44 Glen Byron Ave.	Two-and-a-half-story, Colonial Revival-style stucco-clad residence; multi-pane double-hung sash; hipped roof with exposed rafters and hipped-roof dormer; single-story porch supported by Doric columns.	Contributing
070	0002	029	44A Glen Byron Ave.	One-and-a-half-story, Craftsman-style stucco-clad residence; features paired and single six-over-one double-hung sash in wood surrounds; first story has cutaway porch and oriel window; building capped by sloping gambrel roof with broad overhanging eaves.	Contributing
070	0002	028	46 Glen Byron Ave.	Ranch-type residence constructed in 1950s; post-dates period of significance.	Non-contributing
070	0002	027	48 Glen Byron Ave.	Two-and-a-half-story, Queen Anne-style frame residence; features intersecting-gable roof; hipped-roof porch supported by posts; two-story oriel window.	Contributing
070	0002	026	50 Glen Byron Ave.	One-and-a-half-story, Dutch Colonial Revival-style frame residence with single-story porch supported by Doric posts; gambrel roof with shed-roof dormer; paired six-over-one double-hung sash set within wood surrounds.	Contributing
070	0002	012	51 Glen Byron Ave.	Two-and-a-half-story, Colonial Revival-style frame residence with high integrity; features denticulated window lintels on first story; pedimented entry porch with dentils and vegetative ornament in gable end; double glass-and-panel doors; oriel with Queen Anne-type windows; front-gable dormers with lunettes; hipped roof and Classical cornice.	Contributing
070	0002	013	51A Glen Byron Ave.	Single-story, front-gable frame garage with clapboard and vertical board siding in the gable end.	Contributing

Table 1 (con't)

**Proposed South Nyack Historic District
Contributing and Non-Contributing Resources**

Sub-section	Block	Lot	Address	Architectural Description	Contributing Status
070	0002	025	52 Glen Byron Ave.	Two-and-a-half-story, early-20 th -century, four-square frame residence capped by hipped roof; single-story porch supported by triple posts atop a balustrade; single and triple multi-pane sash set within wood surrounds.	Contributing
070	0002	024	53 Glen Byron Ave.	Two-and-a-half-story, Colonial Revival-style stucco-clad residence; features single-story porch supported by Classical posts; fixed windows; oriel window supported by brackets; multi-pane casement windows; altered Palladian window in clipped-gable end; hipped roof with exposed rafters; carriage house converted into garage located east of residence.	Contributing
070	0002	023	55 Glen Byron Ave.	Two-and-a-half-story, Dutch Colonial Revival-style frame residence; features gambrel roof; six-over-one double-hung sash; principal entry flanked by Classical pilasters; side entry sheltered by front-gable awning supported by brackets.	Contributing
070	0002	046	7 Gurnee Place	Two-and-a-half-story, Dutch Colonial Revival-style frame residence; features windows set within wood surrounds; pedimented awning supported by brackets.	Contributing
070	0001	031	5 Mansfield Ave.	Two-and-a-half-story, side-gable residence with shed-roofed dormer; two sets of paired windows on second story; porch addition is modern.	Non-contributing
070	0001	030	7 Mansfield Ave.	Craftsman-style residence with side-gambrel roof and clipped-gable dormer; heavy wood brackets at eaves; porch is supported by paired sloping-sided columns.	Contributing
070	0001	029	9 Mansfield Ave.	Craftsman-style residence with side-gable roof with exposed rafter ends and heavy wood brackets at eaves; shed-roof dormer; front porch supported by paired sloping-sided columns.	Contributing
070	0001	032	10 Mansfield Ave.	Queen Anne-style residence with cross-gable roof; scalloped shingles beneath gables; porch supported by turned posts and decorative wood railing.	Contributing

Table 1 (con't)

**Proposed South Nyack Historic District
Contributing and Non-Contributing Resources**

Sub-section	Block	Lot	Address	Architectural Description	Contributing Status
070	0001	028	11 Mansfield Ave.	Craftsman-style residence with side-gambrel roof and clipped-gable dormer with Tudor half-timbered effect below eaves; full-width front porch with heavy wood brackets.	Contributing
070	0001	033	12 Mansfield Ave.	Queen Anne-style residence with cross-gable roof and decorative shingle patterns beneath gable; hipped-roof porch addition.	Contributing
070	0001	027	13 Mansfield Ave.	Craftsman-style residence with clipped-gable roof with exposed rafter ends and heavy wood brackets at eaves; clipped-gable dormer; hipped-roof, full-width front porch supported by columns.	Contributing
070	0001	034	14 Mansfield Ave.	Dutch Colonial Revival-style residence with side-gambrel roof and two tiers of wall dormers; shutters feature trefoil decoration.	Contributing
070	0001	026	15 Mansfield Ave.	Craftsman-style residence with side-gambrel roof and clipped cross-gable beneath which is a central fanlight; full-width front porch with exposed rafter ends is supported by thick square paired posts; most windows have three-over-one double-hung sash.	Contributing
054	0002	015	200 Piermont Ave.	Two-and-a-half-story, Dutch Colonial Revival-style stucco residence; features gambrel roof; single-story porch supported by Doric posts; two-sided oriel window; gambrel end-wall dormer.	Contributing
062	0001	007	216 Piermont Ave.	Three-and-a-half-story, Queen Anne-style, frame residence; pedimented wrap-around porch supported by Doric columns; clipped-gable roof with clipped-gable dormer windows; half-timbered ornament in clipped-gable ends.	Contributing
062	0002	043	219 Piermont Ave.	Two-and-a-half-story, Colonial Revival-style, frame residence; pedimented entry porch supported by Doric posts; wood-panel door with side-lights and top-lights; front-gable dormer with triple Queen Anne windows; hexagonal window in gable end.	Contributing; also identified as locally surveyed resource (Friends of the Nyacks, 1980)
062	0002	042	221 Piermont Ave.	Two-and-a-half-story, four-bay, clapboard-clad, frame residence, probably built in the mid-19 th century in a vernacular Classical Revival style; updates in the Queen Anne style include a wrap-around porch, dormers, and projecting bay.	Contributing

Table 1 (con't)

**Proposed South Nyack Historic District
Contributing and Non-Contributing Resources**

Sub-section	Block	Lot	Address	Architectural Description	Contributing Status
062	0002	040	245 Piermont	Tudor Revival-style residence parged with stucco affecting a half-timbered appearance.	Contributing; also identified as locally surveyed resource (Friends of the Nyacks, 1980)
062	0002	039	247 Piermont	Tudor Revival-style residence parged with stucco affecting a half-timbered appearance.	Contributing; Also identified as locally surveyed resource (Friends of the Nyacks, 1980)
062	0001	013	248 Piermont Ave.	Later example of the Colonial Revival style; two-story, four-bay, brick residence with a built-in garage.	Non-contributing
062	0002	038	249 Piermont Ave.	Side-gable residence with pent returns, possibly built ca. 1930, with vinyl siding and three-over-one double-hung-sash.	Non-contributing
062	0002	037	253 Piermont Ave.	Second Empire-style residence with unusual horse-collar gable and stucco finish; polychromatic slate mansard roof with dormers, brick chimney, and decorative details including window surrounds and ornamental wood brackets. Residence appears on an 1876 atlas under the name Currie.	Contributing; also identified as locally surveyed resource (Friends of the Nyacks, 1980)
062	0001	020	254 Piermont Ave.	Queen Anne-style, cross-gable residence with scalloped shingles beneath gables and a porch supported by simple round columns.	Contributing
062	0001	021	256 Piermont Ave.	Shingle-clad, four-square, hipped-roof, frame cottage with central dormer; entry is flanked by side-lights; foundation is clad in fieldstone.	Contributing
062	0002	036	257 Piermont Ave.	Dutch Colonial Revival-style, wood shingle-clad residence with a side-gambrel roof, shutters, and standard frontispiece with broken pediment.	Contributing
062	0002	035	259 Piermont Ave.	Residence with unusual tower exhibiting elements of Italianate and Second Empire styles; sided in clapboards; original stable behind residence.	Contributing; also identified as locally surveyed resource (Friends of the Nyacks, 1980)
062	0001	022	260 Piermont Ave.	Queen Anne/Tudor Revival-style residence clad in clapboards; set atop brick foundation; three-bay two-story residence; Queen Anne windows; side-lights surrounding the front entry; projecting bay on the side elevation.	Contributing

Table 1 (con't)

