



United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name LEFFINGWELL-BATCHELLER HOUSE

other names/site number _____

2. Location

street & number 250 PALISADE AVENUE

city or town CITY OF YONKERS

state NEW YORK code NY county WESTCHESTER code 119 zip code 10703

<input type="checkbox"/>	not for publication
<input type="checkbox"/>	vicinity

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Ruth A. Puppert DBHPO 12/29/14
Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government: _____

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register

determined not eligible for the National Register removed from the National Register

other (explain): _____

Joe Edson H. Beall 2-23-15
Signature of the Keeper Date of Action

LEFFINGWELL-BATCHELLER HOUSE
 Name of Property

WESTCHESTER COUNTY, NEW YORK
 County and State

Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only **one** box.)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
1	0	buildings
0	0	sites
1	0	structures
0	0	objects
2	0	Total

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

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

N/A

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Queen Anne

Materials

(Enter categories from instructions.)

foundation: STONE

walls: STONE, BRICK, WOOD SHINGLE,
WOOD

roof: ASPHALT, WOOD

other: GLASS, METAL

LEFFINGWELL-BATCHELLER HOUSE

Name of Property

WESTCHESTER COUNTY, NEW YORK

County and State

Narrative Description

Summary Paragraph

The Leffingwell-Batcheller House is a largely intact example of Queen Anne-style residential architecture in Yonkers, Westchester County, New York and a representative example of the work of prominent New York-based architect Robert Henderson Robertson. Built ca. 1887-89, this substantial masonry and frame building exhibits distinctive design features of this Late Victorian-era architectural style, of which it is a fully developed example. The nominated dwelling occupies a commanding position on a corner lot at the intersection of Palisade Avenue and Flagg Street, from which impressive vistas of the Hudson River and the Palisades could be obtained; modern development, in the form of more recent construction, has partially diminished this view shed but has not entirely obscured it. Though the house has suffered from a period of deferred maintenance and a brief period in which it was operated as an informal boarding house, it nevertheless retains a fairly high level of physical integrity of form, finish, plan and materials. Significant efforts are presently underway to reverse the effects of this period of neglect. Designed by R. H. Robertson, a principal in the architectural firm of Robertson & Manning, New York City, the house was erected for Charles and Mary Leffingwell, whose son, Russell Cornell Leffingwell, was nationally prominent in American business and political affairs in the first half of the twentieth century. It exhibits patent features of the Queen Anne style as applied to residential design, typified on the exterior by its complex and lively massing and variegated surface textures and materials. The interior boasts a largely intact and fully interpretable period plan along with sophisticated finish work expressive of Eastlake and Colonial Revival impulses. Notwithstanding the effects of a period of neglect that have typified the house's more recent history, the Leffingwell-Batcheller House remains an impressive and noteworthy example of architect-designed Queen Anne-style domestic architecture in Yonkers and survives with the majority of its principal character-defining features intact.

Narrative Description

Location & Setting

The Leffingwell-Batcheller House is located at the intersection of Palisade Avenue and Flagg Street in the City of Yonkers, Westchester County, New York; the nominated property occupies a corner lot at the northeast intersection of these two streets. A block to the east of this location is Park Avenue, beyond which is Grant Park; to the west is North Broadway (U.S. Route 9) and, a few blocks beyond it, the Hudson River. Ashburton Avenue (Route 9A) is located to the south of the nominated property, beyond Flagg Street, while High Street is situated to the north. The house, an imposing specimen of Queen Anne-style domestic architecture, occupies a commanding position in relation to the adjacent streets, though its view shed has been partly diminished in more recent times by development, which has partially obscured the dramatic southwestern views towards the river. The geological feature known as the Palisades, situated on the opposite, or west side, of the Hudson River, is visible in the distance, as is a portion of the river itself; to the south, the George Washington Bridge and the Manhattan skyline are visible from the upper floor of the house. The two principal elevations are those which front on Palisade Avenue and Flagg Street, facing westward and southward respectively; the façade is the west-facing elevation and contains the principal entrance, located under a broad verandah and approached via steps from the sidewalk. A stone retaining wall aligns the property on the west and south elevations. The house is situated near, but is not included within, the Delavan Terrace Historic District (NRHP-listed 1983), which is located to the north beyond High Street.

