

**HISTORIC AND NATURAL DISTRICTS
INVENTORY FORM**

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

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UNIQUE SITE NO. _____
QUAD _____
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June 2010 and Nov. 2011

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ORGANIZATION
(if any): _____

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1. NAME OF DISTRICT River Road Historic District

2. COUNTY Rockland TOWN/CITY _____ VILLAGE Grand-View-
on-Hudson

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

River Road Historic District

Physical Description

The proposed River Road Historic District is located in the Village of Grand View-on-Hudson (hereafter referred to as Grand View) in the Town of Orangetown, Rockland County, New York. It is located immediately south of the New York State Thruway (Interstate [I]-87/287) and the Tappan Zee Bridge. 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 proposed district is also situated within the area of potential effect (APE). While the northern portion of the district is adjacent to the south side of the Thruway and the approach to the Tappan Zee Bridge, the southern portion is located approximately 1 ½ miles south of the bridge (see Location Map). Because the resources in the proposed district overlook the Hudson River, the bridge is visible from them.

The proposed district consists of predominantly historic residences that flank the east and west sides of River Road, a coastal route overlooking the west bank of the Hudson River. While the west side of the road is characterized by steep and heavily vegetated slopes of Clausland Mountain, the east side is characterized by land that slopes down toward the Hudson River. The road itself is flanked by mature trees and hedges and intermittent stone walls associated with residences. These landscape and hardscape features emphasize the historic setting of the area.

The residences were largely constructed during the 19th and mid-20th centuries, although a small number were built during the 18th century. Predominant residence materials include clapboard and shingle-clad frame residences, stucco residences, brownstone residences, and residences clad in modern materials, including vinyl and aluminum siding. The residences represent a variety of styles, including Dutch Colonial, Queen Anne, Italianate, Tudor, Colonial Revival, Spanish Mission, and Craftsman. Vernacular forms are also represented, including a variety of gabled cottages.

In addition to residences, the proposed district also includes water-related resources such as converted boathouses and piers, emphasizing the district's relationship to the Hudson River. Furthermore, industrial resources such as former water bottling plants and stone quarries, which proliferated in the area during the 19th century, are also present within the proposed district. Other elements include discontinuous brick and fieldstone walls, and picket fences that flank properties along River Road.

The proposed district, whose period of significance spans from 1732-1945, includes 75 contributing resources and 48 non-contributing resources. Of the 75 contributing resources, one is listed in the National Register of Historic Places (National Register), and 18 have been determined National Register-eligible by the New York State Historic Preservation Office (NYSHPO). A list of contributing and non-contributing resources is provided below, accompanied by a capsule description. Residence histories for 3 to 135 River Road are drawn from Terry Talley's *Oh What a Grand View*, a comprehensive history of the village published in 1989. Residence histories for 141 to 316 River Road are drawn from Terry Talley's *Gems on the Hudson*, an update to the 1989 book published in 2006.

Contributing Resources

3 River Road: Two-story, clapboard-clad, Dutch Colonial-style, frame residence on Bight Lane on west side of River Road. Bight Lane is named for the Native American settlement at the bight occupied prior to the establishment of Grand View in the 17th century. The residence may have been constructed ca. 1732 by the Onderdonks, early settlers of Grand View. It was originally situated at the bottom of Salisbury Hill, the current location of the Thruway parking lot near the Tappan Zee Bridge, but was moved twice over the course of its existence. At the turn of the 20th century, the residence was moved to the rear of the Willows estate upon which it sat at that time. In 1953, in conjunction with the construction of the Tappan Zee Bridge, the residence was moved to its present location to provide housing to its owners whose larger main residence was acquired in conjunction with construction of the bridge.

Character-defining features of residence include the gambrel-roof, front porch supported by four columns, sheltered by broad, overhanging eaves; multi-pane sash; triple multi-pane sash; dormer windows; gable-end fanlights; and brick chimney. The outbuilding, a garage, also contributes to the proposed district and includes character-defining features such as a pyramidal roof, multi-pane sash, triple multi-pane sash and corner boards. The residence at 3 River Road, including the main residence and outbuilding, is one of the oldest dwellings in the proposed district and retains a high degree of integrity despite its being moved multiple times.

13 River Road: Two-and-a-half-story, stucco-clad, 19th-century, vernacular, gambrel-roof, frame residence enlarged over time. Located on west side of River Road at southwest corner of Bight Lane and River Road, character-defining features include intersecting roofs; including gambrel, hipped and gable forms; bay windows; enclosed porch with overhanging eaves and exposed rafter ends; and brick chimney. Rear, or west, façade includes canted bay with double-wood door entry; a bay window with multi-pane sash; and gable-end fenestration.

Although the residence has been altered over time, it still retains its historic form and massing with multiple additions constructed over 50 years ago. Structural evidence suggests that the residence may have been relocated to its current location. However, the move has not compromised the historic integrity residence because it is situated on a vegetated lot with mature trees, overlooking River Road, and these attributes contribute to the historic feeling and association of the proposed district.

21 River Road: Two-and-a-half-story, stucco-clad, Spanish Mission-style, frame residence constructed in the 1920s. Located on west side of River Road atop hill on heavily vegetated lot, character-defining features include hipped roof with broad, overhanging eaves and clay-tile roof; triple and paired sash; bay windows; pedimented entry portico; hipped-roof dormer window; brick chimney and fieldstone walls flanking River Road. The residence at 21 River Road is an excellent example of high-style residential architecture within the proposed district, and therefore contributes to the district.

22 River Road: Two-and-a-half-story, stucco-clad, side-gable, frame residence constructed in 1902. Located on east side of River Road, character-defining features include broad, overhanging eaves; exposed rafter ends; dormer windows; wood-panel door; and shed addition with Colonial-style detail, including split-pedimented door surround and gable-end ornament. The residence at 22 River Road is a good example of an early-20th-century dwelling in Grand View, and therefore, contributes to the proposed district.

23 River Road: National Register-eligible, two-story, stucco-clad, side-gable, frame residence, the core of which was constructed in the 18th century, and augmented over time, including construction of a rear addition. Located on west side of River Road on a maturely landscaped lot, character-defining features include wrap-around porch supported by Classical columns; wood-paneled door; wood door and window

surrounds; bay windows and interior brick chimney. 23 River Road is a good example of a Grand View residence that has been improved over the course of the 18th - 20th centuries.

24 River Road: National Register-listed, two-story, brownstone, Dutch Colonial-style residence that originally served as Wayside Chapel. Completed in 1873, the chapel was designed by architect Daniel Topping Atwood and was constructed of locally quarried sandstone. Services were held in the chapel until 1930, when it was abandoned. In 1938, the chapel was purchased and converted into a home. At that time, the bell-tower was removed from the residence and relocated to the Village Hall at 118 River Road. Located on east side of River Road, character-defining features include brownstone facade; stepped-gable ends; slate-covered roof; stepped-gable entry portico; rounded wood doors; and leaded-glass windows. The residence at 24 River Road is an excellent example of a Dutch Colonial-style religious building converted into a residence and is a contributing resource to the proposed district.

25 River Road: Two-and-a-half-story, four-square, shingle-clad, frame residence constructed in 1911 on the site of an earlier 19th-century residence. Located on west side of River Road, character-defining features include pyramidal roof; enclosed porch capped by a hipped roof; wood window surrounds; wood-paneled door; and wood storm door. The residence at 25 River Road is a good example of an early-20th-century dwelling that contributes to the proposed district.

26 River Road: One-and-a-half-story, pink stucco-clad, frame residence most likely constructed during the early-20th century. Located on east side of River Road, east of 24 River Road, the residence, originally a boathouse for 29 River Road, was moved from the water's edge in the 1920s and converted into a residence. Character-defining features include Craftsman-style wood glass-and-panel door; side-gable roof; and shed-roof dormer. In recent times, a trellis was added to the south façade. A single-story, mid-20th-century frame outbuilding is located east of the residence at the water's edge. Character-defining features include gable roof and multi-pane windows.

The residence at 26 River Road is a good example of an early-20th-century converted boathouse. Both the residence and outbuilding retain attributes of early-to-mid-20th-century small-scale residential structures, and therefore, contribute to the proposed district.

29 River Road: National Register-eligible, three-story, Italianate/Spanish Mission-style, stucco-clad, frame residence originally constructed in the 1870s, and augmented over time as the Sheltercove estate, established in the 1920s. Located on west side of River Road, character-defining features include fenestration pattern; clay-tile roof and exposed rafter ends; and round-arch entry portico on south façade. Replacement doors and windows are located throughout the residence, and the facades have been re-stuccoed. Modern additions have also been constructed on the rear or west façade.

The property also includes two outbuildings and fieldstone walls. Outbuildings include a single-story frame garage and a two-story stucco garage that has been converted into a domestic structure. Character-defining features of the two-story outbuilding include the wood-board garage doors. Fieldstone walls flank the property and driveway, and a pillar is located at the south side of the driveway that bears the inscription "Sheltercove." The residence at 29 River Road, including the two outbuildings and fieldstone walls, is a contributing complex to the proposed district, despite alterations over time.

31 River Road: Two-story, stucco-clad, frame residence originally constructed in the 1920s. Located on west side of River Road, the residence, known as La Serena, has multiple character-defining features, including multi-pane casement window bands and shed-roof dormer supported by brackets. The residence at 31 River Road is a good example of a 20th-century bungalow in the proposed district.

33 River Road: Two-and-a-half-story, front-gable residence that appears to have been constructed during the 19th century, and recently modified. A portion of the residence sits atop a stone foundation. It is sheathed in clapboards and pierced by paired and single double-hung sash. The residence sits on land formerly associated with the Puff family, early settlers of Grand View. Although inappropriate alterations, including installation of gable dormers, casement windows and iron balconies detract from the historic feeling of the property, it retains overall 19th-century form and massing to contribute to the proposed district.

35 River Road: Single-story, stucco-clad, frame industrial residence constructed in the early 1900s as a water bottling works, it was converted into a residence in the 1970s. Located on west side of River Road, character-defining features include clay-tile, mansard roof; engaged columns on front or east façade; and principal entry with transom on east façade. The residence at 35 River Road is a good example of an industrial building converted to residential use in the proposed district, and contributes to the district.

36 River Road: Two-story, Colonial Revival-style, frame residence constructed in 1910 on east side of River Road. Character-defining features include clapboard façade; paneled wood door; and interior chimney and wood pilasters on the west façade. Contributing elements include white picket fence and frame carriage house with twin-double glass-and-panel doors. The residence sits on a pier constructed by the Onderdonks in the 19th century, early settlers of Grand View. The residence at 36 River Road, including the main residence, carriage house and pier, is a good example of an early-20th-century domestic complex with industrial features such as the pier, and contributes to the proposed district. The resource was also previously surveyed by a local organization (Historical Society of Rockland County, 1997).

40 River Road: Two-story, stucco-clad, Craftsman-style, frame residence most likely constructed during the early-20th century. Located on east side of River Road, character defining features include Craftsman-style entry portico and original fenestration pattern. Early-20th-century stucco garage associated with property located adjacent to residence. The residence at 39 River Road, including main residence and garage, survive as good examples of early-20th-century residential architecture in Grand View, and contribute to the proposed district.

41 River Road: Two-story, aluminum-clad, frame residence constructed in 1870, located on west side of River Road. Character-defining features include five-bay east façade; double-hung sash; and wood shutters. A white picket fence surrounds the property and helps define its historic feeling and association. The residence at 41 River Road is a good example of a 19th-century dwelling, and contributes to the proposed district.

44 River Road: Two-and-half-story, frame residence constructed ca. 1900. Located on east side of River Road along the Hudson River, character-defining features include slate roof; double-hung sash; and hipped-roof dormer with two-over-two sash. Property surrounded by historic cast iron fence and mature vegetation. Single-story, stucco garage located west of property at edge of River Road also included within property boundary. Known as the Anchorage, the residence, outbuilding and fence contribute to the historic character of the proposed district because they survive as good examples of an early-20th-century residential complex.

45 River Road: National Register-eligible, two-and-a-half-story, side-gable, frame residence sheathed in wood shingles and constructed ca. 1850. Located on west side of River Road, character-defining features include fenestration pattern; wood door surround; front porch supported by Classical columns and brackets; and shingle cladding. Brownstone pillars, most likely constructed of local stone, flank driveway. The residence at 45 River Road is a good example of a 19th-century dwelling, and contributes to the proposed district.