**Proposed South Nyack Historic District
Contributing and Non-Contributing Resources**

Sub-section	Block	Lot	Address	Architectural Description	Contributing Status
062	0001	023	262 Piermont Ave.	Queen Anne-style residence with round tower and wrap-around porch; windows are largely modern replacements; clad in vinyl siding; decorative trim survives.	Contributing
070	0001	006	264 Piermont Ave.	Two-and-a-half-story, side-gable residence with entry porch and built-in garage; built after 1960.	Non-contributing
070	0001	007	266 Piermont Ave.	Modern, two-story, multi-gable residence with Japanese influence; large single-pane windows on front façade.	Non-contributing
070	0002	035	269 Piermont Ave.	Victorian residence with steeply pitched roof, vergeboard trim and decorative shingles; clad in clapboards.	Contributing
070	0001	008.1	270 Piermont Ave.	Greek Revival-style, vernacular residence, built ca. 1830; one-and-a-half-story, three-bay residence has a side-gable roof and is clad in clapboard.	Contributing
070	0002	036	271 Piermont Ave.	Small, two-and-a-half-story residence with a brick first story and a shingle-clad second story, possibly constructed ca. 1900; former stable, now garage, located in front of residence and is simple clapboard-clad frame building.	Contributing
070	0001	009	272 Piermont Ave.	Craftsman-style bungalow with a side-gable roof with flared eaves and a brick side chimney.	Contributing
070	0001	010	274 Piermont Ave.	Front-gable, gambrel-roof residence with enclosed porch supported by tapered posts.	Contributing
070	0001	008.2	274A Piermont Ave.	Undeveloped lot	Non-contributing
070	0002	037	275 Piermont Ave.	Tudor Revival-style residence constructed of brick with stone quoins; leaded and stained-glass windows; decoratively carved hooded wood entry porches; wood entry gate at the front of property and garage at rear stylistically match residence.	Contributing; also identified as locally surveyed resource (Perry & Perry, 1986)
070	0001	011	276 Piermont Ave.	Cottage with side-gambrel roof intersected by simple pitched roof with exposed rafter ends.	Contributing
070	0001	012	278 Piermont Ave.	Queen Anne-style residence with decorative shingle pattern beneath multiple gables; foundation is brick; chimneys are constructed of brick and fieldstone.	Contributing; also identified as locally surveyed resource (Friends of the Nyacks, 1980)
070	0002	038	279 Piermont Ave.	Ranch-type, one-and-a-half-story, L-plan residence with built-in garage.	Non-contributing

Table 1 (con't)

**Proposed South Nyack Historic District
Contributing and Non-Contributing Resources**

Sub-section	Block	Lot	Address	Architectural Description	Contributing Status
070	0002	039	281 Piermont Ave.	Colonial Revival-style, shingle-clad residence with side-gambrel roof and brick side chimney; side-lights flank front entry.	Contributing
070	0002	040	283 Piermont Ave.	Four-square, Craftsman bungalow with flared eaves and central hipped-roof dormer; full-width front porch supported by columns.	Contributing
062	0001	019	7 Prall Place	Ranch-type residence with brick and asbestos shingle cladding, and attached garage.	Non-contributing
062	0001	018	9-11 Prall Place	Cape Cod-type, one-and-a-half-story duplex with dormers; clad in wood shingles; constructed ca. 1940.	Non-contributing
062	0001	014	10 Prall Place	Cape Cod-type brick residence with modified saltbox-type roof shape and attached garage.	Non-contributing
078	0001	013	1 Smith Ave.	One-and-a-half-story, Tudor Revival-style residence that may have originally functioned as a boat house; features half-timbering and front-gable entry portico with colored tiles and patterned brick panels.	Contributing
078	0001	015	26 Smith Ave.	Two-and-a-half-story, Queen Anne-style, frame-and-masonry residence with intersecting roof; central tower; wrap-around porch; oriel windows; and cobblestone cladding on first story.	Contributing
078	0001	016	28 Smith Ave.	Two-and-a-half-story, Queen Anne-style, frame-and-masonry residence with intersecting roof; rounded corners; eyebrow dormers; arched masonry porch supports; oval windows; patterned brick chimney; historic double-hung sash with decorative transoms.	Contributing
078	0001	017	30 Smith Ave.	Two-and-a-half-story, four-square frame residence with wrap-around porch and historic fenestration pattern, including hipped-roof dormers.	Contributing
078	0001	006	33 Smith Ave.	Ranch-type residence with intersecting-gable roof constructed in 1940s-50s; post-dates period of significance.	Non-contributing
078	0001	005	35 Smith Ave.	Early-20 th -century, Dutch Colonial Revival-style residence with clapboard and brownstone façade; brownstone chimney; Classical door surround with side-lights; oriel window and front-gable dormers.	Contributing

Table 1 (con't)

**Proposed South Nyack Historic District
Contributing and Non-Contributing Resources**

Sub-section	Block	Lot	Address	Architectural Description	Contributing Status
078	0001	004	39 Smith Ave.	Late-19 th -century, Colonial Revival/Shingle-style, two-and-a-half-story frame residence with intersecting roof and turreted corner; oriel windows; pedimented entry porch; decorative elements including wood lunettes over windows; ornamental features at porch pediment and cornice level.	Contributing
078	0001	002	78 Smith Ave.	Two-story, three-bay residence constructed ca. 1910 in an interpretation of the Colonial Revival that references the Greek Revival style. The wood-frame clapboard-clad residence has a side-gable roof with a central front-gable wall dormer. There are brick end chimneys, an asphalt shingle-clad roof, and a brick foundation.	Contributing
078	0001	025	4 Salisbury Pl.	Rectangular-plan, two-and-a-half-story, stucco-parged residence, constructed in 1913 in the Colonial Revival style. It sits atop a concrete foundation and is capped by an asphalt-clad hipped roof with an intersecting gable. Property includes main residence, carriage house, and detached garage.	Contributing
078	0001	022	5 Salisbury Pl.	An L-plan, two-and-a-half-story, stucco-parged building atop a concrete foundation constructed in 1927 in the Colonial Revival style. Of fireproof construction, interior structural elements include steel beams, concrete slabs and clay tile walls.	Contributing
054	0002	018	171 S. Broadway	Two-and-a-half-story, Shingle-style, frame and masonry residence; features two-and-a-half-story engaged turret; intersecting-gable roof with exposed rafters; oriel windows; Queen Anne windows; oval windows; hipped-roof dormers; pedimented porch; carriage house located south of main residence.	Contributing; also identified as locally surveyed resource (Perry & Perry, 1986)
062	0001	006	187 S. Broadway	Two-and-a-half-story, Colonial Revival-style, frame residence; features include hipped roof; doors flanked by side-lights; hipped-roof dormer.	Contributing; also identified as locally surveyed resource (Friends of the Nyacks, 1980)
062	0001	003	192 S. Broadway	Second Empire-style residence with turret; pointed-arch windows; projecting bay; brick foundation; residence retains decorative features such as window and door	Contributing; also identified as locally surveyed resource (Friends of the

Sub-section	Block	Lot	Address	Architectural Description	Contributing Status
				surrounds; clad in modern siding; only residence standing on block according to 1876 atlas; attributed to John I. Polhemus.	Nyacks, 1980)
062	0001	005	207 S. Broadway	Second Empire-style, two-and-a-half-story residence currently being remodeled.	Contributing
062	0001	004	209 S. Broadway	One-and-a-half-story, Late Dutch Colonial Revival-style, side-gambrel-roofed cottage with a smaller gambrel-roofed addition; faced in local sandstone; brick center chimney; gable dormers; eight-over-eight double-hung sash.	Contributing
062	0001	034	212 S. Broadway	Dutch Colonial Revival-style residence with a side-gable roof and clapboard cladding.	Contributing
062	0001	011	213 S. Broadway	Wilberforce Van Slyke House; Arts and Crafts/Colonial Revival-style residence designed by M.L. & H.G. Emery in 1907.	Contributing; also identified as locally surveyed resource (Perry & Perry, 1986)
062	0001	033	214 S. Broadway	Dutch Colonial Revival-style residence clad in clapboards.	Contributing
062	0001	032	216 S. Broadway	Dutch Colonial Revival-style residence clad in clapboards.	Contributing

Table 1 (con't)