Overview

The nominated building is a commodious Queen Anne-style house of masonry and frame construction, two and one-half stories in height with a fully excavated basement. The front portion of the house is covered by a hipped roof which is engaged by a large intersecting gable and smaller gable-roofed dormer on the façade. The

LEFFINGWELL-BATCHELLER HOUSE

Name of Property

WESTCHESTER COUNTY, NEW YORK

County and State

dwelling, which was built over an asymmetrical footprint, exhibits lively massing and features projecting multi-story bays—one rounded and one three-sided— on its two principal, or street-side, elevations. A range of materials were employed on the exterior, among them rough-hewn brownstone, pressed and common brick, wood shingle, and wood clapboard. As for the interior, the principal public rooms feature extensive wood paneling of quarter-sawn tiger oak, the plan having been organized around an impressive main staircase which features ornately carved newel posts and screens. Eight fireplaces, four each on the first and second floor, feature the extensive use of glazed tiles and all retain their original mantels. These fireplaces augmented the original central heating system, which centered on the massive coal-burning “octopus” furnace that remains in situ in the basement. While some degree of exterior and interior deterioration is visible, the house nevertheless survives with a striking degree of physical integrity of plan, finish work, and materials given the recent period of deferred maintenance.

Exterior

The Leffingwell-Batcheller House sits on an elevated platform of land, approximately 15 feet above sidewalk level on the Palisade Avenue side, and with its original retaining walls aligning that thoroughfare and Flagg Street. The principal character-defining features of the façade are a two-story projecting bay, which is three-sided; a broad gable that rises above second-story level, which engages the hipped roof and which is treated in Tudor fashion with faux half-timbering; and a broad verandah that incorporates both brick and sandstone elements in its construction. The raised foundation of the main block and that of the verandah were rendered in random-range sandstone ashlar, rough-hewn, with red-tinted mortar pointing; circular window openings and those of a narrow lancet type pierce the foundation of the verandah and the corresponding staircase. The posts that support the verandah’s roof are footed on brick piers between which are aligned runs of wood railing. The principal entrance is contained underneath the verandah, the composition consisting of a large glazed and paneled oak door with large leaded sidelights and transom. Fenestration on the three-sided bay consists of three windows at both first and second-story level, these being hung with one-over-one wood sash. There are additionally two windows at first-story level, beneath the verandah, one of which occupies an angled corner position; five windows of varying dimension and type at second-story level; paired windows within the gable field, which are incorporated into the half-timbered decorative treatment; and paired windows in the gabled dormer. A recessed area is present beneath the broad gable, adjacent to and south of the projecting bay. The first-story wall is formed of pressed brick, while the second and attic stories are sheathed with wood shingles, as is the lower portion of the gable. Two massive brick chimney stacks, complete with corbelled bases and caps, rise from the roofline at either side of this elevation; a total of five chimneys are present.

The exterior was rendered in characteristic late-nineteenth century fashion with an engaging mix of materials, textures and colors. The masonry components, contrasting the color and texture of rock-faced brownstone and reddish-brown brick, are complimented by the ochre, beige and olive drab-painted tones of the wood shingles.

The south-facing elevation is distinguished by the two-story rounded bay which projects forward from the main mass of the house and accommodates, at first-story level, a dining room and, at second-story level, a nursery or bedroom. The depth of the verandah is expressed here by its gable; historic images indicate that a moveable screen at one time occupied this position. There are seven windows present at first-story level and nine at second-story level, one of which is treated as a small window band. Additionally, there is a rounded bay with conical roof that is engaged with the larger rounded bay on its east side; it has a circular window at first-story level and, at second-story level, a large window grouping consisting of eight square-shaped units that corresponds with a small niche with built-in settee that opens up off of the main staircase.

LEFFINGWELL-BATCHELLER HOUSE

Name of Property

WESTCHESTER COUNTY, NEW YORK

County and State

The east-facing elevation presents as the east side of the projecting bay and the gable-on-hip roofed two-story block that contains, at first-story level, the house's kitchen. A porch with turned posts, resting on a brick base, shields a glazed and paneled oak door to the right of which is a tripartite window band consisting of slender double-hung windows above which are leaded transom units. A single window of more conventional type is situated adjacent to this window grouping. At second-story level are two windows corresponding with a bedroom, while a paired window is present in the gable field, near the apex. The first-story is covered with clapboard, the second story with wood shingles. As for the north elevation, it is characterized by the brick and shingle-clad wall of the main section, and that portion of the wall that corresponds with the projecting rear wing, which exhibits a mix of clapboard, wood shingles, and faux half timbering.