48 River Road: Two-story, intersecting-gable, frame residence clad in asbestos shingles and constructed ca. 1910. Located on east side of River Road near river's edge, character-defining features include massing and fenestration pattern. Two-story, vinyl-clad, banked garage with a habitable second story located west of residence at edge of River Road. Although it has been altered by application of modern siding and installation of new windows, 48 River Road retains its historic form, and survives as good example of early-20th-century residence in the proposed district.

50 River Road: Two-story, front-gable, frame cottage constructed in 1865, and modified over time. Located on east side of River Road, the residence is sheathed in clapboards and scalloped shingles, and its roof is pierced by an interior brick chimney. Multiple additions appear to have recently been constructed, including a front-gable foyer; roof deck; sunroom; and linking structure between the original residence and sunroom. The additions contextually blend with the original residence. A frame garage is situated adjacent to 50 River Road, is sheathed in clapboards, and has exposed rafter ends. The residence at 50 River Road and its associated garage retain historic integrity and contribute to the proposed district as a good example of a mid-19th-century residential cottage complex.

52 River Road: Two-and-a-half-story, Italianate-style, frame residence constructed ca. 1890 and slightly modified over time. Located on east side of River Road, character-defining features include scalloped shingles and clapboards; central tower; fenestration pattern; form and massing; bay window with ornamental panels; entry porch with turned-column supports; and multi-pane, colored-glass window in front-gable end. A frame garage is situated adjacent to 52 River Road, and is sheathed in clapboards. Although the central tower has been modified by a skylight, 52 River Road retains historic integrity as a high-style residence, and therefore, contributes to the proposed district.

54 River Road: Two-and-a-half-story, Colonial Revival-style, frame residence constructed ca. 1900, sheathed in clapboards and shingles, and capped by a hipped roof. Located on east side of River Road, character-defining features include twelve-over-one sash; oval window; two-sided oriel window; hipped-roof dormer; and principal entry with Colonial features, including side-lights and segmental arch. Hipped-roof, frame garage sheathed in clapboards is located adjacent to main residence. The residence at 54 River Road retains historic integrity as a somewhat high-style dwelling constructed during the early-20th-century, and therefore contributes to the proposed district.

60 River Road: Two-story, stucco-clad, cross-gable residence constructed ca. 1870. Located on east side of River Road, the residence, which once functioned as an inn, has many character-defining features, including two-over-two sash; main glass-and-panel door flanked by multi-pane side-lights, sheltered by pedimented portico supported by Classical columns; hipped-roof porch on side façade; two-story bay window on side façade; and paired two-over-two-sash on river façade. The residence at 60 River Road retains integrity as a late-19th-century dwelling, and therefore, contributes to the proposed district.

62 River Road: One-and-a-half-story, frame cottage capped by side-gable roof constructed ca. 1890 and moved from east side of River Road to current location on Hudson River during the early-20th century. During 19th century, residence functioned as tea and ice cream parlor for 60 River Road. Although the residence has been altered over time, it still retains character-defining features including scalloped shingles; clapboards; two-over-two sash; wood-paneled door; front-gable dormer with Stick-style ornament; and interior brick chimney. A modern sunroom addition was constructed on the riverfront façade. Two-car, stucco-clad garage is situated on east side of River Road. Despite alterations, 62 River Road retains integrity as good example of late-19th-century cottage, and contributes to proposed district. The resource was also previously surveyed by a local organization (Historical Society of Rockland County, 1997).

66 River Road: Two-and-a-half-story, frame residence constructed ca. 1875, sheathed in vinyl siding and capped by a front-gable roof. Located on east side of River Road, character-defining features include overall form and massing of residence (i.e., front-gable core and single-story, hipped-roof additions flanking side facades); fenestration pattern; paneled shutters; pedimented portico; paneled door; and overhanging eaves supported by Craftsman-style brackets. Frame garage with exposed rafter ends located adjacent to residence. The residence at 66 River Road and associated garage survive as a good example of a contributing resource with both Craftsman and Colonial Revival features, and therefore, contributes to proposed district.

67 River Road: Two-story, frame residence constructed during the 1830s, and modified over time. Located on west side of River Road, the residence is sheathed in clapboards and capped by an intersecting-gable roof. Character-defining features include form and massing; paired two-over-two sash; enclosed front porch with turned column supports between windows and ornamental cornice; pedimented and shed-roof dormers; and front addition with contextually sensitive, modern roof deck. The residence at 67 River Road survives as a good example of 19th-century housing forms, and contributes to the proposed district.

74 River Road: Two-and-a-half-story, stucco-clad, Queen Anne-style residence constructed ca. 1860. Located on east side of River Road, character-defining features include form and massing of residence, two-story turret at corner of principal façade; bay window at opposing corner of principal façade; pedimented entry; pedimented dormer with paired columns flanking window; simple pedimented dormer; round windows on principal façade; side-porch; and brownstone walls flanking property. The residence at 74 River Road survives as an excellent example of high style residential architecture with a brownstone wall, and therefore, contributes to the proposed district.

75 River Road: National Register-eligible, two-story, shingle-clad, Stick-style, frame residence constructed ca. 1870. Located on west side of River Road, character-defining features include scalloped shingles; clapboards; two-over-two sash; intersecting-gable roof; first-story porch supported by turned columns; second-story central porch supported by turned columns; wood balustrades; pedimented dormers; overhanging eaves; and overall form and massing. The residence at 75 River Road survives as an excellent example of high-style residential architecture, and therefore, contributes to the proposed district.

78 River Road: Two-story, intersecting-gable, frame residence which was originally constructed in 1750 by the Onderdonks, and augmented over time. The residence functioned as the Grand View School from 1875-96. Located on east side of River Road, character-defining features include brownstone façade which is largely obscured by clapboard siding; glass-and-panel doors; six-over-one sash; frieze-band windows on the River Road façade; and pedimented-central porch on second story of River Road façade. Although the residence has been altered, including installation of modern windows and raising of the roof, 78 River Road survives as a good example of a modified 18th-century residence associated with early settlers of Grand View, and therefore, contributes to the proposed district.

81 River Road: National Register-eligible, two-story, shingle-clad, Stick-style, frame residence constructed ca. 1865. Located on west side of River Road adjacent to its twin, 75 River Road, character-defining features include clapboard and board-and-batten siding; two-over-two-sash; intersecting-gable roof; first-story porch supported by Classical columns; wood balustrades; pedimented dormer window in wood surround; overhanging eaves and overall form and massing. The residence at 81 River Road survives as an excellent example of high style residential architecture, and therefore, contributes to the proposed district.

87 River Road: National Register-eligible, two-and-a-half-story, stucco-clad, frame-and-cobblestone residence constructed ca. 1902 in the Craftsman style. Located on west side of River Road, the residence retains multiple character-defining features, including diamond-shaped pane windows; cut-away porch supported by cobblestone piers and wood balustrade; complicated roofscape, including gambrel roof and intersecting pedimented dormers pierced by diamond-pane windows. Picket fence and brownstone fence surround property and contribute to historic character. The residence at 87 River Road is an excellent example of a Craftsman-style home, and is a contributing feature to the proposed district.

88 River Road: single-story, stucco-clad, frame residence constructed ca. 1902 as carriage house for 87 River Road, was converted into a home in the 1950s. Located on east side of River Road, character-defining features include board-and-batten and stucco cladding; shed-roof awning above main entry; hipped-roof historic core; shed-roof addition; gable roof, lower-level addition pierced by oculus window. The residence at 88 River Road retains integrity as an early-20th-century dwelling and contributes to the proposed district.

91 River Road: Two-and-a-half-story, gambrel-roof, frame residence constructed ca. 1860. Located atop an incline on west side of River Road, character-defining features include two-story porch supported by Eastlake columns with gingerbread ornament (applied in 1980s); porch balustrade; overhanging porch roof accented by exposed rafter ends; shed-roof and gable-roof dormers with exposed rafter ends; and overall form and massing of residence. A brownstone wall is situated along eastern edge of the property along River Road. The residence at 91 River Road and associated brownstone wall retain historic integrity and therefore, contribute to the proposed district.

99 River Road: National Register-eligible, two-story, cobblestone-clad residence constructed in the 1890s. Located atop a hill on west side of River Road, the residence was known as Willow Knoll. Character-defining features include two-story corner tower capped by a dome; cobblestone façade; stone window surrounds; broad, overhanging eaves; multi-pane casement windows; brick-and-stone end-wall chimney; stone staircase leading to tower; cobblestone balustrade; and cobblestone walls. An early-20th-century stucco-clad carriage house adorned with a square, pyramidal-roof cupola; gable dormer; multi-pane windows; and broad overhanging eaves is also located on the property. The residence at 99 River Road retains a high degree of integrity as a “handcrafted” early-20th-century dwelling, and therefore, the residence, walls, and carriage house contribute to the proposed district.

100 River Road: Two-story, stucco-clad, side-gable, frame residence constructed ca. 1900 as an ice house for 99 River Road. During the early-20th century, the ice house was converted into a residence. Located on east side of River Road, character-defining features include multi-pane double and single casement windows; interior brick chimney; and cobblestone end-wall chimney. In the 1970s, a frame addition was constructed on the south side of the residence. The residence at 100 River Road is a good example of an early-20th-century dwelling that has been sensitively modified over time, and therefore, contributes to the proposed district.

113 River Road: National Register-eligible, two-story, brownstone residence constructed ca. 1855. Known as the Scottish Farm House, the residence is located on west side of River Road and is constructed of stone quarried on the property itself. The residence at 113 River Road has multiple character-defining features, including cut-stone façade; multi-pane sash; multi-pane frieze-band windows; pedimented stone window lintels imported from Scotland and improved with carved thistle design; stone chimney and Classical bracketed cornice. The residence at 113 River Road contributes to the proposed district as a dwelling that retains a high degree of architectural integrity.

114 River Road: Two-and-a-half-story, stucco-clad, frame residence built ca. 1870. Located on east side of River Road, the residence originally functioned as a hotel until the 1920s when it was converted into a

residence. Although it has been modified over time, character-defining features include front-gable historic core with overhanging eaves; brick end-wall chimney; diamond-shaped end-gable dormer. A garage addition has been constructed on the south side of the residence, and the front porch has been modified, including the encasement of porch supports in stucco. The residence at 114 River Road survives as a good example of 19th-century residential housing stock in Grand View, and therefore, contributes to the proposed district.

115 River Road: Two-story, side-gable, frame cottage sheathed in clapboards and constructed during the early-19th century and modified over time. Located on west side of River Road, character-defining features include two-over-two sash and one-over-one double-hung sash; multi-pane casement windows; pedimented entry supported by Craftsman-style brackets; front-gable dormer; and enclosed porch on south façade. The property also includes a single-car, permastone garage, capped by a hipped roof with exposed rafters. 1 The residence at 15 River Road survives as a good example of a 19th-century dwelling, and contributes to the proposed district.

118 River Road: Two-story, stucco-clad, Tudor Revival-style, frame boathouse constructed ca. 1914 for the Tappan Zee Yacht Club. Located on east side of River Road, character-defining features include projecting central façade, accented by half-timbering and casement window band; recessed entry including multi-pane door flanked by multi-pane side-lights; wood door surround; multi-pane gable dormers that pierce the roof; cobblestone end-wall chimney; two-story, riverfront porch accessed by multi-pane doors on the first story; boat bays on the river story; and shed-roof dormer pierced by multiple sash facing the river.

The Village of Grand View acquired the boathouse for use as its village hall in 1928, and since then, the residence has functioned as the municipal headquarters of the village. During World War II (1941-42), owners of Wayside Chapel at 24 River Road donated the bell tower to the village. The tower is situated at the northwest corner of the village hall, and consists of a stucco base with a pyramidal-roof bell tower supported by heavy timbers. The tower cap is further accented by exposed rafters. The village hall at 118 River Road survives as a fine example of a boathouse converted into a village hall, and, along with the bell tower, is a contributing resource to the proposed district. The resource was also previously surveyed by a local organization (Historical Society of Rockland County, 1997).

124-126 River Road: Steeply sloped, waterfront property located south of 118 River Road that contributes to historic feel and association of the proposed district. The property consists of a modern wood staircase that leads to the rocky, sandy Hudson River shore, and visually reinforces relationship between historic residences and the waterfront.