**Proposed South Nyack Historic District
Contributing and Non-Contributing Resources**

Sub-section	Block	Lot	Address	Architectural Description	Contributing Status
062	0001	031	220 S. Broadway	Queen Anne-style residence with a turret and rounded bay bearing an ornamental frieze band; clad in asbestos shingles.	Contributing; also identified as locally surveyed resource (Friends of the Nyacks, 1980)
062	0001	036	220A S. Broadway	Undeveloped lot	Non-contributing
062	0001	030	224 S. Broadway	Dutch Colonial-style residence clad in asbestos shingles; has lost many character-defining features through recent remodeling.	Non-contributing
062	0001	015	233 S. Broadway	Large, high-style, Colonial Revival four-square brick residence with hipped roof; hipped-roof dormers with flared eaves.	Contributing
062	0001	029	234 S. Broadway	Queen Anne-style, cross-gable residence with tower; scalloped shingles at gable ends; wrap-around porch with vergeboard trim.	Contributing
062	0001	016	241 S. Broadway	Colonial Revival/Neoclassical-style, two-story, clapboard-clad residence with hipped roof and dormer and patterned shingles beneath eaves; columns support front porch.	Contributing; also identified as locally surveyed resource (Friends of the Nyacks, 1980)
062	0001	017	245 S. Broadway	Queen Anne-style, two-and-a-half-story residence with a wrap-around porch supported by turned posts and trimmed with trefoil patterned vergeboard. Clad in vinyl siding.	Contributing
062	0001	027	257 S. Broadway	Large garage capped by a hipped roof; associated with 257A South Broadway.	Contributing; also identified as locally surveyed resource (Friends of the Nyacks, 1980)
062	0001	026	257A S. Broadway	Victorian residence with round tower and vergeboard detailing; brick cladding and grillwork added ca. 1920.	Contributing
070	0001	001	267 S. Broadway	Residence that combines elements of Queen Anne and Tudor Revival styles with square tower; porches with decorative railing; projecting bays; and decorative detailing including complex shingle patterns and suggestions of half-timbering beneath select gables; interior brick chimneys.	Contributing; also identified as locally surveyed resource (Friends of the Nyacks, 1980)
070	0001	036	269 S. Broadway	Two-and-a-half-story, Queen Anne-style residence with hip-roofed dormers and oculus window.	Contributing

Table 1 (con't)

**Proposed South Nyack Historic District
Contributing and Non-Contributing Resources**

Sub-section	Block	Lot	Address	Architectural Description	Contributing Status
070	0001	035	271 S. Broadway	Colonial Revival-style residence with gambrel roof; wall dormers; brick side chimney.	Contributing
070	0001	025	275 S. Broadway	Arts & Crafts-style brick residence with Tudor Revival-style elements; one-and-a-half-story, cross-gable building has massive brick chimney; round-arch doorways; and roof suggesting false thatch; decorative mosaic panels in window tympana; built ca. 1920.	Contributing
070	0001	024	277 S. Broadway	Craftsman/Queen Anne-style, four-square residence with full-width porch and hipped roof intersected by a front gable; clad in vinyl siding, but retains stylistic features.	Contributing
070	0001	023	279 S. Broadway	Craftsman/Queen Anne-style, four-square residence with hipped-roof dormer and full-width porch supported by paneled wood posts; clad in wood shingles.	Contributing
070	0001	022	281 S. Broadway	Craftsman/Queen Anne-style, four-square residence clad in wood shingles; hipped roof is intersected by a front gable and hipped-roof dormers; full-width porch is supported by paneled wood posts.	Contributing
062	0001	028	282 S Broadway	Undeveloped lot	Non-contributing
070	0001	021	284 S. Broadway	Queen Anne-style, cross-gable building; probably built as residence, and converted for use as South Nyack Village Hall ca. 1950.	Contributing
070	0001	020	285 S. Broadway	Craftsman/Queen Anne-style, four-square residence with full-width porch supported by paneled wood posts; hipped roof is intersected by a front gable; clad in vinyl siding, but retains stylistic features.	Contributing
078	0001	008	1 Tappan Zee Terrace	Two-and-a-half-story, Colonial Revival-style, stucco-clad residence; features single-story porch supported by columns and oriel windows.	Contributing
078	0001	007	3 Tappan Zee Terrace	Ranch-type residence that post-dates period of significance.	Non-contributing

Table 1 (con't)

**Proposed South Nyack Historic District
Contributing and Non-Contributing Resources**

Sub-section	Block	Lot	Address	Architectural Description	Contributing Status
062	0002	003	3 Voorhis Point	Modified ranch-type residence that post-dates period of significance.	Non-contributing
062	0002	001	4 Voorhis Point	One-and-a-half-story, Colonial Revival-style, hipped-roof carriage house that currently functions as three-car garage; details include Classical cornice; occupies large lot that forms center of Voorhis Point and helps define character of district.	Contributing
062	0002	007	5 Voorhis Point	One-and-a-half-story, Colonial Revival-style, stucco carriage house; six-over-six double-hung sash; hay mow in gable end; wood- panel door with transom.	Contributing
062	0002	006	6 Voorhis Point	Modified early-20 th -century riverfront residence; features turret and wrap-around porch on east façade; west façade has been altered by modern additions.	Contributing
062	0002	005	7 Voorhis Point	Ranch-type residence that post-dates period of significance.	Non-contributing
062	0002	004	8 Voorhis Point	One-and-a-half-story, Colonial Revival-style, frame residence; features gambrel roof; original fenestration pattern; historic form and massing.	Contributing
062	0002	002	9 Voorhis Point	Ranch-type residence that post-dates period of significance.	Non-contributing
054	0002	013	10 Voorhis Point	Two-and-a-half story, Stick-style frame residence; features H-plan form with symmetrical front-gable sections including vergeboard; slate roof; six-over-six double-hung sash; oriel windows; constructed in 1910.	Contributing
054	0002	012	11 Voorhis Point	Two-and-a-half story, Shingle-style frame residence that features hipped roof with overhanging eaves and asymmetrical-gable end; multi-pane sash and Queen Anne dormers.	Contributing
054	0002	014	12 Voorhis Point	Colonial Revival/Tudor Revival-style residence erected in 1909; features symmetrically balanced main façade; clipped-gable roof; six-over-one double-hung sash; oriel windows with star-burst-type transoms; half-timbering in gable ends and dormers; one of earliest residences constructed by Stephen Voorhes in early-20 th century to form a self-contained community.	Contributing; also identified as locally surveyed resource (Historical Society of the Nyacks, 2002)

Table 1 (con't)

**Proposed South Nyack Historic District
Contributing and Non-Contributing Resources**

Sub-section	Block	Lot	Address	Architectural Description	Contributing Status
070	0002	006	1 Washington Ave.	Two-and-a-half story, Colonial Revival-style, masonry-and-frame residence; features masonry first story; gambrel roof and pedimented entry with Craftsman door and side-lights; accessed via historic concrete and masonry staircase leading from Washington Ave. to Hudson River.	Contributing
070	0002	005	2 Washington Ave.	Modern riverfront residence; post-dates period of significance.	Non-contributing
070	0002	008	3 Washington Ave.	Early-20 th -century riverfront cottage with historic features, including Queen Anne-style windows; glass-and-panel door and intersecting-gable roof; may have originally functioned as boat house.	Contributing
070	0002	003	4 Washington Ave.	Modern riverfront residence; post-dates period of significance.	Non-contributing
070	0002	004	5 Washington Ave.	Modern riverfront residence; post-dates period of significance.	Non-contributing
070	0002	007	11 Washington Ave.	Two-and-a-half-story, Shingle/Queen Anne-style, frame residence facing Hudson River; features wrap-around porch supported by Eastlake columns; decorative shingle cladding between first and second stories; oriel-type gabled dormer.	Contributing
070	0002	034	23 Washington Ave.	Ranch-type residence constructed during 1940s-50s; post-dates period of significance.	Non-contributing
062	0002	034	24 Washington Ave.	Large Queen Anne-style residence with multiple gables and central front-gable wall dormer; clad in imitation clapboard, yet retains overall integrity. (Also known as 267 Piermont Ave.).	Contributing
070	0002	001	26 Washington Ave.	Ranch-type residence constructed during mid-to-late 20 th century; post-dates period of significance.	Non-contributing
070	0002	033	27 Washington Ave.	Two-and-a-half-story, mid-19 th -century frame residence sheathed in stucco during early-20 th century; historic details include oriel windows supported by brackets with multi-pane casements with transoms; lower portion of oriels feature diamond-shaped ornament and continuous sills.	Contributing; also identified as locally surveyed resource (Friends of the Nyacks, 1980)
070	0002	002	28 Washington Ave.	Ranch-type residence constructed during mid-to-late 20 th century; post-dates period of significance.	Non-contributing

Table 1 (con't)