Interior

The principal entrance from the verandah on the Palisade Avenue elevation leads into the entry hall, which features wood paneled wainscoting; beyond the entry hall, moving east, is the great hall. To the immediate right, or south, of the entrance hall is the library, which features built-in bookshelves of dark-stained, quarter sawn tiger oak wood that reach from floor to ceiling. To the left, or north, of the entrance hall is the parlor. All of the first and second floor ceilings are 10 feet high with seven-and-a-half-foot high doorways. The library has a fireplace that retains its oak mantel and decorative ceramic tile skirt, while the parlor has a fireplace with a mantel of Neoclassical inspiration. The great hall, the house's central room and the crux of its circulation plan, was the area around which the heating and ventilation functions of the domicile were centered. The fireplace and the associated mantel are much larger in this room, compared with those in the other rooms, indicating the importance of this area in the original scheme. Three of the four fireplaces on the first floor feature skirts that highlighted by Robertson's trademark six inch by one inch glazed rectangular tiles. There are also three registers built into the hardwood floors of the great room, as compared with two in the other rooms. These registers distributed heat from the original Richardson & Boynton "Perfect" coal-burning furnace, of the "octopus" type, which still remains in the basement, largely intact but not operational. The great hall and the entry hall boast elaborately conceived and constructed tongue-and-groove dark oak ceilings. The great hall leads to the main stairway, which is handsomely rendered with carved and paneled components. An entrance to the right, or south, of the great room leads into the dining room.

The dining room is paneled with high tiger oak wainscot and has a fireplace and built-in china cabinet against the north wall. It is contained within the rounded bay that projects from the south elevation and thus defined its configuration. Like the library, the dining room also has a window-door that provides for communication with an exterior porch. The other point of access to the dining room is by way of the butler's pantry, located between it and the kitchen and accessible from the latter by way of a pass-through door; it contains built-in cabinetry.

The large and spacious kitchen, which was converted in the 1980s into an efficiency apartment, along with the butler's pantry, is located at the rear of the house. It communicates directly with the exterior by means of a rear door and a side door and also provides access to a back service staircase that leads to the second and attic floors. Originally the house contained five bedrooms on the second floor and four bathrooms, in addition to four bedrooms and a bath on the third floor for domestic staff. In 1957 the original owners installed a lift between the first and second floors, adjacent to the back staircase; it was manufactured by the Shepard Elevator Company of Cincinnati and remains in situ.

The basement was finished originally and contained dedicated support areas.

LEFFINGWELL-BATCHELLER HOUSE

Name of Property

WESTCHESTER COUNTY, NEW YORK

County and State

Known Changes & Alterations

While the Leffingwell-Batcheller House has survived with a fairly substantial degree of physical integrity to its original date of construction in the late 1880s, attrition, in the form of both deterioration and theft, has accounted for some degree of inroads into the building's historic physical fabric. Some original elements, among them iron grilles and stained glass windows, were stripped from the house in recent times, while some of the original double-hung and casement windows have been removed and replaced. Efforts are presently being made to restore or otherwise replace the original double-hung windows to first-period conditions.

The house was additionally turned into an unregistered rooming house, at which time kitchenettes were added and rooms partitioned off, while the original kitchen was converted into an efficiency apartment. Information provided by the great-granddaughter of the original owners has aided in the nearly-completed restoration of the original kitchen features, among them a period cooking range. In some rooms plaster and lath have been replaced due to water damage from leaks in the roof.

Evident, too, is deferred maintenance relative to the exterior brickwork, some of which has suffered from the inappropriate use of cement and not lime-based mortar. A portion of the brick wall corresponding with the verandah on the south elevation has failed, requiring rebuilding, while a portion of the stone and brick on the south and southwest sides of the house has been blackened over the years with diesel particulate matter from idling buses transporting children to and from the school across the street. As for the original cedar roof shingles, they were left in place and asphalt was laid over them; the cornice gutters were removed.

LEFFINGWELL-BATCHELLER HOUSE

Name of Property

WESTCHESTER COUNTY, NEW YORK

County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

ca. 1887-1889

Significant Dates

ca. 1887-89

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Robertson, Robert Henderson; architect

Criteria Considerations

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

Property is:

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

Period of Significance (justification)

The period of significance, ca. 1887-89, encompasses and corresponds with the original building campaign.