135 River Road: National Register-eligible, three-and-a-half-story, frame-and-stone residence constructed ca. 1860 and modified over time. Located on west side of River Road, character-defining features include clapboard sheathing and stone residence core; brick end-wall chimney and historic fenestration pattern. Historic frame carriage house capped by gambrel roof located adjacent to residence. The residence at 135 River Road has recently been modified by addition of a two-story porch. However, the property still retains historic feeling, and therefore, contributes to the proposed district.

141 River Road: National Register-eligible, two-and-a-half-story, rectangular-plan, Spanish Mission-style, stucco-clad, frame building with asphalt shingle-clad side-gable roof most likely constructed during the late-19th or early-20th century. Four-bay –by-two-bay core with three-story tower and some historic multi-pane windows and doors; modern two-story addition on south façade. Located on west side of River Road, character-defining features include multi-pane frieze-band windows, tower at southeast corner with hipped roof, wrought-iron balconettes appended to the east façade of the core and the tower, and arcaded single-story addition on the north façade. Other features include waterfront property and

dock on east side of River Road. The residence at 141 River Road is a good example of a Spanish Mission-style dwelling, and therefore contributes to the proposed district.

142 River Road: Three-story, rectangular-plan, Craftsman-type residence atop a raised basement with an asphalt shingle-clad hipped roof. The two-bay-by-three-bay residence with modern fenestration was constructed in 1925 as an artist's studio. Located on east side of River Road, character-defining features include hipped roof, pent entry on the west façade, and brick end-wall chimney on the south facade. The residence at 142 River Road is a good example of a Craftsman-type dwelling, and therefore contributes to the proposed district.

145 River Road: Two-and-a-half-story, rectangular-plan, vernacular-type, frame residence constructed in 1854 (northern section) with an addition erected in 1889 (southern section), and in the 20th century (western section); complicated asphalt shingle-clad roof-scape, including side-gable and mansard sections. The four-bay-by-two-bay residence features historic multi-pane windows and wood-panel door. Located on west side of River Road, character-defining features include oriel windows on the east and south façades, respectively, single-story shed-roof porch supported by columns on the east façade, and the 1889-era, single-story addition topped by a mansard roof at the southwest corner.

Two outbuildings are located west of the property, including a garage set atop a stone foundation with double cross-buck carriage house doors and a modern single-story frame studio. Other features include waterfront property and dock/pier on east side of River Road. The residence at 145 River Road is a good example of a 19th-century, vernacular-type frame dwelling with additions, and therefore contributes to the proposed district.

151 River Road: Two-and-a-half-story, rectangular-plan, frame residence capped by an asphalt shingle-clad intersecting-gable roof located on west side of River Road. Constructed in the 19th century and occupied during that period by the Blauvelts, prominent residents of Rockland County, and Civil War General Daniel Ullman, an acquaintance of President Abraham Lincoln. Residence was enlarged in 1904 and in recent years. Six-bay-by-three-bay residence has been altered by the application of vinyl siding, construction of a two-story porch across the east façade, and replacement of historic fenestration. Surviving historic features include two-story oriel window on the east façade and mansard roof with pointed-gable dormers atop two-and-a-half-story tower at the northeast corner.

Two outbuildings are located on the property: a small, modern garage-type outbuilding located southwest of the residence, and a two-car garage with exposed rafters and historic double-hung sash located northwest of the residence. Other features include waterfront property and dock on east side of River Road. Although 151 River Road has been altered over time, it survives as a former home of a prominent Rockland County resident and retains adequate integrity to contribute to the proposed district.

159 River Road: Two-story, rectangular-plan, Spanish Mission-type, stucco-clad, frame residence capped by an asphalt shingle-clad hipped roof with broadly overhanging eaves and exposed rafters. Located on west side of River Road, residence was erected in 1916 by survivor of *Titanic* disaster. Five-bay-by-four-bay residence is pierced by modern multi-pane fenestration and recently renovated. Character-defining features include arcaded entry porch supported by paired brackets, bay window sheltered by shed-roof awning supported by brackets, recessed second story, and fieldstone wall at east side of property along River Road. Decorative elements include figurative medallions on east façade.

Other features include waterfront property and dock on east side of River Road. The residence at 159 River Road is a good example of a Spanish Mission-style dwelling, and therefore contributes to the proposed district. The resource was also previously surveyed by a local organization (Historical Society of Rockland County, 1997).

172 River Road: National Register-eligible, two-and-a-half-story, rectangular-plan, Queen Anne-style, frame residence capped by an asphalt shingle-clad side-gable roof with overhanging eaves and exposed rafters. Located on east side of River Road, residence was constructed in the 19th century, expanded after 1853, operated as a boarding house during the late-19th/early-20th century, and reverted to function as a residence after 1914. Four-bay-by-two-bay residence is clad in wood clapboards and decorative wood shingles which demarcate the cornice level. Known as Alhambra-on-Hudson for its decorative scheme, residence has multiple character-defining features, including two-over-two and standard double-hung sash in wood surrounds; double glass-and-panel door topped by a transom; front-gable dormer windows with paired double-hung sash in decorative wood surrounds with vergeboard; and a two-story bay window on the northwest corner of the west façade, surmounted by a square tower. Bay window/tower structure is embellished with brackets and decorative fascia above each window unit, lending a Victorian air to the residence.

Other features include a hipped-roof porch supported by arcaded wood columns on the west façade, and a two-story cutaway porch on the east façade with the same support system as first story porch. Outbuildings include single-story, weatherboard-clad, frame garage capped by a shed roof with double carriage house doors on west side of River Road. The residence at 172 River Road is a good example of a Queen Anne-style dwelling, and therefore contributes to the proposed district.

176 River Road: Two-and-a-half-story, L-plan, vernacular-type, frame residence capped by an asphalt shingle-clad intersecting gable roof. Located on east side of River Road, residence was constructed before 1871 and renovated in 1954. Three-bay-by-three-bay residence is clad in vinyl siding and pierced by one-over-one double-hung sash with some six-over-six double-hung sash in wood surrounds remaining. Character-defining features include wood-panel door with side-lights set within a wood surround, and single-story porch supported by metal posts.

Other features include vinyl-clad frame garage capped by an asphalt-clad hipped roof located north of the residence; fieldstone wall with a metal gate along the western edge of the property; mature trees; and dock on east side of the residence in the Hudson River. The residence at 176 River Road is a good example of a 19th-century vernacular-type dwelling that has been modified over time, and therefore contributes to the proposed district.

179 River Road: National Register-eligible, two-and-a-half-story, rectangular-plan, Victorian-type, frame residence capped by an asphalt shingle-clad side-gable roof with bracketed cornice and interior brick chimney. Located on west side of River Road, residence was constructed between 1830 and 1845. Three-bay-by-two-bay residence is clad in wood clapboards and pierced by two-over-two and six-over-six double-hung sash in wood surrounds. Main entry consists of a glass-and-panel door set in a wood surround, with side-lights and a transom. Character-defining features include porch supported by bracketed posts with front-gable portico with sunburst vergeboard in alignment with main entry. A shed-roofed addition is appended on the west or rear façade.

Other features associated with residence include single-story, stucco-clad carriage house topped by a mansard roof with dormer windows located north of the residence. Mature trees and hedges surround property. The residence at 179 River Road is a good example of a Victorian-type dwelling, and therefore contributes to the proposed district.

180 River Road: Two-and-a-half-story, rectangular-plan, vernacular-type, frame residence capped by an asphalt shingle-clad intersecting-gable roof with an interior brick chimney. Located on east side of River Road, residence was constructed in the 1870s and expanded in the 1920s with an addition on north façade and attached single-car garage. Four-bay-by-three-bay residence is clad in wood clapboards and pierced

by two-over-two and one-over-one double-hung sash in wood surrounds, and multi-pane casement windows. Character-defining features include two-story bay window on south façade, capped by a roof with broad overhanging eaves; wood-panel door flanked by side-lights set in wood surrounds; hipped-roof porch supported by modern lattice posts is located across the front-gable section of west façade. An enclosed porch is located on east façade, facing the Hudson River.

Other features include attached single-car garage, topped by a front-gable roof, and sheathed in wood clapboards located north of the residence. Carriage house doors and a standard glass-and-panel door provide access to the building. Mature trees and hedges surround the property, in addition to modern post-and-rail fence with a simple gate situated along its western edge. The residence at 180 River Road is a good example of a 19th-century vernacular-type dwelling that has been modified over time, and therefore contributes to the proposed district.

185 River Road: National Register-eligible, two-and-a-half-story, rectangular-plan, Victorian-type, frame residence capped by an asphalt shingle-clad intersecting hipped-on-gable roof pierced by an interior brick chimney with a corbelled cap. Located on west side of River Road, residence was constructed around 1840 with additions in the late-19th century, and a rear addition on west façade in the 1990s. Four-bay-by-two-bay residence is clad in wood clapboards with decorative wood shingles and trim which demarcate the cornice level. Character-defining features include two-over-two double-hung sash in wood surrounds; double glass-and-panel doors in a wood surround; front-gable dormer windows with vergeboard. Other character-defining features include wrap-around porch supported by bracketed posts interconnected by a cut-out wood railing; main entry to residence along porch emphasized by a front-gable projecting portico with vergeboard.

Outbuildings include a stucco-clad, hipped-roof carriage house with multi-pane sash in wood surrounds and cross-buck carriage house doors that have been fixed to function as outer walls located north of the residence. Hedges and scattered mature and young trees also surround property. The residence at 185 River Road is a good example of Victorian-type dwelling that has been modified over time, and therefore contributes to the proposed district.

Other features include low fieldstone wall along eastern side of the property at edge of River Road, and modern frame river pavilion at 182 River Road along Hudson River described under non-contributing resources below. Scattered mature and young trees and hedges also surround property. The residence at 187 River Road is a good example of a 19th-century vernacular-type dwelling that has been modified over time, and therefore contributes to the proposed district.

191 River Road: Single-story, rectangular-plan, Colonial Revival-style, frame residence capped by a hipped roof sheathed in tile. Located on west side of River Road, residence was constructed in the early 1900s as carriage house of former Glencraig estate, was converted into a residence in 1941, and is one of a few remnants of the estate that survive. Five-bay-by-one-bay residence sheathed in stucco. Character-defining features include eight-over-eight double-hung sash; glass-and-panel door and glass-and-panel carriage house doors; pilasters across east façade; denticulated cornice; dormer windows with paired double-hung sash.

Other features include fieldstone walls along east side of property at edge of River Road; fieldstone pillar at southeast side of property topped by stone coping inscribed with “Glencraig;” cast iron fluted column lamp post situated atop pillar. Mature trees and hedges surround property. The residence at 191 River Road is a good example of a Colonial Revival-style residence, and therefore contributes to the proposed district.

192 River Road: One-and-a-half-story, rectangular-plan, vernacular-type, frame residence capped by an asphalt shingle-clad side-gable roof sheathed in asphalt shingles. Located on east side of River Road, the residence was constructed in 1939 on site of the former boat landing associated with Glencraig estate noted under 191 River Road. The four-bay-by-two-bay residence is sheathed in wood clapboards. Character-defining features include eight-over-eight double-hung sash with wood lintels, sills, and paneled shutters, and multi-pane double-casement windows in the front-gable dormer and gable end. River-facing east façade has been altered by addition of shed-roof dormer that functions as second story. Residence connected to frame carriage house by hyphen structure with modern fenestration. Carriage house was converted for residential purposes, is capped by asphalt-clad front-gable roof, and pierced by mixture of modern fenestration and double cross-buck carriage house doors, and multi-pane casement and awning windows.

Other features include a low fence consisting of cast iron fluted bollards interconnected with a metal rail and driveway gate with the letter E rendered in metal along east side of property at edge of River Road; modern waterfront dock; and mature trees and hedges. The residence at 192 River Road is a good example of an early-20th-century vernacular-type dwelling, and therefore contributes to the proposed district.

204 River Road: Two-and-a-half-story, rectangular-plan, Colonial Revival-style, frame residence capped by an asphalt-clad side-gable roof. Located on east side of River Road, residence was constructed in the late 1930s, and incorporated many elements the 19th-century frame residence, known as the Shore House, which formerly occupied the property. The three-bay-by-one-bay residence is sheathed in stucco and wood clapboards. Character-defining features include six-over-six double-hung sash, multi-pane frieze-band windows with continuous wood lintel, triple double-hung sash set in wood surrounds; wood-panel door; and lunette-shaped vents in the top-half story. Single-story, side-gable addition appended to south façade; pierced by bands of multi-pane casement windows set in wood surrounds.