**Proposed South Nyack Historic District
Contributing and Non-Contributing Resources**

Sub-section	Block	Lot	Address	Architectural Description	Contributing Status
070	0002	009	29 Washington Ave.	Two-and-a-half-story, Queen Anne-style, frame residence with corner turret; wrap-around porch supported by Doric posts; two-over-two double-hung sash and wood-panel door set within wood surrounds; decorative wood shingles in top half-story; oval window at second story.	Contributing
070	0001	005	47 Washington Ave.	Large Victorian Gothic-style frame residence with central wall dormer bearing pointed-arch window; three-bay residence has central entryway; windows with label moldings; and a porte-cochere with decorated wood posts; despite modern addition on the rear façade, original building retains integrity; appears on an 1876 atlas of Rockland County with the owner J. L. Brownell.	Contributing; also identified as locally surveyed resource (Friends of the Nyacks, 1980)
062	0001	024	48 Washington Ave.	Queen Anne-style, cross-gable, three-story residence with decorative shingles beneath gables and a wrap-around entry porch.	Contributing; also identified as locally surveyed resource (Friends of the Nyacks, 1980)
070	0001	004	49 Washington Ave.	Victorian building that was built as a carriage barn for 47 Washington Ave.; converted into a residence; cupola; decorative vergeboard trim along the eaves; board-and-batten siding; quatrefoil decoration beneath front gable; front porch and balustrade may be recent addition.	Contributing; also identified as locally surveyed resource (Historical Society of Rockland County, 1993)
062	0001	025	52 Washington Ave.	Modern, two-story, L-plan frame residence.	Non-contributing
070	0001	003	61 Washington Ave.	Single-story, front-gable residence with integral garage; clad in asbestos shingles.	Non-contributing
070	0001	002	63 Washington Ave.	Second Empire-style, two-story, three-bay residence capped by mansard roof; segmental-arch doorway retains transom window.	Contributing; also identified as locally surveyed resource (Friends of the Nyacks, 1980)

Table 1 (con't)

**Proposed South Nyack Historic District
Contributing and Non-Contributing Resources**

Sub-section	Block	Lot	Address	Architectural Description	Contributing Status
054; 062; 070; and 078	N/A	N/A	Road network within district	Road network within district also contributes to its historic setting and feeling. Principal roads within the district are flanked by sidewalks and trees and include Piermont Avenue; South Broadway; Clinton Avenue; Prall Place; Gesner Avenue; Washington Avenue; Glen Byron Avenue; Mansfield Avenue; Cornelison Avenue; Smith Avenue; and Voorhis Point, including stone walls along Piermont Avenue and central open space.	Contributing

establishment, and in part because of its proximity to the Hudson River, Piermont Avenue also includes some of the finest residences built in South Nyack in the 1870s-90s.

The Second Empire style is particularly well represented in the proposed district, and two of the most unique examples of this mode are located on Piermont Avenue: 253 Piermont Avenue on the southeast corner of Gesner Avenue, and 259 Piermont Avenue on the northeast corner of Washington Avenue. According to an 1876 Rockland County atlas, both were owned by Robert Currie. The residence at 253 Piermont Avenue has a mansard roof sheathed in polychromatic slate with an unusual horse collar gable. The residence at 259 Piermont Avenue exhibits elements of the Second Empire, Italianate, and Queen Anne styles, and is distinguished by an unusual octagonal tower containing pointed-arch gable windows, ornamented with patterned shingles surmounted by beveled bands of decorative woodwork at its base. The estate located on the southwest corner of Piermont and Clinton Avenues, with an address at 61 Clinton Avenue, is another fine representative of the Second Empire style estates that flank Piermont Avenue. Set on a gradual sloping lawn and surrounded by a stand of tall trees, this typical high-style example retains historic integrity, with a polychromatic slate mansard roof, segmental-arch dormers, and a wrap-around porch.

Many residences dating ca. 1880-1910 are also found on Piermont Avenue. Queen Anne-style residences probably built in the 1880s-90s are represented, such as the turreted 262 Piermont, and somewhat more modest examples of the Queen Anne style, generally dating closer to the turn of the century, are also found, including 254, 260, and 278 Piermont Avenue. Furthermore, 216 Piermont Avenue reflects aspects of the Queen Anne style, including its half-timbered ornament in the gable end; oriel windows; and a full-story porch supported by Doric columns.

Other prominent styles of the era are reflected in the architecture of Piermont Avenue. The Victorian Gothic style, although relatively scarce in the proposed district, is beautifully exemplified on the southwest corner of Piermont and Washington Avenues in a large frame residence at 47 Washington Avenue. This cross-gable residence, once owned by J. L. Brownell, possesses pointed-arch windows with label moldings and a dramatic porte-cochere appended on the east facade. Another Victorian residence at 49 Washington Avenue originally served as a carriage house for the residence, and retains its cupola, steeply pitched front-gable roof with vergeboard trim, and board-and-batten siding. A more traditional

example of the Victorian style is at 262 Piermont Avenue, a clapboard-clad cottage with a steeply pitched roof, trimmed in vergeboard.

Mid-19th-century vernacular buildings are also situated along Piermont Avenue. For example, the ca. 1860 residence at 219 Piermont Avenue reflects aspects of the Colonial Revival style in its pedimented entry porch. Furthermore, a front-gable dormer with triple Queen Anne-type windows lends an eclectic feel to the building.

Piermont Avenue also possesses the majority of Tudor Revival-style residences in South Nyack, including the large high-style brick building at 275 Piermont Avenue which has stone quoins, leaded diamond-paned and stained-glass windows and decoratively carved wood door hoods. The associated landscape also retains historic integrity, as reflected in the hooded wood entry gate at the perimeter of the property, and contemporary garage at the rear. Other examples of the Tudor Revival style include 245 and 247 Piermont Avenue, two stucco-clad residences with a half-timbered appearance.

Several residences dating to the 1910s and 1930s are represented on Piermont Avenue, including Dutch Colonial Revival-style dwellings such as 200 and 257 Piermont Avenue, and Craftsman bungalows such as 283 Piermont Avenue.

Piermont Avenue itself also has historic character. It is generally flanked by mature trees and sidewalks, and contributes to the historic feeling of the proposed district.

South Broadway

South Broadway, which was extended south of DePew Avenue into South Nyack around the year 1870, has many prominent residences that reflect the architectural styles of many eras. Although it differs from Piermont Avenue in that it lacks architectural representatives of the early and mid-19th century, South Broadway quickly caught up to Piermont Avenue as a favored location for high-style residences from 1870s-1920s.

Although further from the commerce and vistas of the Hudson River than Piermont Avenue, South Broadway had the advantage in the late-19th century of being located closer to the railroad, which was increasingly superseding the river as the center of transportation and industry. Fewer examples of the Second Empire style are found along South Broadway than along Piermont Avenue, however, exceptions include 192 South Broadway, at the northeast corner of Clinton Avenue, with its mansard roof, turret, and pointed-arch windows with decorative surrounds. 207 South Broadway also survives as an example of the Second Empire style.

South Broadway came into its own during the last decades of the 19th century, and this fact is reflected in the several fine examples of the Queen Anne style along the avenue, such as the residence at 269 South Broadway that combines elements of Queen Anne and Tudor Revival styles with square tower, wrap-around porch with turned posts and open railing, projecting bays and cantilevered wall extension with half-timbered stickwork and detailing including complex shinglework and patterned frieze bands. Other examples of the Queen Anne style include 234 and 245 South Broadway.

The Arts & Crafts and Tudor Revival styles were also popular during the heyday of South Broadway's development, which extended into the first decades of the 20th century, and these modes are notably represented on South Broadway. The residence at 213 South Broadway was built in 1907 for Wilberforce Van Slyke. Its architects, brothers M.L. and H.G. Emery, designed many important buildings throughout the Nyack area. The large two-and-a-half-story residence, now surrounded in a stand of evergreens, has dramatic overhanging eaves with exposed rafter ends, a central dormer with diamond-pane lights, and a

wrap-around porch supported by large Doric columns and surrounded by a low open railing. The one-and-a-half-story brick residence at 275 South Broadway also exemplifies the Arts & Crafts-style, and heavily references the Tudor style. Its expansive cross-gable roof suggests thatch, and is dominated by a massive brick chimney. The residence, which was built ca. 1920, has unusual decorative tile mosaics in the round-arch tympana above the windows.

The Emerys also designed the Shingle-style complex at 171 South Broadway. This consists of a large masonry and frame residence with intersecting-gable roof with exposed rafters and a variety of windows, including oriels; ovals; hipped-roof dormers; and a pedimented porch. A carriage house with a mansard roof is also located south of the main residence.

A number of residences along South Broadway are built in a style that combines Craftsman and Queen Anne elements. The residences at 277, 279, and 281 South Broadway were probably developed simultaneously, most likely during the first decade of 20th century. These two-story, shingle-clad residences have multiple gables, hipped-roof dormers, and hip-roofed porches supported by paneled square columns. The South Nyack Village Hall, located at 284 South Broadway, is also a Queen Anne-style residence with a cross-gable roof with paired windows beneath denticulated closed gables and a hip-roofed bay window on the front façade. This is one of the few buildings remaining on the west side of South Broadway in this section, as Interchange 10 of the Thruway is immediately adjacent to the rear of the property. The buildings that formerly flanked the Village Hall were removed for the construction of the Thruway, including the original village hall, which was replaced in 1953 by the present converted building.