Criteria Considerations (explanation, if necessary)

N/A

LEFFINGWELL-BATCHELLER HOUSE

Name of Property

WESTCHESTER COUNTY, NEW YORK

County and State

Statement of Significance Summary Paragraph

Synopsis

The Leffingwell-Batcheller House is an imposing and largely intact example of architect-designed Queen Anne style residential architecture in Yonkers, New York. Built ca. 1887-89 to the designs of architect Robert Henderson Robertson, a principal in the firm of Robertson & Manning of New York City, the house is a fully developed example of Queen Anne design with patent design features expressive of this popular Late Victorian era residential mode. The house's most celebrated occupant, Russell Cornell Leffingwell (1878-1960), the only son of Charles and Mary Leffingwell, was a lawyer and banker who held many notable posts in American government and business, among them Assistant Secretary of the Treasury under Woodrow Wilson, chairman of the Council on Foreign Relations, 1946 to 1953, and chairman and director of J.P. Morgan & Company. The house remained within the Leffingwell and related Batcheller family from the time of its completion until 1966. In more recent times the house has suffered from a period of neglect and deferred maintenance, including alterations made in association with an informal boarding house arrangement. Although damage to the house's physical fabric was wrought by these alterations, and while theft and replacement of some elements has occurred, the nominated house nevertheless retains a relatively high degree of physical integrity, and vital character-defining historic aspects of its form, plan and finish work. Its direct association with architect Robert H. Robertson, as a representative work within the residential oeuvre of this notable practitioner, marks it with particular distinction in the context of late nineteenth century domestic architecture. The house is being nominated in association with Criterion C, in the area of architecture, as a representative example of Queen Anne style domestic architecture and the work of Robertson.

Narrative Statement of Significance

Ownership Overview, ca. 1887-1966

In December 1886 New York millionaire and iron merchant John Black Cornell deeded to his daughter, Mary Elizabeth (Cornell) Leffingwell, a parcel of land at the corner of Flagg Street and Palisade Avenue in Yonkers, Westchester County, New York. Mary was married to Charles Russell Leffingwell, an executive in her father's iron-manufacturing business.¹ In addition to being active in his father-in-law's business, Charles R. Leffingwell served as the secretary and treasurer of the First Methodist Episcopal Church of Yonkers, which met in a structure which was also designed by architect R. H. Robertson, and he later assumed the position of superintendent of the Sunday school there.² An 1888 Yonkers city directory listed Charles R. Leffingwell as a broker with an office at Getty House. A 1916 obituary indicated that in his younger years, Charles Leffingwell befriended John Brown and "travelled among the Indians and learned to speak their language."³

The following notice regarding the construction of the house was published in the April 9, 1887 issue of *The Record and Guide*:

Yonkers, N.Y. --Robertson & Manning, of New York, have prepared plans for a \$30,000 frame dwelling, three stories in height and 50 x 80 in size, to be built at the northeast corner of Palisade avenue and Flagg street for Charles R. Leffingwell.

Russell Cornell Leffingwell, the only son of Charles and Mary Leffingwell, would have been about 10 years old when his family moved into the newly completed house on Palisade Avenue. He attended the Yonkers

¹ J.B. & W. W. Cornell & Company, iron foundry, now known as the Cornell Iron Works; Mary was John Black Cornell's daughter by Elizabeth, his first wife, who died seven months after Mary's birth.

² Agnes E. Kirkwood, *Church and Sunday-school work in Yonkers: its origin and progress (1889)*, (G.L. Shearer, New York, 1889).

³ *Herald Statesman*, 31 August 1916.

LEFFINGWELL-BATCHELLER HOUSE

Name of Property

WESTCHESTER COUNTY, NEW YORK

County and State

Military Academy and later graduated from Yale College (1899) and ultimately Columbia Law School (1902). In 1902 Russell Leffingwell joined the law firm of Guthrie, Cravath & Henderson, and he was made a full partner after five years. Russell Leffingwell enlisted in the Army during the First World War, in early 1917, and in October 1917 he was appointed Assistant Secretary of the Treasury in the Woodrow Wilson administration. The Treasury Secretary under whom Leffingwell served was another Yonkers native, William Gibbs McAdoo. As Assistant Secretary, Russell Leffingwell presided over the sale of Liberty Bonds, in addition to other important government initiatives.⁴

Russell Leffingwell returned to the practice of law in 1920 with the firm of Cravath, Henderson, Leffingwell & deGersdorff, and subsequently accepted a partnership in J.P. Morgan & Company, during which time he received the Second Class Order of the Sacred Treasure from Emperor Hirohito of Japan. He retired as chairman and then served as the company's director until his death in 1960.⁵ Leffingwell was additionally a founder of the Council on Foreign Relations and served for seven years as chairman of that group's board.⁶ He was a trustee of the Carnegie Corporation from 1923 to 1959, where he assumed the role of chairman for a time, and served on President Harry Truman's Commission on Internal Security and Individual Rights.⁷ Leffingwell is reported as having said, when referring to the national economic problems of the early 1930s, "The remedy is for people to stop watching the ticker, listening to the radio, drinking bootleg gin, and dancing to jazz... and return to the old economics and prosperity based on saving and working."⁸ Russell Leffingwell was noted as an occupant of the house in the 1900 Federal census, at age 21, but otherwise appears to have resided principally in Manhattan, New York. As such significance is not claimed in association with his residency there.