Single-story frame garage is located south of residence; includes wood roll-up door; wood-panel door; multi-pane sash; and lunette window in top half story. Other features include brownstone pillars which flank driveway at edge of River Road; fieldstone retaining wall topped by metal fence on rear lawn overlooking Hudson River; front-gable shed on rear lawn; and mature trees and hedges around property. The residence at 204 River Road is a good example of a Colonial Revival-style dwelling, and therefore, contributes to the proposed district.

205 River Road: National Register-eligible two-and-a-half-story, square-plan, Second Empire-style, frame residence capped by an asphalt shingle-clad mansard roof with bracketed cornice. Located on west side of River Road, residence was constructed in 1868 and became known as the Ivies. During the 1950s and early 1960s, Betty Friedan owned the residence where she wrote *The Feminine Mystique*. Four-bay-by-two-bay clapboard-clad residence was remodeled after a fire in the 1980s or 1990s, but still retains integrity. Character-defining features include historic fenestration pattern such as surviving two-over-two double-hung sash in wood surrounds, two-over-two double-hung sash dormer windows set in pedimented surrounds accented by volutes, wood-panel door set in wood surround with arched transom and side-lights, canted bay at southeast corner, and two story bay window at northeast corner. Residence also has wrap-around porch supported by arcaded posts with bracketed cornice.

Other features include brownstone pillars which flank driveway, fieldstone wall along east side of property at edge of River Road, mature trees and hedges around property. The residence at 205 River Road is a good example of a Second Empire-style dwelling, and therefore contributes to the proposed district. The resource was also previously surveyed by a local organization (Historical Society of Rockland County, 1997).

213 River Road: One-and-a-half-story, rectangular-plan, Dutch Colonial Revival-style, frame residence capped by an asphalt shingle-clad side-gable roof with flared eaves. Located on west side of River Road, residence was constructed in the 1930s, and altered in recent years through insertion of modern fenestration. One-bay-by-two-bay core building flanked by recessed side-gable section and projecting front-gable section. Character-defining features include surviving historic fenestration such as multi-pane double-hung sash bay windows, multi-pane casement windows, and lunette window in gable end in wood surrounds; and glass-and-panel door in Classical wood surround flanked by side-lights.

Other features include carriage house with multi-pane cross-buck carriage house doors located west of the residence; fieldstone wall along east side of property at edge of River Road; and mature trees and hedges around property. The residence at 213 River Road is a good example of a Dutch Colonial Revival-style dwelling, and therefore contributes to the proposed district.

214 River Road: Two-and-a-half-story, rectangular-plan, vernacular-type, frame residence capped by an asphalt shingle-clad front-gable roof. Located on east side of River Road, residence was constructed in 1868 as a boathouse and moved to its present location in later years. During the mid-20th century, it was converted into a residence, and expanded in the 1960s. The three-bay-by-two-bay residence is clad in wood shingles. Character-defining features include original western section capped by side-gable roof with flared eaves; surviving six-over-six double-hung sash in wood surrounds and paired multi-pane casement windows in wood surrounds; brick end-wall chimney and central cupola.

Other features include mature trees and hedges around property and dock in the Hudson River. The residence at 214 River Road is a good example of 19th-century boathouse with 20th-century residential modifications, and therefore contributes to the proposed district.

217 River Road: National Register-eligible, three-and-a-half-story, rectangular-plan, Victorian-type, frame residence capped by an asphalt shingle-clad intersecting gable roof. Located on west side of River Road, residence was constructed between 1848 and 1868, and named Stoneleigh for its terraced gardens in the 1900s. The residence is clad in wood clapboard and wood shingles. Character-defining features include paired arched windows in wood surrounds; arched windows in wood surrounds; two story bay window on south façade; two-story projecting pavilion on north façade; double arched-wood doors with quarter-lunette transoms in wood surrounds on first story, and double glass-and-panel doors topped by a transom on the second story fronted by an enclosed balcony; and porch supported by wood posts, interconnected by a wood balustrade, and a pedimented entry portico.

Other features include carriage house capped by intersecting jerkin-head gable roof with multi-pane sash in wood surrounds, and multi-pane cross-buck carriage house doors located north of the residence; brownstone wall along east side of property at edge of River Road; mature trees and hedges around property; and dock in the Hudson River accessed by a metal gate between brownstone pillars. The residence at 217 River Road is a good example of a Victorian-type dwelling, and therefore contributes to the proposed district. The resource was also previously surveyed by a local organization (Historical Society of Rockland County, 1997).

221 River Road: Two-and-a-half-story, L-plan, Victorian-type, frame residence capped by an asphalt shingle-clad hipped roof with intersecting gable and shed roof sections. Hipped-roof section emphasized by exposed rafters and bracketed cornice. Located on west side of River Road, residence was constructed in 1861, and expanded in the 1940s. The three-bay-by-two-bay residence is clad in wood clapboard. Character-defining features include surviving historic fenestration such as two-over-two double-hung sash in wood surrounds; projecting center pavilion on the main or east façade capped by a front-gable roof with vergeboard; enclosed porch with central entry portico supported by paired columns topped by a bracketed cornice. Multiple rear additions constructed in sympathetic manner to historic core.

Other features include one-and-a-half story, stucco-clad horse barn located west of residence and waterfront lot on east side of River Road in the Hudson River. Features include multi-pane sash in wood surrounds and wood panel shutters with single-story side-gable addition appended to the north façade. Mature trees and hedges surround property. The residence at 221 River Road is a good example of a Victorian-type frame dwelling, and therefore contributes to the proposed district.

225 River Road: Three-and-a-half-story, L-plan, Victorian-type, frame residence capped by an intersecting roof including a side-gable section with an interior brick chimney and a mansard roof section, both sheathed in asphalt shingles. Set back from the west side of River Road, residence was initially constructed in 18th century, and augmented during the 19th and 20th centuries when it was named The Maples. The five-bay-by-three-bay residence is clad in aluminum siding and has both historic and modern fenestration. Character-defining features include enclosed porch accessed by split staircase and supported by bracketed turned posts with pentagonal sections on the north and south sides, including southernmost pentagonal section enclosed in multi-pane glass windows; porch supported by brick pillars; front-gable dormers with double-hung sash with diamond-shaped panes; bay windows and pointed windows on side-gable facades; frame addition on west façade capped by mansard roof with front-gable awning above entry; oval-shaped window; and two-over-two double hung sash within front-gable dormers.

Other features include waterfront property on east side of River Road along Hudson River. Mature trees and hedges surround property. The residence at 225 River Road is a good example of a Victorian-type frame dwelling, and therefore contributes to the proposed district.

242 River Road: National Register-eligible, two-and-a-half-story, rectangular-plan, Federal-style, frame residence on brick foundation, capped by a side-gable roof sheathed in asphalt shingles with an interior brick chimney and cornice returns. Located on east side of River Road, residence was constructed in 1812 and augmented in the 1920s with the construction of a porch across the east, or Hudson River-facing, façade. The three-bay-by-two-bay residence is clad in wood clapboard. Character-defining features include brick foundation; fenestration in wood surrounds such as multi-pane basement-level awning window, six-over-six double-hung sash, three-pane frieze-band windows in the top half-story, and wood-panel door with three-pane transom. Other features include mature trees and hedges which surround property. The residence at 242 River Road is a good example of a Federal-style dwelling, and therefore contributes to the proposed district.

245 River Road: Two-and-a-half-story, L-plan, Neoclassical-style, frame residence capped by an intersecting--gable roof sheathed in asphalt shingles with an interior brick chimney and denticulated cornice with cornice returns. Located on west side of River Road, residence was constructed in 1794, and expanded in the 19th and early-20th centuries. The five-bay-by-two-bay residence is clad in wood clapboard. Character-defining features include fenestration in wood surrounds, including six-over-six double-hung sash; French door-type windows with and without transoms; front-gable dormers in pedimented wood surrounds; two-story bay window on the south façade with wood panels between the first and second stories and denticulated cornice beneath the hipped roof; and glass-and-panel door with side-lights, topped by a transom. Other features include full-width porch supported by Classical columns, accessed by a brick staircase; central bay emphasized by front-gable section with lunette window, flanked by pilasters; front-gable section at rear with similar fenestration pattern as side-gable section.

Outbuilding includes renovated carriage house with wood-and-stone siding and carriage house doors located west of residence. Mature trees and hedges surround property. The residence at 245 River Road is a good example of a Neoclassical-style dwelling, and therefore contributes to the proposed district.

251 River Road: National Register-eligible, one-and-a-half-story, rectangular-plan, Gothic Revival-style, frame residence capped by a modified mansard roof sheathed in asphalt shingles and rolled material, pierced by paired interior brick chimneys. Located on west side of River Road and known as Westwind, residence was initially constructed in 1790s, modified in the 19th century with the addition of mansard roof, and around 1850 with application of vergeboard. Five-bay-by-three-bay weatherboard-clad residence. Character-defining features include six-over-six and two-over-two double-hung sash in wood surrounds; two-story bay window on south façade with Queen Anne-type windows in wood surrounds; altered two-story bay on north façade with modern French doors on first story and Queen Anne-type windows on second story; projecting pavilion on east façade with glass-and-panel main door and storm door on first story, and modified pointed dormer window with vergeboard and finial at top half-story; central dormer flanked by two pointed dormers with multi-pane double-hung sash, vergeboard, and finials. Side facades feature paired and single dormer windows capped by flat roofs with vergeboard. Wrap-around porch with exposed rafters supported by bracketed turned posts, interconnected by a balustrade, accessed by a flight of wood steps which connect to a concrete sidewalk and flight of concrete and flagstone steps flanked by concrete posts with orbs. Property also has loose fieldstone wall on east side of property along River Road. Mature trees and hedges also surround property.

The residence at 251 River Road is a good example of a Gothic Revival-style dwelling, and therefore contributes to the proposed district. The resource was also previously surveyed by a local organization (Historical Society of Rockland County, 1991; Historical Society of the Nyacks, 2002).

257 River Road: Two-and-a-half-story, L-plan, vernacular-type, frame carriage house capped by intersecting gable roof sheathed in asphalt shingles. Located on west side of River Road, it was constructed in 19th century and functioned as a carriage house to 251 River Road until it was sold and converted in the early 20th century. The two-bay-by-one-bay residence is clad in wood clapboard and has a rear addition. Character-defining features include paired double-cross-buck carriage house doors; band of triple six-over-six double-hung sash flanked by multi-pane casement windows in wood surrounds above doors; and six-over-six double-hung sash in wood surrounds. Addition features glass-and-panel doors, two-over-two double-hung sash in wood surrounds, and four-pane frieze-band windows in wood surrounds. Mature and young trees surround property. The residence at 257 River Road is a good example of a 19th-century vernacular-type dwelling with 20th-century modifications, and therefore contributes to the proposed district.

267 River Road: Two-and-a-half-story, rectangular-plan, 19th-century, frame residence with Colonial Revival and Italianate features capped by a side-gable roof sheathed in asphalt shingles with paired interior brick chimneys with corbelled caps and bracketed cornice. Located on west side of River Road, residence was constructed in 1874 and altered during the 20th century. The four-bay-by-four-bay residence is clad in wood clapboard and stands on a sandstone foundation. Character defining features include variety of fenestration in wood surrounds, including band of multi-pane casement windows with hood molding, two-over-two double-hung sash, one-over-one double-hung sash, paired and standard six-over-one double-hung sash, multi-pane frieze-band window set within decorative wood surround, and eight-over-one double-hung sash in clipped-gable and hipped-roof dormers. Main entry includes wood-panel door flanked by side-lights and topped by a transom, accessed by split brownstone staircase which leads to flight of brownstone stairs east of residence. Single-story side additions include French doors, six-over-one double-hung sash, and glass-and-panel doors in wood surrounds.

Other features include single-story clapboard-clad garage capped by front-gable roof with bracketed roof line and glass-and-panel garage doors located northwest of the residence, and single-story clapboard-clad shed with multi-pane casement and awning windows and glass-and-panel door located west of residence. Other features include mature trees and hedges which surround property. The residence at 267 River Road

is a good example of an eclectic Colonial Revival/Italianate-type dwelling, and therefore contributes to the proposed district.