South Broadway also possesses several fine Colonial Revival-style residences, including early high-style examples, such as 241 South Broadway a two-story, hip-roofed building that references the Georgian period as exhibited in its gable dormer window framed with pilasters, arch, and pronounced keystone; its clapboard cladding; dentilled cornice, and wrap-around porch supported by Doric columns. More common examples of Dutch and English Colonial Revival-style residences include 187, 214, 224, and 271 South Broadway. The residence at 209 South Broadway is a unique replica of a Dutch Colonial cottage, with gambrel roof and front façade faced in local sandstone.

South Broadway itself also has historic character. It is generally flanked by mature trees and sidewalks, and contributes to the historic feeling of the proposed district.

Clinton Avenue

Clinton Avenue, developed during the same period as South Broadway in the mid-19th century, has a similar variety of residences and architectural styles. A small number of Second Empire-style residences are found on Clinton Avenue including 61 Clinton Avenue on the southwest corner of South Broadway (discussed above) and 65 Clinton Avenue, a residence with a slate mansard roof and tower; segmental-arch gable dormers; modillion brackets at eaves level; and paired arched windows at second-story level. The residence at 36 Clinton Avenue also survives as an example of a modified Second Empire-style residence that was updated with Colonial Revival features in the late-19th or early-20th century.

Queen Anne-style residences are also found along Clinton Avenue, such as 97 Clinton Avenue, a cross-gable, clapboard-clad residence with scalloped shingles beneath the gables. The Colonial Revival style is best represented at 37, 60, 87, and 91 Clinton Avenue.

The Tudor Revival style is also prominent along Clinton Avenue. For example, 7 Clinton Avenue overlooks the Hudson River, is constructed of stone, brick, and half-timbered stucco, is capped by slate roof, and has a porte-cochere supported by arched timber posts. The ca. 1891 12 Clinton Avenue survives

as an excellent example of the style, and includes oriel windows with Queen Anne-style fenestration; half-timbering; and curving form and massing. When it was first erected, it commanded sweeping views of the Hudson River from the east end of Clinton Avenue. The residence at 29 Clinton Avenue also exemplifies elements of the Tudor Revival style as expressed in the early-20th century, with its asymmetrical front-gable entry with metal strap hinges affixed to a wood-panel door. In addition,

The Colonial Revival style is also well-represented along Clinton Avenue. The residences at 23 and 24 Clinton Avenue survive as grand examples of the style. While 23 Clinton Avenue features a two-story pedimented portico, 24 Clinton Avenue features an L-plan form; a single-story porch supported by Doric posts and historic fenestration, including two-over-two double-hung sash in wood surrounds. The residences at 33 and 37 Clinton Avenue survive as early-20th-century suburban Colonial Revival-style residences and feature a wood-panel door set within a Classical wood surround with a broken pediment (33 Clinton Avenue) and a hipped roof and brick façades (37 Clinton Avenue).

Late-19th and early-20th-century vernacular architecture also occurs along Clinton Avenue east of Piermont Avenue. Two to two-and-a-half-story three-bay by two-bay residences with front porches are located at 40, 44 and 50 Clinton Avenue. These residences provide a rich visual counterpoint to more high-style architecture along the road east of Piermont Avenue, including 12, 23, 24, and 36 Clinton Avenue described above.

Clinton Avenue is the only road within the proposed district that includes commercial and industrial buildings, namely, the Nyack Ice Company buildings on the southeast corner of Franklin Street. The buildings were originally located along a railroad line currently occupied by Franklin Street. When the proposed district was surveyed in the fall of 2005, the complex included a single-story, rectangular-plan, frame building clad in clapboard and oriented parallel to Franklin Street. Paralleling it to the east was a taller brick building with no windows, simple and utilitarian, but typologically recognizable as a cold storage-type facility. Further east on the property was a very small single-story building, clad in stucco, with a steeply pitched front-gable roof trimmed with vergeboard. This served as the retail store for the complex, and had a sign inscribed “Historic Nyack Icehouse Inc.” Field survey conducted in 2006 revealed that the small stucco front-gable building has been removed to accommodate a new development.

Clinton Avenue itself also has historic character. It is generally flanked by mature trees and sidewalks, and contributes to the historic feeling of the proposed district.

Smith Avenue

Smith Avenue appears to have been laid out in South Nyack in the early-to-mid-19th century and may be depicted on the 1854 atlas (O'Connor, 1854). It surely appears on the 1876 atlas, yet the extension east of Piermont Avenue is not depicted (Davis, 1876). These maps indicate that land in the present area of Smith Avenue was owned by C.T. Smith, presumably an early South Nyack settler (Smith, 1867; Davis, 1876). The best depiction of Smith Avenue east of Piermont Avenue occurs on the *Nyack NY-NJ* USGS map produced in 1943.

Six residences on the road contribute to the proposed district, and represent a variety of late- 19th and early-20th-century architectural styles. A key building is located at 39 Smith Avenue. This high-style building has elements of both the Shingle and Colonial Revival styles. It features a turreted corner; chimney with decorative brickwork; pedimented entry porch; scalloped shingles; and ornamental features including wood lunettes atop windows and multi-pane oriel windows. The Queen Anne style is represented by adjacent residences at 26 and 28 Smith Avenue. The residence at 26 Smith Avenue is a masonry and frame building with a central tower piercing the roof. The residence at 28 Smith Avenue is

also constructed of masonry and frame, and is a highly intact residence with rounded corners and a variety of historic fenestration including double-hung sash with decorative transoms, eyebrow dormers and oval windows. Early-20th-century architectural styles are represented by the Tudor Revival-style boat house at 1 Smith Avenue; a two-and-a-half-story four-square residence at 30 Smith Avenue; and the Dutch Colonial Revival style at 35 Smith Avenue.

Smith Avenue itself also has historic character. It is generally flanked by trees and sidewalks, and contributes to the historic feeling of the proposed district.

Gesner Avenue

Gesner Avenue appears to have been laid out in South Nyack between 1867-76 (Smith, 1867; Davis, 1876). The road is most likely named for Henry Gesner, who, in the early 1800s, built Hudson River sloops from a shipyard situated at the east end of Clinton Avenue, north of present-day Gesner Avenue (Friends of the Nyacks, 1980). During the mid-19th century, the Gesners occupied multiple Hudson River waterfront parcels (O'Connor, 1854). Gesner Avenue is characterized by multiple frame residences that were constructed during the 19th century. A good example of the Queen Anne style is located at 14 Gesner Avenue, historically known as Lawncliff, and most likely originally overlooked the Hudson River prior to the construction of multiple residences along the riverbank in the 20th century. The Second Empire style is also well-represented on Gesner Avenue by 37 and 38 Gesner Avenue which face each other across the road. Late- 19th and early 20th-century Stick-style residences are located at 41 and 43 Gesner Avenue, and feature vergeboard in gable ends. An Eastlake-type cottage is also located at 26 Gesner Avenue and lends to the historic feel of the road.

Gesner Avenue itself also has historic character. It is generally flanked by trees and intermittent sidewalks, and contributes to the historic feeling of the proposed district.

Washington Avenue

Washington Avenue appears to have been laid out in South Nyack between 1867-76 (Smith, 1867; Davis, 1876). In addition to the large Gothic Revival-style residence and former carriage house on the southeast corner of Piermont Avenue (discussed in the Piermont Avenue section), Washington Avenue has a fine and eclectic assortment of architectural styles. A Second Empire-style residence with a mansard roof and segmental-arch doorway is located at 63 Washington Avenue. Two fine examples of the Queen Anne style are at 23 Washington Avenue, a residence with multiple gables and dormers; and 48 Washington Avenue, a cross-gable, three-story residence with decorative shinglework and a wrap-around entry porch. Furthermore, 27 Washington Avenue survives as a good example of a stuccoed ca. 1860 residence that was updated in the early-20th century with Arts and Crafts features, including a side-gable roof with exposed rafters; shed-roof dormer with awning windows; and oriel windows with tile ornament and continuous sills.

Washington Avenue itself also has historic character. It is generally flanked by trees and sidewalks, and contributes to the historic feeling of the proposed district.