Helen Cornell Leffingwell, Russell Leffingwell's sister, married Franklin Alden Batcheller, a stockbroker, at the nominated house in 1905. The following year Helen moved back to the house with her new husband and young son, Franklin Alden Batcheller, Jr., to care for her parents and maiden aunt. The Batchellers also raised their daughter, Helen Leffingwell Batcheller, there. When Helen and Franklin Batcheller's daughter, Helen, married John K. Dougherty in 1933, the family was mentioned in front page news internationally because of kidnapping threats made against Miss Batcheller, which included threats to blow up the family home.⁹

Russell and Helen's sister, Julia Cornell Leffingwell, never married, and she lived at the nominated house from approximately age nine until her death, in 1965, at the age of 86. The dwelling was a part of the Leffingwell-Batcheller family for approximately 78 years until it was sold, in 1966, shortly after Julia Cornell Leffingwell's death.

Architectural Analysis

The Leffingwell-Batcheller House is an outstanding example of Queen Anne-style residential design in Yonkers and a representative work of notable architect Robert Henderson Robertson. This distinctive style, inspired by English prototypes, gained increasing popularity in America in the later 1870s and emerged thereafter as a foundation of Late Victorian architectural design. The roots of the style's popularity in America date to the 1876 Centennial Exposition in Philadelphia, where two frame houses built by the British

⁴ Russell Cornell Leffingwell Papers (MS 1030), Manuscripts & Archives, Yale University Library; "RCL Papers" hereafter.

⁵ RCL Papers.

⁶ Ron Chernow: "The House of Morgan: An American Banking Dynasty and the Rise of Modern Finance," *Atlantic Monthly Press*, (New York, 1990).

⁷ R.C. Leffingwell Letterbooks: A Finding Aid to the Collection in the Library of Congress, 2010; Truman Library, Public Papers of the Presidents: Harry S. Truman, 22. The President's News Conference, January 25, 1951.

⁸ Peter Bernstein, *The Wedding of The Waters* (New York: W.W. Norton & Co., 2005), 230.

⁹ *Two Seized in Plot to Kidnap Girl*, 22, *The New York Times*, September 24, 1933.

LEFFINGWELL-BATCHELLER HOUSE

Name of Property

WESTCHESTER COUNTY, NEW YORK

County and State

government to house English officials and staff were executed in the Queen Anne manner, complete with characteristic design features subsequently much employed in American interpretations, namely half-timbering, stucco-clad panels, and steeply pitched roofs with intersecting cross gables and prominent chimneys. These two Centennial Exposition examples, in the words of architectural historian Frederick Koeper, “presented a seductive image for American domestic architecture, justifiable on practical grounds and serving as mythic symbols of shelter and ancestry.”¹⁰ The Queen Anne style was in large measure disseminated in England by architects Richard Norman Shaw and George Devey; Henry Hobson Richardson was among the first to employ it in the United States. In America its popularity coincided with advancements in building technology, namely the development of balloon framing, which allowed for, among other things, greater freedom relative to massing and scale. It was likewise by this time that the vast majority of architectural components and finish features were being mass produced.

In addition to coinciding with developments in building technology and the mass production of architectural elements, the Queen Anne style’s emergence corresponded with the continued proliferation of architectural publications in the post-Civil War period and the popularity of mail order architectural plans. The burgeoning middle class demand for fashionable Late Victorian housing could not be met by the professional architectural office alone. Given this circumstance plan books by authors such as George and Charles Palliser and Robert W. Shoppell—who offered mail-order construction documents relating to their book designs—provided potential home builders and tradesmen with the information necessary to bring their plans to fruition.¹¹ Shoppell’s *The Builder’s Portfolio*, 1886-88, was geared specifically towards the needs of local contractors and conceived to provide them with a portfolio of designs with which they could engage potential clients before turning to Shoppell again to procure a full set of construction documents.¹² The books of this period likewise carried advertisements from manufacturers of various building components; Palliser’s 1878 *Model Homes*, published in New York, included among its many advertisements those for the Perth Amboy Terra Cotta Manufactory in New Jersey, paints and varnishes from the C.T. Reynolds Company, with locations in New York, Chicago and San Francisco, and iron shingles from the Iron Clad Manufacturing Company of Brooklyn. The works of the Palliser brothers and R.W. Shoppell were of great consequence in the development of the Queen Anne style and its broad dissemination to a willing American audience, and were critical in shaping the architectural landscape of the Late Victorian era. They offered a seemingly countless array of up-to-date designs, the means by which construction documents could be inexpensively procured, and likewise promoted the services of prominent manufacturers of building-related materials.