276 River Road: One-and-a-half-story, rectangular-plan, vernacular-type, frame residence with 18th-century core that formed part of Garrett Onderdonk Homestead, and multiple side and rear additions constructed over the course of the 19th and 20th centuries. Located on east side of River Road, core section is capped by side-gable roof sheathed in asphalt shingles, and rear and side additions are capped by front-gable and side-gable roofs sheathed in asphalt shingles; single-story addition on north façade has deteriorated masonry end-wall chimney. The three-bay-by-two-bay core is sheathed in wood clapboards and stands on parged foundation. Character-defining features include six-over-six double-hung sash in wood surrounds; three-pane frieze-band windows in wood surrounds, and wood-panel door set in Classical wood surround, topped by shed-roof awing. Two-story and two-and-a-half story recent additions face Hudson River but are not visible from River Road.

Other features include brick wall topped by stone coping on west side of property along River Road, dock, and mature and young trees and hedges which surround property. The residence at 276 River Road is a good example of an 18th-century vernacular-type dwelling with sensitive modifications, and therefore, contributes to the proposed district.

277 River Road: Two-and-a-half-story, rectangular-plan, vernacular-type, frame residence capped by a side-gable roof sheathed in asphalt shingles with brick end-wall chimney. Located on west side of River Road, residence was constructed in 1910 on land that originally formed part of the Garrett Onderdonk Homestead in the 18th century. The five-bay-by-two-bay residence is clad in stucco. Character-defining features include fenestration in wood surrounds such as fifteen-over-one double-hung sash, twelve-over-one double-hung sash, glass-and-panel door with frame screen door, band of multi-pane casement windows, and lunette windows. Other features include shed-roof porch with a beaded board ceiling supported by slender wood columns, interconnected by a wood balustrade on the east façade, and small shed-roof porch supported slender wood columns on north façade.

Fieldstone wall with stone pillars which flank a flight of concrete steps on east side of property along River Road. Mature and young trees surround property. Single-story, stucco-clad, frame garage supported by wood posts; capped by a front-gable roof; wood-and-glass-panel roll-up door; and double-hung sash located on riverfront property with a dock on east side of River Road. The residence at 277 River Road is a good example of a 20th-century vernacular-type dwelling, and therefore, contributes to the proposed district.

279 River Road: Two-and-a-half-story, rectangular-plan, Dutch Colonial Revival-style, frame residence capped by a side-gambrel roof sheathed in asphalt shingles. Located on west side of River Road, residence was constructed in 1910 on land that originally formed part of the Garrett Onderdonk Homestead in the 18th century. Three-bay-by-two-bay, clapboard and asbestos-shingle clad residence with side and rear additions capped by side-gable roofs on the north and west facades, respectively. Character-defining features include fenestration set in wood surrounds, such as paired casement windows with diamond-shaped comes, glass-and-panel door, oriel window supported by brackets and capped by flared semi-hipped roof, and front-gambrel dormer with Palladian-type window with replaced central glazing topped by semi-circular vent with keystone. Other features include cutaway porch supported by wood posts interconnected by a wood balustrade and entry on rear addition topped by flared semi-hipped roof supported by brackets. A fieldstone wall is located on east side of property along River Road.

Mature and young trees and hedges surround property. Single-story, clapboard-clad, frame garage supported by wood posts; capped by front-gable roof with exposed rafters; wood roll-up door; awning window, and double-hung sash located on riverfront property with a dock on east side of River Road. The

residence at 279 River Road is a good example of a Dutch Colonial Revival-style dwelling, and therefore contributes to the proposed district.

284 River Road: Two-story, T-plan, vernacular-type, frame residence capped by intersecting-gable roof sheathed in asphalt shingles. Located on east side of River Road along banks of Hudson River, residence was constructed in 1913, and augmented over the course of the 20th century in keeping with historic character of residence. Two-bay-by-three bay wood clapboard-clad residence with additions on four facades. Character-defining features include form and massing of residence and historic fenestration such as six-over-one double-hung sash and three-pane awning windows in wood surrounds. Additions include enclosed wrap-around porch on east and south façades, single-story shed-roof addition on north façade, and single-story gable-front addition west façade.

Other features include waterfront dock and single-story, weatherboard-clad garage set back from eastern edge of River Road capped by front-gable roof with exposed rafters, double carriage house doors, wood-panel door, and multi-pane windows. Mature trees surround residence. The residence at 283 River Road is a good example of a 20th-century vernacular-type residence, and therefore contributes to the proposed district.

285 River Road: Two-and-a-half-story, square-plan, four-square, frame residence capped by a hipped roof sheathed in asphalt shingles. Located on west side of River Road, residence was constructed in 1910 on stone foundation. The three-bay-by-four-bay residence is sheathed in asbestos shingles. Character-defining features include double glass-and-panel door in Classical wood surround; fenestration pattern, including paired and single double-hung sash in wood surrounds, four hipped-roof dormers with two-over-one double-hung sash flanking three-over-one double-hung sash on the east façade, and paired double-hung sash on the other three facades; and hipped-roof porch supported by Doric-type wood columns.

Other features include fieldstone wall on east side of property along River Road. Mature trees and hedges surround property. The residence at 285 River Road is a good example of a four-square dwelling, and therefore contributes to the proposed district.

289 River Road: One-and-a-half-story, rectangular-plan, vernacular-type, frame residence capped by a side-gable roof sheathed in asphalt shingles with end-wall chimney. Located on west side of River Road, residence was constructed as a barn ca. 1880, and converted into a residence in 1938. The three-bay-by-two-bay residence is sheathed in weatherboard with side and rear additions on south and west facades, respectively. Character-defining features include paired Craftsman-type five-over-one windows in wood surrounds on first story and gable-front dormer on second story; glass-and-panel door flanked by side-lights; four-pane casement windows in top half-stories on side facades. Addition on south façade pierced by triple two-over-two double-hung sash in wood surrounds.

Other features include fieldstone wall set back from River Road east of residence. Mature trees and hedges surround property. The residence at 289 River Road is a good example of a 19th-century dwelling with 20th century modifications, and therefore contributes to the proposed district.

301 River Road: Two-story, rectangular-plan, vernacular-type, frame residence capped by a side-gable roof sheathed in asphalt shingles, pierced by brick chimney. Located on west side of River Road, core residence was constructed ca. 1840, and a two-story, side-gable addition was joined to south façade ca. 1910. Three-bay-by-two-bay core and addition sheathed in wood clapboards. Character-defining features include fenestration such as six-over-six double-hung sash and paired Queen Anne-type windows in wood surrounds; wood-panel door in wood surround; and elevated porch atop brick piers, supported by wood posts interconnected with wood balustrade.

Other features include fieldstone wall on east side of property along River Road. Mature trees and hedges surround property. The residence at 301 River Road is a good example of a 19th-century vernacular-type dwelling with 20th-century modifications, and therefore contributes to the proposed district.

302 River Road: Two-story, rectangular-plan, Colonial Revival-style residence capped by a side-gable roof sheathed in asphalt shingles with a brick end-wall chimney. Located on east side of River Road, residence was constructed in 1945, and replaced Riverholm, an early-1900s group home established by Lillian D. Wald, founder of the Henry Street Settlement in New York City. Converted into a YWCA camp in the 1920s, property purchased in 1945 and converted into a private residence. The three-bay-by-two-bay residence has a rear addition. Character-defining features include multi-pane bay windows set in wood surrounds; paired and single six-over-six double-hung sash in wood surrounds; and glass-and-panel door with wood frame storm door set in wood surround, sheltered by semi-hipped roof entry porch supported by wood posts. Rear addition on wood piers facing Hudson River and capped by shed roof. Wrap-around porch on east and north facades.

Other features include single-story frame garage capped by hipped roof northwest of residence; single-story frame boathouse capped by front-gable roof southeast of residence and associated dock. Mature and young trees and hedges surround property. The residence at 302 River Road is a good example of a Colonial Revival-style dwelling, and therefore contributes to the proposed district.

303 River Road: A two-and-a-half-story, rectangular-plan, Craftsman-style, wood-frame residence capped by a side-gable roof sheathed in asphalt shingles, pierced by a brick chimney. Located on west side of River Road, residence was constructed in 1856 and may have been moved to its present location from the banks of the Hudson River. Residence formed part of Lillian Wald's Riverholm, described under 302 River Road, later functioned as a rest home, was sold in the 1920s to the YWCA for use as a camp, and converted into a residence in 1950. The three-bay-by-two-bay residence is clad in wood shingles and has a side addition.

Character-defining features include triple casement windows in wood surround with diamond-shaped comes sheltered by a semi-hipped roof; picture window flanked by double-hung sash with continuous wood lintel which demarcates the first and second stories, and shed roof dormer with triple window. Side addition features cutaway porch supported by bracketed posts and band of casement windows. Mature and young trees and hedges surround property. The residence at 303 River Road is a good example of a Craftsman-type dwelling, and therefore contributes to the proposed district.

307 River Road: National Register-eligible, two-and-a-half-story, rectangular-plan, vernacular-type, frame residence capped by an intersecting-gable roof sheathed in rounded asphalt shingles, pierced by interior brick chimneys. Located on west side of River Road, residence was constructed in 1874. Three-bay-by-two-bay residence sheathed in wood clapboards with rear addition.

Character-defining features include historic fenestration pattern including paired double-hung sash, two-over-two double-hung sash, double-hung sash with semi-circular header window in gable end-wall dormer, double glass-and-panel doors in wood surround, and two-story bay window on south façade. Other features include shed-roof porch supported by bracketed wood posts, interconnected by a wood balustrade, and accessed by a recently constructed split staircase constructed of wood. Mature and young trees and hedges surround property. The residence at 307 River Road is a good example of a 19th-century vernacular-type dwelling, and therefore contributes to the proposed district.

River Road and Walls: River Road between Bight Lane to the north, and 315 and 316 River Road, approximately 1 ½ miles south of the Tappan Zee Bridge, contributes to the proposed district. The

Rockland County road was initially a Native American trail that was transformed into a principal river route that linked Rockland County communities of Nyack and Piermont. The thin, two-lane, asphalt-paved road occupies a level stretch of land, flanked by riverfront property to the east and steeply sloped developed land to the west, and is a key, linear character-defining feature of the proposed district.

Small-scale historic culverts that are not included in the New York State Department of Transportation (NYSDOT) inventory of historic bridges are located along the road including a culvert with a brick parapet and stone coping on the east side of River Road opposite 151 River Road; a culvert with fieldstone piers and stone coping interconnected by metal pipe balustrade on the east side of River Road opposite 223 River Road; and a culvert with fieldstone parapets on the east and west sides of River Road just north of the Village of Grand View/Village of Piermont border opposite 316 River Road to the east and 311 and 315 River Road to the west. Furthermore, the discontinuous brick and fieldstone walls and picket fences that flank River Road contribute to its historic feeling and association.

Non-Contributing Resources

1 River Road: Two-story, L-shaped, stucco Dutch gambrel cottage on Bight Lane on west side of River Road. Residence was most likely built between 1900-29 and has been altered over time. Alterations include construction of oversize dormer atop hipped-roof, L-addition that compromises historic feeling early-20th-century residence. Furthermore, adjacent sun room with a glass curtain wall, capped by a V-shaped roof with broad, overhanging eaves was built immediately east of residence and inappropriately dominates the east, or front, façade. Modern metal fence also surrounds the residence and further alters the home's historic feeling and character, and therefore, 1 River Road does not contribute to the proposed district.

26A River Road: One-and-a-half-story, recently constructed Victorian-type cottage located on east side of River Road on the banks of the Hudson River. Residence does not contribute to the proposed district because it was constructed after the period of significance.

47 River Road: Recently constructed Colonial-style ranch located on west side of River Road, the residence does not contribute to the proposed district because it was constructed after the period of significance.

51 River Road: Vacant lot slated for development on west side of River Road. Lot includes quarry most likely used to construct 55 River Road and remnants of chimney associated with demolished residence.

55 River Road: Recently constructed residence on west side of River Road built using locally quarried stone from Grand View, the residence does not contribute to the proposed district because it was constructed after the period of significance.