Glen Byron Avenue

Glen Byron Avenue appears to have been laid out in South Nyack between 1867-76 (Smith, 1867; Davis, 1876). The road is located parallel to the Hudson River and residences on the east side of the road commands sweeping waterfront views. Key buildings include 38 Glen Byron Avenue, a well-preserved example of the Gothic Revival style that features a two-story bracketed porch with paired pointed arches and intricate vergeboard on the upper story. Its neighbor, 40 Glen Byron Avenue, also survives as a good

example of the Gothic Revival style and includes arched windows and decorative wood sheathing in the gable ends. Colonial Revival-style buildings are also well-represented on the road, including 41 Glen Byron Avenue situated along the Hudson River, and 51A Glen Byron Avenue, a highly intact example featuring a pedimented entry porch with dentils and vegetative ornament; historic fenestration pattern and a front-gable dormer with lunettes. The Queen Anne style is represented at 48 Glen Byron Avenue and features a two-story oriel window and porch supported by decorative supports. Key riverfront residences include a Queen Anne-style residence at 39 Glen Byron Avenue; a Colonial Revival-style residence at 41 Glen Byron Avenue; and modified Shingle-style residence at 51 Glen Byron Avenue. Other contributing residences on the road include 53 Glen Byron Avenue, a Colonial Revival-style residence featuring a hipped roof with exposed rafters, and Palladian and oriel windows; and more modest residences such as 52 Glen Byron Avenue, a four-square frame residence; and 55 Glen Byron Avenue, a Dutch Colonial Revival-style residence.

Glen Byron Avenue itself also has historic character. It is generally flanked by trees, and contributes to the historic feeling of the proposed district.

Mansfield Avenue

Mansfield Avenue appears to have been laid out in South Nyack between 1867-76 (Smith, 1867; Davis, 1876). Mansfield Avenue is characterized chiefly by Queen Anne-style residences on the north side, and a series of Craftsman-style residences on the south side. These Craftsman-style residences appear to have been built as a speculative housing development and are similar in design to a number of kit houses that were available for sale in the 1910s and early 1920s through companies such as Sears, Roebuck & Company and the Aladdin Company. These residences, located at 7, 9, 11, 13, and 15 Mansfield Avenue, exhibit minor architectural variations, but are all two-and-a-half-story, shingle-clad residences with side-gable roofs, clipped-gable dormers or cross gables, and full-width front porches. Some of the porches are shed-roofed, and have exposed overhanging rafter ends supported by paired posts. Others are hip-roofed, supported by Classical columns. The streetscape as a whole retains a high level of historic integrity. On the north side, the residences at 10 and 12 Mansfield Avenue are Queen Anne-style with cross-gable roofs; have scalloped shingles beneath the gables; and porches supported by turned posts and decorative wood railing.

Mansfield Avenue itself also has historic character. It is generally flanked by mature trees and sidewalks, and contributes to the historic feeling of the proposed district.

Cornelison Avenue

Cornelison Avenue appears to have been laid out in South Nyack between 1867-76 (Smith, 1867; Davis, 1876). Cornelison Avenue appears to have been dominated at one time by Queen Anne-style residences, and although several of these have lost their historic integrity due to recent alterations. Some retain their original character, including the residence at 20 Cornelison Avenue, a cross-gable, wood shingle-clad residence with a turret; wrap-around porch; and end-wall chimney.

Another common style throughout the proposed district is the four-square residence with hipped roof and gable dormer. This early 20th-century form was commonly sold as a kit house and is embodied in the duplex at 21 Cornelison Avenue.

Cornelison Avenue itself also has historic character. It is generally flanked by trees and sidewalks, and contributes to the historic feeling of the proposed district.

Voorhis Point

Voorhis Point was established by architect Stephen Francis Voorhes. In 1907, Voorhes married Mabel Buys whose family owned land between the Hudson River and Piermont Avenue, in the current location of Voorhis Point. In 1909, Voorhes constructed the Stick-style residence at 12 Voorhis Point, and soon after, the self-contained Voorhis Point community was formed (Historical Society of the Nyacks, 2002). The community is characterized by historic residences that surround a central open space bound by Voorhis Point road. The community is also bound by fieldstone walls on the east side of Piermont Avenue. Voorhis Point and associated landscape and hardscape features have historic character, and contribute to the historic feeling of the proposed district.

Prall Place

Prall Place appears to have been laid out in South Nyack in the 20th century between 1902-43 (United States Geological Survey [USGS], 1902; 1943). With the exception of the buildings on the four corners of this short road, which have addresses corresponding to the adjoining avenues, Prall Place has mid-20th-century and contemporary residences that do not contribute to the proposed district.

Prall Place itself also has historic character. It is generally flanked by mature trees, and contributes to the historic feeling of the proposed district.

Historic Context

Nyack Area, 18th and 19th Centuries

In the 1700s and early 1800s, Rockland County's economy was agrarian, based primarily on subsistence agriculture. Few villages had been established, and extended families, mainly of Dutch and English extraction, settled in loose groups and farmed large patches of land. Many settled along the Hudson River in the Nyacks, an area that by the mid-19th century would be split into three villages including the central Village of Nyack with Upper Nyack to the north, and South Nyack to the south. In 1800, Nyack itself was home to only a few families: the Smiths, DePews, Tallmans, Lydeckers, and in South Nyack, the Cornelisons (*Old Nyack*, 1928).

During the first decades of the 19th century, Nyack swiftly developed into a substantial village with several growing businesses. In 1826, William Perry established the first shoe factory, an industry that was to play a central role in the village's economy. At first, the enterprise was a cottage industry; many of Perry's employees were country farmers doing piecework in their spare time. By 1832, however, he employed roughly a dozen full-time workers. Shortly after Perry established his shop, Nathaniel, Edward, and Daniel Burr (relatives of Aaron Burr) organized another shoe factory.

From the 1850s-70s, Nyack became home to numerous shoe factories. The use of sewing machines and steam power allowed companies to modernize and expand their businesses. By 1860, shoemaking was the largest single category of male employment in Nyack. Ketchel & Caywood had a factory on Railroad Street and DePew Avenue; C.B. Kennedy's shoe factory on Broadway employed fifty people; Conrad Doersh employed thirty; and M.A. Morrell and Jacob Siebert's firms each employed forty, to name but a few of the proliferating shoemaking enterprises in the village (Cole, 1884).

Several important ship carpentry firms were also established along the river and produced many well-known steamboats including the *Arrow* and the *Crystenah*. William Voorhis built the first modern catamaran, the *Henry W. Longfellow* at his Nyack shipyard; a design experiment that proved a financial disappointment. Other industries in the village included a piano-making establishment and a cedar pail

factory. Farming remained an important factor in the local economy. The village's convenient location on the Hudson River enabled the local industries to flourish. A steamboat line operated by the Smith family ran a brisk business exporting Nyack's agricultural produce and industrial goods to New York City (*Old Nyack*, 1928).

The Erie Railroad's northern terminus in the 1850s was Piermont, a village several miles south of Nyack. During this time, Piermont's population was approximately double that of Nyack. A large percentage of the inhabitants of Piermont were Irish laborers working for the railroad. Nyack's smaller population, in contrast, still drew mainly from the nearby country farms of New York and New Jersey (Nordstrom, 1973).

When the railroad finally reached Nyack in the 1870s, new opportunities for freight movement added additional fuel to the industrial revolution taking place in Nyack. The families that controlled shipping enterprises offered incentives for industries to continue to utilize steamboats and establish themselves along the river. Nevertheless, the railroad eventually won out. New multi-story, brick commercial buildings were built in the vicinity of the railroad. Piermont Avenue (the oldest road in South Nyack and originally called Front Street) was a favorite location for the large residences of Nyack's wealthy, and Broadway, which had previously existed only within the village of Nyack, was extended south of DePew Avenue into South Nyack ca. 1870.

During the 1870s, population growth and the fast pace of development facilitated efforts to incorporate the three Nyack villages. Thus, in 1872, both the villages of Upper Nyack and Nyack were incorporated. Six years later in 1878, the Village of South Nyack was incorporated (Green, 1886).

By 1888, "a major transformation had been effected with the erection of some fifty blocks of all shapes and sorts. During the year 1891 alone, four brick blocks were built, and in the five years preceding, 209 buildings of all types had been constructed at Nyack" (Nordstrom, 1973). Increasingly, large landowners subdivided lots and developed them as housing for the workers employed in factories and at the railroad.

New residential development was concentrated in areas to the south, west, and north of Nyack's center. South Nyack experienced the most rapid and concentrated residential development of the Nyacks during this period because it possessed the particular advantage of being close to railroad facilities. South Nyack station was located on Franklin Street at Smith Avenue, while Nyack station was actually located within the bounds of South Nyack on Franklin Street and Cedar Hill Avenue (South Nyack Centennial Publication Committee, 1978). The railroad terminus and freight depot was located on Franklin Street and DePew Avenue, and many factories were established around this intersection. At the corner of Railroad Avenue and Cedar Hill Avenue, businesses included Morrow Shoe Manufacturing Company; A. H. Jackman Shoe Company (one of the largest employers in Nyack); Gurnee & Gregory Lumber, Coal, and Wood; O.P. Wright & Co. Carriage and Sleigh Manufactory; and Charles McElroy Carpenter and Builder (Sanborn, 1887).