However, unlike the vast majority of houses executed in the Queen Anne style, the nominated house was not derived from architectural source material nor was it the design of a local contractor-builder; it was instead the work of a prominent architectural practitioner. The design of the nominated house is credited to Robert Henderson Robertson (1849-1919), a partner in the firm of Robertson & Manning of New York City at the time the commission was executed. A native of Philadelphia and a graduate of Rutgers College, Robertson gained experience in the architectural offices of Henry Sims, George Brown Post and Edward T. Potter prior to entering into partnership, in New York City, with William Appleton Potter—E.T. Potter’s half-brother—in the mid-1870s. That association lasted until 1880. By the mid-1880s Robertson had established a new practice with Alfred J. Manning, under the office name Robertson & Manning, a partnership that continued into the 1890s. Eve M. Kahn, writing in 2008, characterized Robertson’s career in the following terms:

¹⁰Marcus Whiffen & Frederick Koeper, *American Architecture, 1607-1976* (London: Routledge & Kegan Paul, 1981), 294-95.

¹¹James Garvin, “Mail Order House Plans & American Victorian Architecture,” *Winterthur Portfolio*, vol. 16, no. 4 (Winter 1981), 309-334.

¹²Ibid, 317.

LEFFINGWELL-BATCHELLER HOUSE

Name of Property

WESTCHESTER COUNTY, NEW YORK

County and State

Robert Henderson Robertson may be the most significant, innovative and versatile architect you've never heard of. There's no monograph about him, no definitive buildings list, no trove of papers yet found. But during a four-decade career based in Manhattan, the Rutgers-trained Philadelphian designed everything from mansions and clubhouses to hospitals, factories, churches, barns, train stations and skyscrapers – his 1899 Park Row Building, a pair of 386-ft. towers near Wall Street, ranked as the world's tallest structure for its first decade. Robertson built throughout New England and New York State, especially in Romanesque mode but also dabbling in French Gothic, Byzantine and Renaissance Revival. Unifying all the variety is a proto-modern streak.¹³

As noted in *Long Island Country Houses and Their Architects, 1860-1940*, Robertson is better known today as a designer of New York skyscrapers than as a domestic architect.¹⁴ His Park Row Building or Ivins Syndicate Building in lower Manhattan, ca. 1896-99, was New York's tallest building at the turn of the twentieth century, rising 30 stories and 386 feet to cornice level. Designed in conjunction with engineer Nathaniel Roberts, and built on speculation, it could accommodate 1,000 offices. Other significant works by Robert Henderson Robertson included the Pequot Library in Southport, Connecticut, a Romanesque Revival design dating to the early 1890s; Shelburne House and the farm barn, breeding barn and coach barn at Shelburne Farms in Shelburne, Vermont, which were built for the Webb family; the New York Savings Bank in Manhattan, New York, a ca. 1896 Neoclassical style building; Hammersmith Farm in Newport, Rhode Island, ca. 1887; the Church of the Presidents in Long Branch, New Jersey, executed in partnership with William A. Potter; and the Baldwin House in Newport, Rhode Island, in partnership with Edward Tuckerman Potter. Locally, Robertson designed St. John's Riverside Hospital, which was presented as a gift to the City of Yonkers by Mr. and Mrs. William F. Cohen in 1894. He was also responsible for the additions made in 1890-1891 to St. John's Protestant Episcopal Church in Getty Square, the original work which was designed by his former partner, Edward Tuckerman Potter. Known residential designs by Robertson & Manning as partners included a number of town houses located in what is now known as the Clinton Hill area of Brooklyn, in addition to the New York Central & Hudson River Railroad Station in Schenectady, New York.

From the rural to the cosmopolitan, R.H. Robertson left his sure imprimatur on the architectural landscape of one of our nation's great periods of construction.

Developmental history/additional historic context information (if appropriate)

¹³Eve M. Kahn, "Restoration: By the Book," *Traditional Building Magazine* (October 2008), vol. 21, no. 5.

¹⁴Robert MacKay, Anthony Baker and Carol Traynor, *Long Island Country Houses and Their Architects, 1860-1940* (New York: SPLIA and W.W. Norton & Co., 1997), 365.