70 River Road: Single-story ranch on east side of River Road constructed in 1952. The U-shaped residence is sheathed in wood shingles and has features typical of early 1950s ranches, including single-story form and bay windows capped by modified copper mansards. Although residence is over 50 years old, it does not contribute to the proposed district because it was constructed after the period of significance. Nevertheless, the brownstone wall flanking the west side of the property along River Road contributes to the proposed district.

80 River Road: Single-story, mid-20th-century residence constructed ca. 1955 on east side of River Road. The residence is sheathed in board-and-batten siding and capped by a side-gable roof. It was constructed after the period of significance, and therefore, does not contribute to the proposed district.

85 River Road: Two-story, stucco-clad, frame residence originally constructed ca. 1768 and modified over time. Located on west side of River Road, the residence, having been recently renovated, retains some historic features, including Dutch Colonial form and massing such as sloping roof line, front porch and interior chimneys. Residence appears to have been rebuilt in the 20th century, including addition of a second story and dormer windows. Recent renovations include stucco cladding; replacement windows and doors; replacement porch; and enlargement of second story, including elimination of dormer windows. Rehabilitated two-car garage located adjacent to property. Despite 18th-century construction date, 85 River Road does not contribute to the proposed district because recent modifications have compromised its historic feeling and association.

89 River Road: One-and-a-half-story, A-frame residence constructed in 1949 and modified over time. Located on west side of River Road, the A-frame is pierced by modern windows and doors, and does not retain integrity to contribute to the proposed district.

98 River Road: Modern, flat-roofed residence constructed in 1958 on east side of River Road. The residence is less than 50 years old, and does not contribute to the proposed district.

107 River Road: Reconstructed 19th-century residence extensively remodeled over the course of the mid-to-late 20th century. Located atop a hill on west side of River Road, the flat-roofed residence sheathed in board-and-batten siding and pierced by modern windows does not retain integrity to qualify as a contributing resource to the proposed district.

108-110 River Road: Two-story, reconstructed, 19th-century, frame residence that has been extensively remodeled. Originally built in 1870, the residence is situated on east side of River Road, and has many inappropriate alterations, including board-and-batten siding; a first-story addition, and second-story porch with Eastlake details. Single-story, modern, frame residence located south of main residence. The architectural integrity of the main residence has been compromised, and therefore, does not contribute to the proposed district.

123 River Road: Two-story, modern frame residence that was constructed in 1966 on west side of River Road, and does not contribute to the proposed district because it is less than 50 years old.

127 River Road: Two-and-a-half-story, Colonial Revival-style, frame residence constructed in the mid-1800s and modified over time. Known as Brightside, the residence is located on west side of River Road, and has recently been renovated and no longer retains a high degree of integrity. Because the historic appearance of the residence has been altered, it does not contribute to the proposed district.

138 River Road: Single-story, brick-and-stucco residence constructed ca. 1961. Located on east side of River Road, the residence does not contribute to the proposed district because it is less than 50 years old.

143 River Road: One-and-a-half-story, gable-front, frame residence originally constructed during the mid-20th century as a carriage house for 141 River Road. Located on west side of River Road, residence does not contribute to the proposed district because it has been renovated and lacks majority of historic material but still retains wrought-iron balconette on the east façade.

154 River Road: Undeveloped parcel on the east side of River Road along the Hudson River. The parcel does not contribute to the proposed district.

156 River Road: Undeveloped parcel on the east side of River Road along the Hudson River. The parcel does not contribute to the proposed district.

160 River Road: Two-story, stucco-clad residence topped by a flat roof and originally constructed in 1965. Distinctive features include round porthole-type windows that reinforce the building's connection to the Hudson River. Located on east side of River Road, residence does not contribute to the proposed district because it post-dates the period of significance. (1732-1945)

161 River Road: Single-story ranch-type residence located on west side of River Road. Erected in 1985, the residence does not contribute to the proposed district because it is less than 50 years old.

163 River Road: One-and-a-half-story, rectangular-plan, brick residence constructed in 1950 in the Colonial Revival style. Distinctive features include a projecting pavilion with the main entry, six-over-one double-hung sash, and dormer windows. Located on west side of River Road, residence does not contribute to the proposed district because it post-dates the period of significance.

177 River Road: Two-and-a-half-story, rectangular-plan, frame residence capped by a side-gable roof located on west side of River Road. Erected after 1988, the residence does not contribute to the proposed district because it is less than 50 years old.

182 River Road: Two-story, rectangular-plan, frame pavilion-type structure capped by a side-gable roof on the east side of River Road. Erected in the 1990s, it does not contribute to the proposed district because it is less than 50 years old.

186 River Road: Two-story, rectangular-plan, stucco-and-stone-clad, frame residence capped by a side-gable roof located on east side of River Road. Erected in the late 1980s, the residence does not contribute to the proposed district because it is less than 50 years old.

187 River Road: Two-and-a-half-story, rectangular-plan, stucco-clad, frame residence capped by an intersecting-gable roof located on the west side of River Road. Erected in the 1870s, the residence was renovated in the 1980s, including the insertion of a plate glass window in the top half-story and porch with split staircase. It no longer retains adequate integrity to contribute to the proposed district.

199 River Road: Single-story, L-plan, ranch-type, frame residence capped by a hipped roof and detached two-car garage capped by a hipped roof located on west side of River Road. Residence was erected in 1959 north of the site of the fountain associated with the former Glencraig estate described above. The residence does not contribute to the proposed district because it was erected after the period of significance.

210 River Road: Undeveloped parcel on the east side of River Road along the Hudson River. The parcel does not contribute to the proposed district.

223 River Road: Two-story, rectangular-plan, stucco-clad, raised ranch capped by a hipped roof located on west side of River Road. Erected in 1963, the residence does not contribute to the proposed district because it is less than 50 years old.

224 River Road: Four-and-a-half-story, rectangular-plan, frame residence with Craftsman-type details located on the east side of River Road, this was once the home of Pulitzer Prize-winning author, Toni Morrison. The original building on the lot, an early-20th-century boathouse, was destroyed by fire in 1993 and replaced by present-day 225 River Road. The residence does not contribute to the proposed district because it is less than 50 years old.

230 River Road: Single-story, rectangular-plan, frame residence located on east side of River Road. Capped by flat roof and sheathed in vertical wood siding, the residence was constructed after the 1960s. It does not contribute to the proposed district because it is less than 50 years old.

237 River Road: Two-and-a-half-story, rectangular-plan, frame residence located on west side of River Road. Capped by an intersecting-gable roof, the historic 1940s-era residence was reconstructed in the 1990s, no longer retains historic integrity, and therefore, does not contribute to the proposed district.

243 River Road: Three-story, rectangular-plan, frame residence on west side of River Road. Built in the 2000s, the residence does not contribute to the proposed district because it is less than 50 years old.

250 River Road: Single-story, rectangular-plan, stucco-clad, Modern-style frame residence on west side of River Road. Built in 1948, the residence does not contribute to the proposed district because it post-dates the period of significance.

259, 261, 263 and 265 River Road (Acharyan Apartments): Apartment complex on west side of River Road comprised of four buildings, two of which are historic (263 and 265) and two of which are modern (259 and 261). Complex named after Pundit Acharya, founder of the Yoga Research Institute in New York in 1939, who presumably purchased 263 and 265 River Road in 1946. While 263 River Road is a late-19th/early-20th century altered stucco and frame dwelling capped by an intersecting-gable roof, 265 River Road is a highly altered early-20th-century stucco and frame dwelling capped by a complicated roofscape with multiple additions. 259 River Road, which is fronted by an asphalt-paved parking lot, and 261 River Road appear to have been constructed during the late-20th century and are classified as raised ranch-type houses. Because the complex lacks historic feeling and association, it does not contribute to the proposed district.

262 River Road: Two-story, rectangular-plan, ranch-type, frame residence on east side of River Road. Built in 1979, the residence does not contribute to the proposed district because it post-dates the period of significance.

266 River Road: One-and-a-half-story, rectangular-plan, Colonial Revival-type, frame cottage on east side of River Road. Constructed in the mid-20th century and enlarged and reconstructed in recent years, the residence does not contribute to the proposed district because it lacks historic integrity and most likely post-dates the period of significance.

270 River Road: One-and-a-half-story, rectangular-plan, Y-shaped, ranch-type, frame residence on east side of River Road. Built in 1978, the residence does not contribute to the proposed district because it post-dates the period of significance.

271 River Road: Two-story, rectangular-plan, contemporary-type, frame residence on west side of River Road. Built in 1981, the residence does not contribute to the proposed district because it post-dates the period of significance.

276A River Road: Parcel on the east side of River Road with a dock in the Hudson River. The parcel does not contribute to the proposed district.

278 River Road: Single-story, rectangular-plan, ranch-type, frame residence on east side of River Road. Built in 1958 and modified over time, the residence does not contribute to the proposed district because it post-dates the period of significance.

281A River Road: One-and-a-half-story, rectangular-plan, contemporary-type, frame residence on west side of River Road. Built in 2005, the residence does not contribute to the proposed district because it post-dates the period of significance.

283A River Road: Single-story, rectangular-plan, ranch-type, brick residence on west side of River Road. Built in 1950s, the residence does not contribute to the proposed district because it post-dates the period of significance.

290 River Road: Two-and-a-half-story, rectangular plan, A-frame residence on east side of River Road. Built in the 1980s, the residence does not contribute to the proposed district because it post-dates the period of significance.

300 River Road: One-and-a-half-story, rectangular-plan, ranch-type, frame residence on concrete foundation on east side of River Road. Constructed during the early 20th century as a garage and converted into a residence around 1950, it does not contribute to the proposed district because no longer retains integrity as an early-20th-century building.

309 River Road: One-and-a-half-story, rectangular-plan, Colonial Revival-style, permastone-clad, frame residence on west side of River Road. Built in 1950s, the residence does not contribute to the proposed district because it post-dates the period of significance.

310 River Road: Single-story, rectangular-plan, ca. 1945 frame cottage constructed atop the stone foundation of an early-20th-century boathouse on east side of River Road. Residence does not contribute to proposed district because it no longer retains integrity as an early-20th-century building.

311 River Road: Single-story, rectangular-plan, Cape Cod-type, frame residence on west side of River Road. Built in 1950s, the residence does not contribute to the proposed district because it post-dates the period of significance.

315 River Road: Two-story, rectangular-plan, contemporary-type residence on west side of River Road. Built in 2003, the residence does not contribute to the proposed district because it post-dates the period of significance.

316 River Road: Single-story, rectangular-plan, ranch-type residence on raised basement on east side of River Road. Initially built in the late 1940s or early 1950s, residence was expanded in the 1960s, and renovated in the 1980s. The residence does not contribute to the proposed district because it was constructed after the period of significance.

Historical Significance

Unless otherwise indicated, the historical context is largely based on Terry Talley's book, *Oh What a Grand View* (Talley, 1989).

Grand View, 17th Century

River Road is situated within the Village of Grand View-on-Hudson (Grand View). At the time of European contact when Henry Hudson sailed the *Half Moon* up the Hudson River from New Amsterdam in 1609, the area encompassing the present-day village was inhabited by the Leni Lenape Wolf tribe of the Algonquin Nation. The tribe occupied a large campsite at the Bight, a crescent-shaped coastal area in the current location of the west abutment of the Tappan Zee Bridge, at the north border of Grand View.

The Native Americans also established a trail along the Hudson River that traversed the future communities of South Nyack, Grand View and Piermont, in the present location of River Road.

Over 30 years later in 1640, the Dutch settler, David Pietersen de Vries established the first colony, Vriesendaal, in present-day Rockland County, near the vicinity of Tappan, situated south of Grand View. Tappan was named for the nearby Native American Tappan tribe, and the general area came to be known as the Tappan Zee (*zee* is a Dutch term for open expanse of water or sea). In 1664, Peter Stuyvesant, Dutch governor of New Netherlands, surrendered to the British who took possession of the Dutch property in New Netherlands, including land encompassing present-day Grand View. Soon after in 1671, Dutch settler Claes Jansen Kuyper obtained a patent from King Charles II for 640 acres along the Hudson River, including present-day South Nyack, Grand View and parts of Piermont. Dutchman Harmon Talman established a log trading post at the Bight in the 1670s that was frequented by Native Americans and European settlers, alike. By the late- 17th century, the land north of present-day Grand View was designated Nyack, and more permanent settlements began to take shape.