Throughout the late-19th century, the entrepreneurs and merchants of Nyack and South Nyack tended to situate their Italianate and Second Empire-Style residences close to the Hudson River on Piermont Avenue and South Broadway. Even after the construction of the railroad, some commerce and industry was focused around the docks, and river views afforded impressive vistas. The growing number of immigrants groups arrived in Nyack with the railroad, particularly Irish and Germans, tended to settle in clusters in areas such as the newly developed portions of South Nyack. The area between Franklin Street, Hillside Avenue (present-day US Route 9W), DePew Avenue, and Clinton Avenue was particularly ripe for new residential development for Nyack's workforce because, with a few exceptions, this area had not been claimed for the great estates of Nyack's elite during the preceding decades (Davis, 1876).

The Depression of 1893 caused an economic downturn in Nyack. Many of the shoe factories failed, and despite revival efforts, the industry never fully recovered. A few shipyards continued to operate, but were increasingly limited to the production of pleasure craft (Nordstrom, 1973).

Nyack Area, 20th Century-Present

Despite the declining industries, however, Nyack fostered a relatively successful tourist industry. Increasingly too, 'suburbanites' built new residences in Nyack. They continued to work in New York City, but took advantage of the convenience of the railroad connection. A 1903 travel brochure boasted: "Aptly, [Nyack] has been called 'the Naples of America,' and in many respects does it resemble that famous resort" (*Nyack...The Gem of the Hudson*, 1903). Attractive qualities included the ease of travel (the train journey between the village and New York City was less than an hour in duration), beautiful Hudson River scenery, palatial estates, and recreational opportunities. The village claimed to be the healthiest in the state, with pure drinking water and good drainage. The fact that the largest factories had been built during the railroad age rather than the shipping age, was used to the village's advantage. Tourists were attracted with descriptions of the resort-like elegance of the waterfront, and the charm of the downtown commercial district, both unsullied by factory development. There were also shopping and dining opportunities. At that time, the village had 14 grocers; 11 meat markets; four dry goods; four bakers; five stationers; three jewel shops; four hardware stores; three confectioneries; three fruit stores; two drug stores; two restaurants; three hotels; three livery stable; and four wood and coal yards (*Nyack...The Gem of the Hudson*, 1903). By 1920, 43 passenger trains ran between Nyack and New York City every day.

The convenience of travel attracted many commuters and vacationers, and new residences proliferated in South Nyack during the first decades of the 20th century. Parcels were carved out of the grounds of large mid-19th-century estates and residences, and buildings were built in the Queen Anne, Colonial Revival, Tudor, and Craftsman styles.

Some small-scale industries continued to operate in South Nyack in the early-20th century. An organ factory on Brookside Avenue near Franklin Street was established around the turn of the century by Michael Clark, an English craftsman. The shop built organs for many churches throughout the county and state. Another important South Nyack business, the Nyack Ice Company, was located at the northeast corner of Franklin Street and Clinton Avenue. When it was founded in the late-19th century, it was the only ice manufacturing plant between Englewood, New Jersey, and Newburgh, New York. Ice manufacturing during this period was a complicated process that involved distilling water using large steam-producing boilers and freezing this water by immersing it in vats containing rock-salt brine and pipelines filled with liquid ammonia (South Nyack Centennial Publication Committee, 1978).

Following World War II (1941-45), the federal government created dramatic incentives for highway construction. The Palisades Parkway was begun in 1947, and shortly thereafter the Thruway and the Tappan Zee Bridge were constructed in the early 1950s. Nyack, and particularly South Nyack, would be irrevocably changed when it was chosen as the path of the Tappan Zee Bridge and the Thruway. In March 1952, construction began on the bridge, which would touch down near the southern boundary of South Nyack, and on the Thruway, which was laid out along the east side of Hillside Avenue. Hillside Avenue was elevated to accommodate construction of the highway in a cut. The highway project, completed in 1955, was unpopular amongst the majority of residents of the Nyacks due to the number of property acquisitions required for construction. The construction of Interchange 10 also impacted the Village of South Nyack, requiring the acquisition and removal of additional municipal and commercial properties. Following construction of the Thruway and Interchange 10, many local roads were truncated, but bridges were constructed at Highland Avenue in Nyack, and Broadway and South Franklin Street in South Nyack to maintain access (South Nyack Centennial Publication Committee, 1978).

The population of South Nyack dropped somewhat during construction of the bridge, however, shortly after its completion, it rose again to an all-time high. The automobile replaced the railroad as the primary method of travel between Nyack and New York City. In 1965, rail commuters from Nyack to New York had diminished so significantly that passenger service was discontinued. Today the population consists of both full-time residents working locally or commuting to jobs in New York City, as well as vacationers with holiday homes in the area (Zimmerman, 2002).

Although some residences were constructed in the area during the late-20th century, the proposed district consists primarily of a representative sample of buildings reflecting a number of important stages in the history of the Nyacks: the distinctive Second Empire-style estates of the mid to late-19th century, the Queen Anne-style residences of the turn of the century, and the more middle-class Colonial Revival and Craftsman-style residences and vacation houses of the first decades of the 20th century. The proposed district also contains a small number of early-19th-century residences, such as the vernacular Greek Revival-style dwelling at 270 Piermont Avenue; as well as a small number of industrial buildings, including the warehouses associated with the former Nyack Ice Company at 90 Clinton Avenue.

National Register Eligibility Statement

The proposed South Nyack Historic District is recommended National Register eligible under Criteria A and C for its historic and architectural significance, and retains integrity of location, design, setting, materials, workmanship, feeling, and association. It is National Register-eligible under Criterion A because of the important role that the community, located along the Hudson River, played in the residential and industrial development of Rockland County and the Nyacks from the early-19th century to the mid-20th century.

The proposed district is also eligible under Criterion C because it is characterized by a cohesive assembly of predominantly residential architecture built between 1830-1935, with very few inappropriate intrusions. Many of the buildings were erected with commanding views of the Hudson River, including those located along Piermont Avenue.

Contributing buildings within the proposed district retain a high degree of integrity, varying from high-style, late-19th-century buildings constructed in the Second Empire and Queen Anne styles, to the early-20th-century, middle-class residences wrought in the Colonial Revival and Craftsman styles. The contributing road network, generally flanked by trees and sidewalks, also helps define the historic feeling and setting of the proposed district. In summary, the proposed district visually communicates the history of South Nyack's well-to-do and middle-class neighborhood over time.

Period of Significance

The period of significance of the proposed South Nyack Historic District extends from ca. 1830-ca. 1935. The dates correspond to the earliest date of construction within the proposed district, and cease ca. 1935. The small number of residences built after ca. 1935 do not contribute to the proposed district because the post-1935 era was not a significant or intense period of development within the confines of the proposed district.

Proposed National Register Boundary

The proposed South Nyack Historic District has an irregular boundary. The northern border is defined by residences that flank Clinton Avenue; Piermont Avenue; South Broadway; and Voorhis Point. It is bound to the east by historic residences situated near the Hudson River along Clinton Avenue; Gesner Avenue;

Washington Avenue; Glen Byron Avenue; and Smith Avenue. It is bound to the west by Franklin Street and the Thruway and to the south by Smith Avenue and Salisbury Place. The boundary includes approximately 164 resources, including 130 contributing resources, the road network, sidewalks, trees, stones walls, open space, and 34 non-contributing resources. Historic residences border the proposed district boundary predominantly to the north and east. Multiple lots flanking Smith Avenue and Tappan Zee Terrace are not included within the boundary because they were constructed after the proposed district's period of significance.

The proposed district boundary has been delineated based on a field view conducted with representatives from the New York State Historic Preservation Office (NYSHPO) in October 2005 and coincides with the high number of intact contributing resources within the APE for the project. It should be noted that if the proposed district were to be nominated to the National Register, it may be possible to extend the proposed boundary beyond the APE to the northeast.

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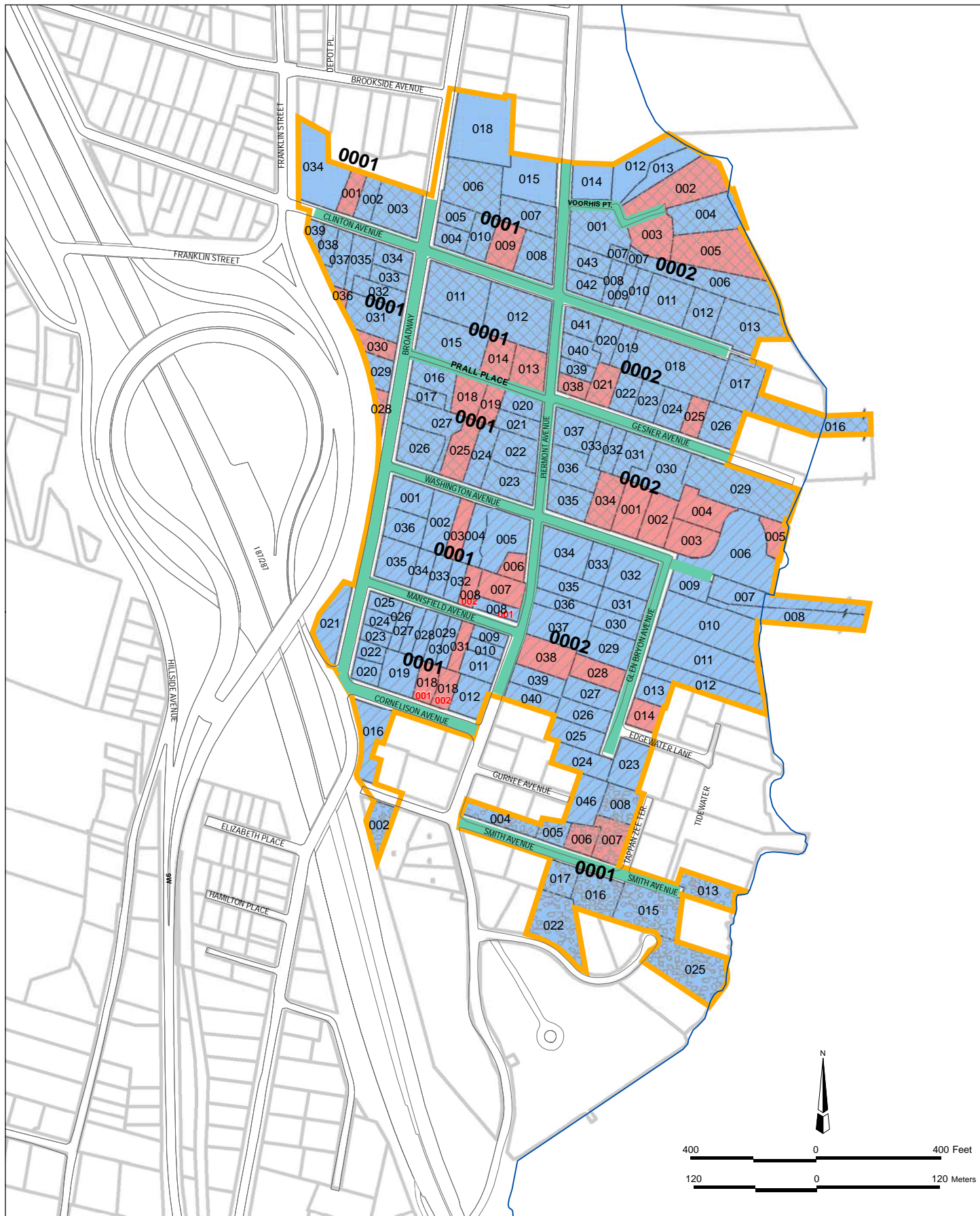
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Interviews

Krattinger, William, Historic Preservation Specialist, NYSHPO. South Nyack field view conducted with Earth Tech representatives Molly McDonald, Allison Rachleff and James Coyle on October 11, 2005.

Internet Resources

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<p>All Lots in Historic District are in Section 066</p>			
	South Nyack Historic District		Sub-Section 054
	Contributing		Sub-Section 062
	Non-Contributing		Sub-Section 070
	Contributing Road Network		Sub-Section 078
0002	Block	031	Lot
001	Sub-Lot		Shoreline

South Nyack Historic District



Photo 1. Looking southeast towards the southeast corner of Piermont Avenue and Gesner Avenue and the Second Empire-style residence at 253 Piermont Avenue.



Photo 2. Looking south towards the residences at 47 and 49 Washington Avenue, located on the south side of Washington Avenue between Piermont Avenue and South Broadway. The structure on the right was built as the carriage barn for the large Victorian Gothic residence on the left.



Photo 3. A view looking southeast towards the south side of Mansfield Avenue between Piermont Avenue and South Broadway. The Craftsman-style residences pictured include (from left to right) numbers 9, 11, 13, and 15 Mansfield Avenue.



Photo 4. Looking northeast, a view of the east side of South Broadway between Cornelison and Mansfield avenues. The residences, which exhibit elements of the Queen Anne and Craftsman styles, are (from left to right) 277, 279, and 281 South Broadway.



Photo 5. Looking southwest towards the southwest corner of Clinton and Piermont avenues; 61 Clinton Street represents one of the Second Empire-style estates that have retained their extensive front lawns.



Photo 6. A view looking northeast towards the north side of Clinton Avenue. Pictured is the Dutch Colonial Revival-style residence at 209 South Broadway (left) and the Second Empire-style residence at 70 Clinton Avenue (right).



Photo 7. A view looking southeast towards the east side of South Broadway, showing the Colonial Revival/Neoclassical-style residence at 241 South Broadway (left), and the Queen Anne-style residence at 245 South Broadway (right).



Photo 8. The South Nyack Village Hall, located on the west side of South Broadway between Mansfield and Cornelison avenues. This structure, originally a residence, was converted for its present use when the former village hall was removed during construction of the New York State Thruway.



Photo 9. A view looking north towards the Nyack Ice Company, located on the northeast corner of Clinton and Franklin avenues. This complex is a vestige of one of Nyack's important 19th century industries, and is located along the former the railroad right-of-way along Franklin Avenue. During summer 2006, the small gable-front building was removed to accommodate new development.



Photo 10. Looking southwest towards the northwest corner of Piermont and Mansfield avenues; the residence at 270 Piermont Avenue, built in the local vernacular interpretation of the Greek Revival style, is one of the oldest structures in the district, dating to ca. 1830.



Photo 11. A view looking south toward 28 Smith Avenue. Building has elements of the Queen Anne style, including a variety of original fenestration; decorative clapboard in gable ends; rounded corners; patterned brick chimney and arched masonry porch support.



Photo 12. A view looking north toward 39 Smith Avenue. Building has attributes of the Colonial Revival and Shingle styles. Decorative features include corner turret; lunette above windows; pedimented entry porch; and oriel window supported by brackets.



Photo 13. A view looking west toward 38, 40 and 44 Glen Byron Avenue. Note Gothic Revival-style features at 38 and 40 Glen Byron Avenue, including pointed and hooded windows and vergeboard. 44 Glen Byron Avenue is a Colonial Revival-style building. Glen Byron Avenue is characterized by a large number of intact historic homes.



Photo 14. A view looking east toward 41 Glen Byron Avenue. This historic Shingle-style building faces the Hudson River and is one of three intact historic riverfront homes on the east side of Glen Byron Avenue in the district.



Photo 15. View looking south toward 43, 41 and 37 Gesner Avenue. Note 43 and 41 Gesner Avenue survive as good examples of Stick-style residences in the district, while 37 Gesner Avenue survives as a good example of a Second Empire-style residence.



Photo 16. View looking east toward 171 South Broadway, a key contributing building to the district. The eclectic frame and masonry building has elements of the Shingle and Queen Anne styles, including two-and-a-half-story engaged turret; pedimented porch and decorative fenestration.



Photo 17. View looking north toward 36 Clinton Avenue, a Second Empire-style residence that was updated with Colonial Revival features. Building retains a high level of integrity, including a slate roof and bracketed cornice.



Photo 18. View looking north toward 12 Clinton Avenue. This Tudor Revival-style residence, constructed in the 1890s, features a stone foundation; intersecting gable roof and oriel windows with decorative sash.



Photo 19. View looking east toward 219 Piermont Avenue. This historic residence has elements of the Colonial Revival style, including a pedimented entry porch and wood panel door with a top-light and side-lights.



Photo 20. View looking north toward homes at Voorhis Point. Cluster of buildings were constructed around the turn of the 20th century and contribute to the historic feeling and association of the district.



Photo 21. View looking north toward non-contributing 2 Washington Avenue.



Photo 22. View looking north toward non-contributing 4 Washington Avenue.



Photo 23. View looking west toward non-contributing 3 Tappan Zee Terrace.



Photo 24. View looking toward non-contributing 3 Voorhis Point.



Photo 25. View looking north toward non-contributing 14 Cornelison Avenue.



Photo 26. View looking north toward non-contributing 10 Prall Place.