Grand View, 18th Century

By 1764, John Claesen Kuyper, descendent of the elder Kuyper, along with his wife, Lena Westervelt, built a brownstone residence in the vicinity of the former log trading post at the Bight, using locally quarried sandstone. In 1770, Catherine Kuyper, daughter of John and Lena, married Michael Cornelison and constructed a substantial sandstone mansion on the property which came to be known as Cornelison Point. Situated north of present-day Grand View, the mansion was dubbed the Cornelison/Salisbury House, in reference to its owners, and stood in South Nyack until the construction of the Tappan Zee Bridge in the 1950s.

While permanent housing was constructed in Nyack and South Nyack during the 18th century, Grand View also experienced development. In the 1730s, Dutch settlers Garret and Abraham Onderdonk purchased 320 acres for 350 pounds, including almost all of Grand View, from a branch of the Cornelison family. During this period, the precursor to River Road became a stagecoach route, complementing the river traffic that included sloops, whalers, canoes, pirate ships and sailboats. Some permanent residences were also constructed during this era.

Grand View During the American Revolution, 1775-83

Given its location on the west bank of the Hudson River, multiple skirmishes during the American Revolution took place in and around the vicinity of Grand View. During most of the war, the British fleet controlled the lower Hudson River. Cannon balls raked the shore of Grand View during battles in 1776. Furthermore, the precursor to River Road was used for troop and supply movements because it was the easiest route to traverse in the area. In fact, in 1776, General George Washington may have used the route when he crossed the Hudson River between King's Ferry and Stony Point, en route to Fort Lee, New Jersey, south of Grand View. In addition, the Cornelison/Salisbury House was the subject of repeated British attacks. Furthermore, present-day River Road residences located at 3 (ca. 1732), 78 (ca. 1750) and 85 (ca. 1768), also sustained damage during the war. At the conclusion of the war, in 1783, the United States was formed, and Grand View was poised to flourish in the 19th century.

Grand View, Late-18th Century to 19th Century

In 1785, the Onderdonk brothers opened their first quarry in the vicinity of the future Grand View Railroad Station. In 1798, Rockland County was officially formed from Orange County, and Grand View, with its burgeoning industries, was situated in Orangetown, one of the five townships in the newly formed county. By 1820, land along River Road was largely owned by Onderdonk relatives. Tillable land at the

northern end of the future village was owned by John Gesner. Nearly all parcels were parallelogram-shaped, and extended from the river to the top of the mountain. Properties were initially separated by swing gates which were eventually dispensed with, thereby emphasizing the future River Road as a connective path linking the developing properties.

While farms dominated the northern end of the village, quarries were established along the steep hillside to the west. By the 1830s, 16 quarries were situated in Grand View, while 15 quarries were located in Nyack. Quarrying facilitated improvement of the future River Road from a lane into a country road. During the height of quarrying from 1820-40, brownstone was shipped on scows from Grand View, via newly constructed piers. Some quarries even constructed narrow gauge railroads to facilitate transport of stones from quarries to the riverside. Grand View supplied stone for multiple celebrated structures in New York City, including Trinity Church (1846), Castle Williams on Governor's Island (1811), multiple brownstone mansions, and the no-longer-extant state capitol in Albany. Historic maps from 1854 depict a somewhat densely developed Grand View, including quarries, piers and residences. River Road also figured prominently as the spine along which Grand View, and river communities such as Nyack and South Nyack to the north, and Piermont to the south, flourished (O'Connor, 1854).

As quarrying activity declined, other industrial structures proliferated in Grand View, including the railroad. The railroad was initially established in the region during the late 1830s. At that time, the New York and Erie Railroad (Erie Railroad) planned a pier at the Village of Piermont, to serve as the eastern terminus of the railroad line. Passengers and freight would be moved between New York City and Piermont on boats, and the pier would serve as the docking point for deep draft vessels. The railroad line itself would extend from Lake Erie in northwestern New York to the Piermont pier. Opened in 1851, the railroad enjoyed great success until 1860s when it was eclipsed by other railroads with alignments through New Jersey that were quicker than the Erie Railroad route.

Despite this development, the Erie Railroad ushered Grand View into the railroad age. In 1867, the New Jersey & Northern Railroad, a subsidiary of the Erie Railroad, announced plans to extend the railroad line from Piermont to Nyack along the River Road route in Grand View. Although plans were prepared, property owners protested the route, arguing that such an alignment would destroy riverfront properties, which, according to historic maps, were numerous at the time (Beers, 1867). Eventually, the river route was defeated and it was decided that tracks would be laid west of River Road to the rear of the properties facing the Hudson River. Soon after the dispute was resolved, the railroad station site was chosen at the head of present-day Station Lane. As railroad officials inspected the new station, an inspector exclaimed "What a grand view," and the station was officially dubbed Grand View, an intermediate stop between Nyack to the north and Piermont to the south. In 1870, the Nyack & Northern Railroad was opened, and ran continuously, ferrying passengers between Nyack and Jersey City, well into the 20th century (Talley, 1989).

With the advent of the railroad, Grand View entered a new era as a fine residential community and tourist destination. During the 1870s, multiple homes were constructed and landscaping was improved. Furthermore, hotels and inns were established, including the Halfway House at 25 River Road, the Lyall Hotel at 114 River Road, and Toffitt's Inn, later renamed the Hollywood Inn at 60 River Road, and Alhambra-on-Hudson at 172 River Road. A post office was also established in the town, near 114 River Road. In 1873, Wayside Chapel at 24 River Road opened as the permanent home of a Sunday School that was originally established in a home in Nyack. The Dutch Colonial-style, brownstone chapel overlooked the Hudson River, and its establishment underscored the fact that Grand View's burgeoning population could support such religious institutions.

Soon after the opening of Wayside Chapel, a school was established at 78 River Road in 1875. By 1896, the school was consolidated with school in Piermont, thereby increasing its size and capacity in a new

location. Other developments included establishment of a yacht club in 1885, which moved to its present quarters at 118 River Road, ca. 1914. In 1928, it was converted into the Grand View Village Hall.

During the 1890s, plans were announced to construct a trolley along River Road by the Nyack Traction Company. With the approval of Orangetown Highway Commissioners, the trolley would run from South Nyack to Piermont. Although plans were approved for the trolley despite community protest, it was never constructed because of the depressed economy in 1893 compromised the financial capability of the traction company to construct such a line. By the turn of the century, Grand View residents recognized the importance of incorporating the Village of Grand View to protect the community from further potential intrusions.

Grand View, 20th Century

In 1900, following the lead of neighboring South Nyack, Nyack and Piermont, Grand View was incorporated as a village, and extended from South Nyack to the north; Piermont to the south; Broadway (present-day US Route 9W) up the mountain to the west; and the Hudson River to the east. By 1917, individuals residing along Broadway began to vociferously object to paying taxes to the village for maintenance of River Road, a mud and oil-soaked road that required constant improvements. As a result, Upper Grand View, including Broadway, was formed as a hamlet under the jurisdiction of Orangetown. Furthermore, the Village of Grand View-on-Hudson was officially renamed and reincorporated with a shifted western boundary that extended to the railroad instead of Broadway.

Shortly after formation of Grand View-on-Hudson, River Road was improved. In 1921, the road was tarred and graveled, and a \$25,000 bond issue was also approved to underwrite paving costs. With the paving of River Road, Grand View entered the automobile era.

To protect the special character of Grand View, a zoning ordinance was passed by the village board in 1926 that restricted development in Grand View to single-family residences. As a result, throughout the early-20th century, additional residences continued to be constructed along River Road.

Grand View and the Tappan Zee Bridge

During the 1930s, the New York State Assembly began to investigate constructing a bridge between Rockland and Westchester Counties in the vicinity of the Tappan Zee, the second widest portion of the Hudson River. A bridge in this location would have impacted Grand View, and citizens mobilized to protest this plan. However, the advent of World War II (1941-45) temporarily defused the bridge plan, and shortly after the conclusion of the war in 1945, the issue was revived.

During the early 1950s, the recently formed New York State Thruway Authority (NYSTA) commenced plans to construct a bridge crossing the Hudson River at the Tappan Zee. Grand View residents, whose predecessors had organized against railroad construction along River Road in the 19th century, and trolley construction along River Road in the early-20th century, opposed the plan. In response, the Tappan Zee Civic Association formed, made up of residents from Grand View, South Nyack and surrounding communities, and challenged the wisdom of constructing a bridge that, in their minds, would not have “a sufficient volume of traffic to pay for [it]” (Talley, 1989).

Despite the protests, NYSTA opted to construct the bridge between Nyack and Tarrytown in 1950. The bridge could not be constructed south of Grand View because the Port of New York Authority had jurisdiction over the Hudson River between New York City and Grand View. Between 1951-53, property in Grand View and South Nyack was acquired to facilitate bridge construction, including the Cornelison/Salisbury House (Laroff, 2000).

The Tappan Zee Bridge opened to traffic on December 15, 1955, and carried the Thruway across the Hudson River. For the first time, a vital bridge link was provided between Rockland and Westchester Counties for a growing number of cars and trucks that sought a swift method of traveling across New York State (Talley, 1989).

As the Thruway and associated interstate highways grew in popularity between the 1950s-60s, railroad usage declined. As a result, service along the Nyack & Northern Railroad was suspended in 1967. One year later in 1968, the railroad right-of-way was converted into Hader Park for residents of Grand View and the surrounding region (Talley, 1989).

During the 1980s, NYSTA announced plans to augment the Tappan Zee Bridge. As a result, residents of Grand View and the surrounding communities formed the Tappan Zee Preservation Coalition. The coalition worked with NYSDEC to designate the area along the Hudson River from the New Jersey border north to Hook Mountain in Upper Nyack the Tappan Zee Scenic District. The designation includes Grand View, and recognizes the significant cultural landscape along the Hudson River. In the 1990s, River Road became a county road, and since then, Orangetown has been charged with its maintenance.

National Register Eligibility Statement

The proposed River Road 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 played in the residential and industrial development of Rockland County, the Nyacks and the Hudson River Valley from the early-18th century to the mid-20th century. The historic residences and stone walls, interspersed with industrial resources such as quarries and piers, and institutional residences such as the village hall and the National Register-listed Wayside Chapel, clearly demonstrate how a riverside community functioned over the course of the past two centuries, and therefore, qualifies for National Register eligibility under Criterion A.

The proposed district is also National Register eligible under Criterion C because it is characterized by a cohesive assembly of predominantly residential architecture that overlooks the Hudson River. It developed between the early-18th century and the mid-20th century, with very few inappropriate intrusions. Contributing residences within the proposed district retain a high degree of integrity, varying from high-style 19th and 20th-century residences constructed in the Dutch Colonial, Queen Anne, Italianate, Tudor, Colonial Revival, Spanish Mission, and Craftsman styles to vernacular residences. Overall, the proposed district visually communicates the history of River Road over time.

Period of Significance

The period of significance of the proposed River Road Historic District extends from 1732-1945. The dates correspond to the earliest date of construction within the proposed district (1732) and cease at the conclusion of World War II. Selected ranch-type residences, although over 50 years old, do not contribute to the district because the architectural significance of the district is anchored by the large number of historic residences constructed from the 18th century to the mid-20th century.

Proposed National Register Boundary

The proposed National Register boundary of the River Road Historic District extends the 1 ½ mile length of the Village of Grand View to the Village of Grand View/Village of Piermont border. The boundary only includes resources that flank the east and west sides of River Road, and excludes resources in the

village that do not have frontage on River Road. The boundary includes 76 contributing and 48 non-contributing resources, and contributing landscape and hardscape elements such the historic River Road alignment, and mature trees, hedges, and intermittent stone walls associated with residences that flank it.

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Thruway Authority



New York State
Department of Transportation



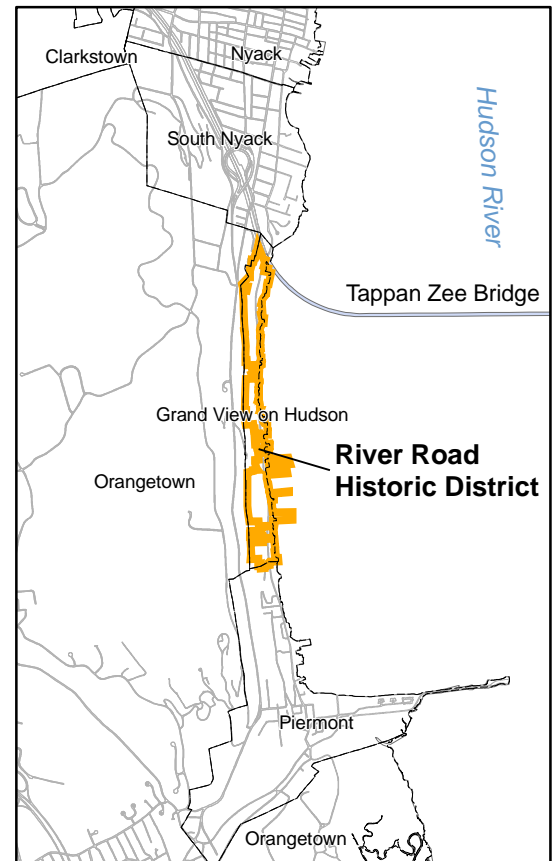
Metro-North Railroad



TAPPAN ZEE BRIDGE/4-947
ENVIRONMENTAL REVIEW



Hudson River



Proposed National Register Boundary

Contributing Resource

Non-Contributing Resource

Contributing River Road

National Register - Eligible Resource

National Register - Listed Resource

***River Road Historic
District - B***



Thruway Authority



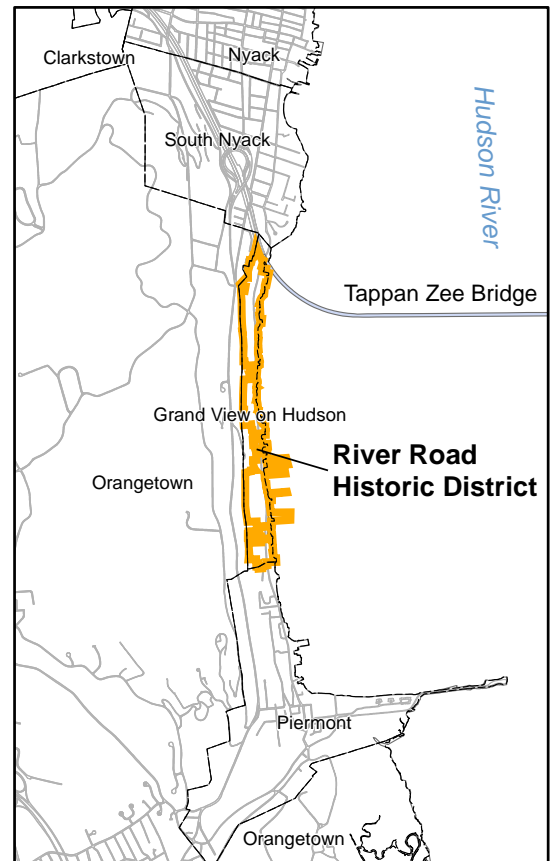
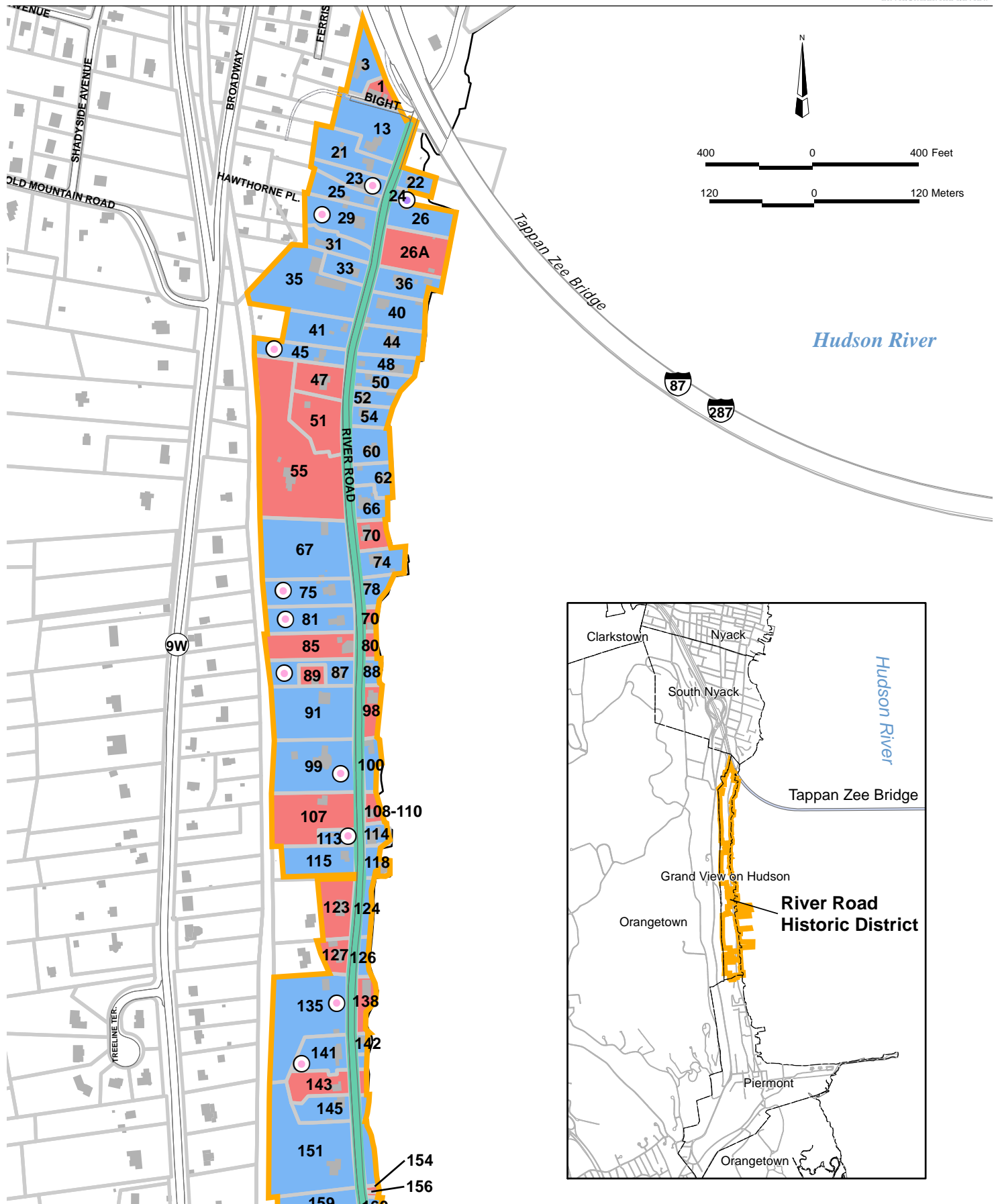
New York State
Department of Transportation



Metro-North Railroad



TAPPAN ZEE BRIDGE/2-2017
ENVIRONMENTAL REVIEW



Proposed National Register Boundary

Contributing Resource

Non-Contributing Resource

Contributing River Road

National Register - Eligible Resource

National Register - Listed Resource

***River Road Historic
District - A***



Photo 1. Looking toward south, or side façade of 3 River Road. Core of house may have been constructed in the 18th century, and was moved to present site in 1953 during construction of the Tappan Zee Bridge. Note gambrel roof; historic fenestration; dormer windows; and single-story porch. Building contributes to proposed district.



Photo 2. Looking toward west, or main façade of National Register-listed Wayside Chapel constructed in 1873. Note steeply-pitched roof sheathed in slate; brownstone façade; Flemish gables; and historic windows and doors. Chapel, converted into a residence, is a key contributing feature to proposed district.



Photo 3. Looking toward west, or main façade of 52 River Road, an Italianate-style building constructed ca. 1890. Note historic fenestration pattern and corner tower. Building contributes to proposed district.



Photo 4. Looking toward east, or main façade of 75 River Road, a Stick-style building constructed ca. 1870. Note centered-gable roof with broad, overhanging eaves; historic fenestration; and front porch with exposed rafters. Building contributes to proposed district.



Photo 5. Looking toward east, or main façade of 87 River Road, a Craftsman-style house constructed ca. 1902. Note stone porch supports; gambrel roof; intersecting pedimented dormers; and windows with diamond-shaped panes. Building contributes to proposed district.



Photo 6. Looking toward east, or main façade of 113 River Road, a brownstone house constructed ca. 1855. Note cut-stone façade; multi-pane sash windows; multi-pane frieze-band windows; and pedimented stone lintels with thistle design. Building is a key contributing resource to proposed district.



Photo 7. Looking toward west, or main façade of 118 River Road, the ca. 1914 Grand View Village Hall originally constructed for the Tappan Zee Yacht Club. Note Tudor Revival-style half-timbering; historic fenestration pattern; and entry set within gable-front projecting bay. Building is a key contributing resource to proposed district.



Photo 8. Looking toward west, or main façade of 74 River Road, a Queen Anne-style residence constructed ca. 1860. Note turrets with historic fenestration. Brownstone wall that flanks west edge of property is typically found along River Road and contributes to proposed district.



Photo 9. Looking north from south end of proposed historic district. Note 135 River Road, a contributing building constructed ca. 1860 on west side of road. Many houses within district set within terraced landscape such as 135 River Road, overlooking the Hudson. Stone walls flanking road also contribute to proposed district.



Photo 10. Looking east toward 62 River Road, a ca. 1890 residence that contributes to proposed district. Note scalloped shingles on façade and view of Hudson River and Tappan Zee Bridge, typical of many houses situated on the east side of River Road within the proposed district.



Photo 11. Looking north toward non-contributing 1 River Road on Bight Lane. Note modern addition.



Photo 12. Looking west toward non-contributing 85 River Road.



Photo 13. Looking east toward non-contributing 108-110 River Road.



Photo 14. Looking east toward non-contributing 138 River Road.



Photo 15. Looking northeast toward 172 River Road, a 19th-century residence with Queen Anne-type features that contributes to proposed district. Note arcaded porch, decorative cladding, historic fenestration pattern, and square tower.



Photo 16. Looking southeast toward contributing 176 River Road (left) and 180 River Road (right). Note stone walls which contribute to the historic feeling of proposed district.



Photo 17. Looking southwest toward contributing 185 River Road and non-contributing 187 River Road. Note landscaping, wrap-around porch and vergeboard at 185 River Road. 187 River Road was recently reconstructed and lacks historic integrity.



Photo 18. Looking west toward contributing 205 River Road. Betty Friedan wrote her famous book, *The Feminine Mystique* (1963) while residing in the Second Empire-style house during the 1950s-60s. Note brownstone pillars at edge of driveway and historic form and massing of house.



Photo 19. Looking west toward contributing 221 River Road. Note projecting center pavilion, historic fenestration, bracketed cornice, and vergeboard.



Photo 20. Looking east toward non-contributing 224 River Road which was built in the 1990s.



Photo 21. Looking west toward contributing 245 River Road, a good example of a Neoclassical-style house in proposed district. Note wrap-around porch, Classical details, and multi-flight brick staircase which leads to the main entry.



Photo 22. Looking west toward contributing 251 River Road, a good example of a Gothic Revival-style house in proposed district. Note wrap-around porch supported by bracketed posts, pointed windows, and vergeboard.



Photo 23. Looking west toward non-contributing 265 River Road. House was erected during the early-20th-century and highly altered over time.



Photo 24. Looking southeast toward contributing 267 River Road. Although house has been altered over time, it retains historic features such as fenestration and Classical door surround.



Photo 25. Looking west toward contributing 284 River Road. House was constructed in 1913 and augmented over time, but still retains historic feeling.



Photo 26. Looking west toward contributing 289 River Road (left) and 285 River Road (right). Early-20th-century houses retain many historic features, including set-back, form and massing, and fenestration pattern.



Photo 27. Looking north toward culvert along River Road east of non-contributing 223 River Road. Culvert contributes to historic feeling of proposed district.



Photo 28. Looking north toward culvert along River Road east of contributing 151 River Road. Culvert contributes to historic feeling of proposed district.



Photo 29. Looking north toward non-contributing 300 River Road. Early-20th-century house has been altered and lacks historic integrity.



Photo 30. Looking south from rear of contributing 284 River Road. Multiple contributing and non-contributing homes in proposed district have docks in Hudson River.



Photo 31. View looking north along River Road. Note stone wall along west edge of River Road associated with contributing 159 River Road.