LEFFINGWELL-BATCHELLER HOUSE
Name of Property

WESTCHESTER COUNTY, NEW YORK
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Bernstein, Peter. *The Wedding of The Waters*. New York: W.W. Norton & Co., 2005.

Chernow, Ron. "The House of Morgan: An American Banking Dynasty and the Rise of Modern Finance." *Atlantic Monthly Press*, 1990.

Garvin, James. "Mail Order House Plans & American Victorian Architecture." *Winterthur Portfolio* (Winter 1981), vol. 16, no. 4.

Kahn, Eve M. "Restoration: By the Book." *Traditional Building Magazine* (October 2008), vol. 21, no. 5.

Kirkwood, Agnes E. *Church and Sunday-school work in Yonkers : its origin and progress (1889)*. G.L. Shearer, New York, 1889.

Leffingwell, Russell Cornell, Papers (MS 1030), Manuscripts & Archives, Yale University Library.

_____, R.C., *Letterbooks: A Finding Aid to the Collection in the Library of Congress*, 2010.

MacKay, Robert and Anthony Baker and Carol Traynor, *Long Island County Houses and Their Architects, 1860-1940*. New York: SPLIA and W.W. Norton & Co., 1997.

Whiffen, Marcus and Frederick Koeper, *American Architecture, 1607-1976*. London: Routledge & Kegan Paul, 1981.

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property .38 acres

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>18</u> Zone	<u>593215</u> Easting	<u>4532898</u> Northing	3	_____ Zone	_____ Easting	_____ Northing
2	_____ Zone	_____ Easting	_____ Northing	4	_____ Zone	_____ Easting	_____ Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries for this NRHP nomination are shown on the enclosed maps, both entitled "Leffingwell-Batcheller House, Yonkers, Westchester County, NY," and which were drawn at a scale of 1:24,000 and 1: 4,000.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries for the property reflect the history boundaries of the parcel, consisting of .38 acres of land. All of this property is historically associated with the cited period of significance, ca. 1887-89.

LEFFINGWELL-BATCHELLER HOUSE

Name of Property

WESTCHESTER COUNTY, NEW YORK

County and State

11. Form Prepared By

name/title Nancilee Holland & William E. Krattinger (editor/contact)

organization NYS Division for Historic Preservation

date September 2014

street & number Peebles Island State Park, PO Box 189

telephone (518) 237-8643

city or town Waterford

State NY

zip code 12188

e-mail William.Krattinger@parks.ny.gov

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

PHOTOGRAPHS by William E. Krattinger, August 2014
TIFF format, original files at NYS DHP, Peebles Island State Park, Waterford NY 12188

- 0001 **EXTERIOR, perspective view showing south and west elevations, looking to northeast**
- 0002 **EXTERIOR, principal (west) elevation, view looking east**
- 0003 **EXTERIOR, rear (east) elevation, view looking west**
- 0004 **INTERIOR, first floor, front parlor, view looking west**
- 0005 **INTERIOR, first floor, front parlor, detail view showing fireplace and mantel, north wall**
- 0006 **INTERIOR, first floor, dining room, view showing chimney breast/fireplace and wall and ceiling finish**
- 0007 **INTERIOR, first floor, great hall, detail view of main staircase**
- 0008 **INTERIOR, second floor, detail view of main staircase**
- 0009 **INTERIOR, second floor, niche adjacent to main staircase**
- 0010 **INTERIOR, second floor, bedroom, view showing fireplace and mantel**
- 0011 **INTERIOR, second floor, bedroom, view showing fireplace, mantel and paneling**

Property Owner:

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

name Nathaniel H. Christian III

street & number same as nomination address

telephone _____

city or town _____

state _____

zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

LEFFINGWELL-BATCHELLER HOUSE

Name of Property

WESTCHESTER COUNTY, NEW YORK

County and State



Historic view, ca. 1906

LEFFINGWELL-BATCHELLER HOUSE

Name of Property

WESTCHESTER COUNTY, NEW YORK

County and State



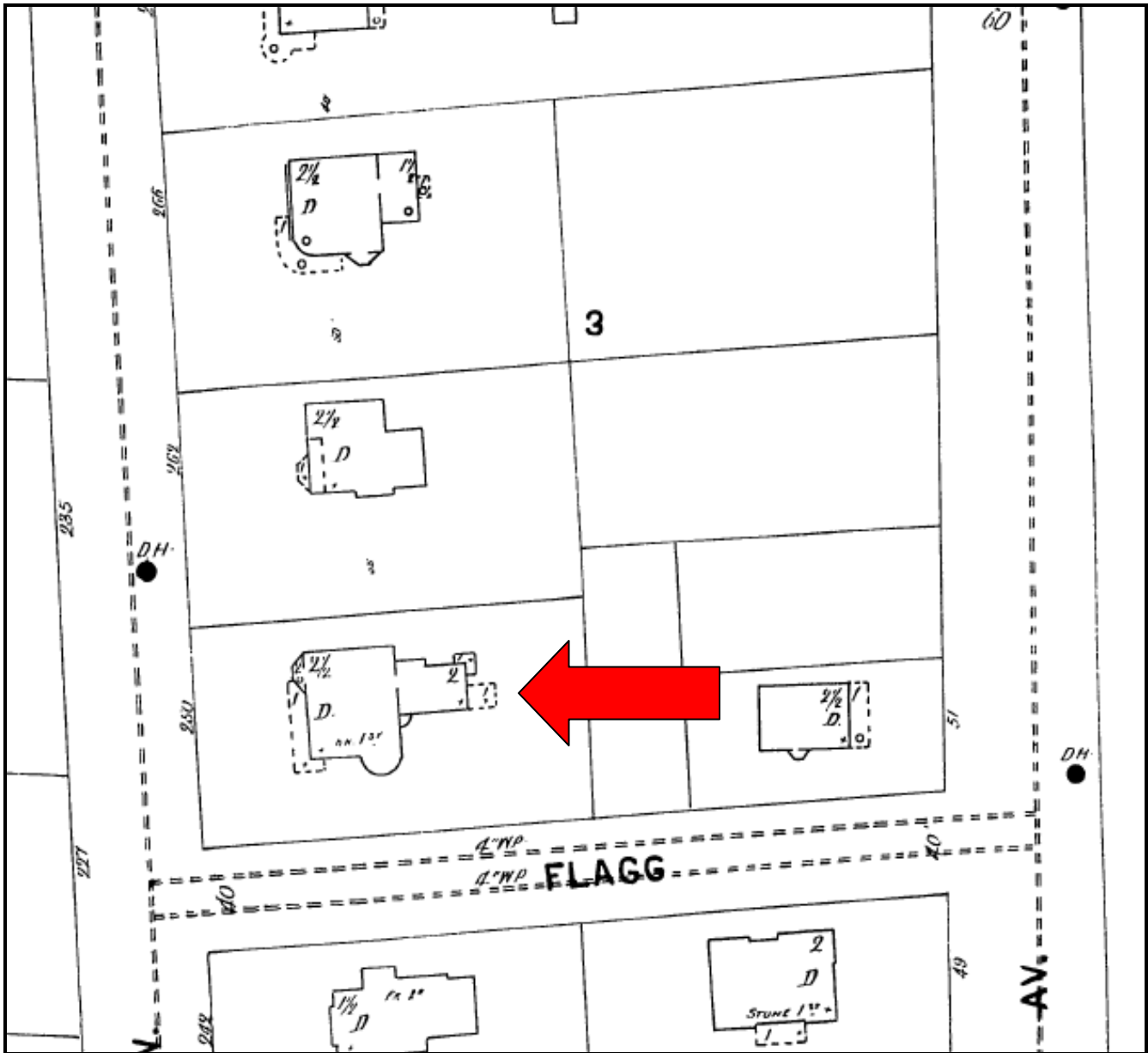
Historic view, ca. 1906

LEFFINGWELL-BATCHELLER HOUSE

Name of Property

WESTCHESTER COUNTY, NEW YORK

County and State



Sanborn Fire Insurance Map, 1898 Sheet 37.



Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



 Leffingwell-Batcheller

Tax Parcel Data:
Westchester Co. RPS
giswww.westchestergov.com





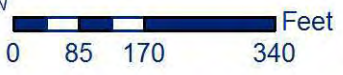
$\Sigma = .38$ Acres

Leffingwell-Batcheller House

1:3,000
1 in = 250 ft

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



Leffingwell-Batcheller

Tax Parcel Data:
Westchester Co. RPS
giswww.westchestergov.com











RECYCLE















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Leffingwell--Batcheller House

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Westchester

DATE RECEIVED: 1/09/15 DATE OF PENDING LIST: 2/06/15
DATE OF 16TH DAY: 2/23/15 DATE OF 45TH DAY: 2/24/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000036

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 2.23.15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



OFFICE OF THE MAYOR
MIKE SPANO

December 2, 2014

Ruth L. Pierpont
Deputy Commissioner for Historic Preservation
NYS Office of Parks, Recreation, and Historic Preservation
P.O. Box 189
Waterford, New York 12188-0189

Re: Leffingwell-Batcheller House
250 Palisade Avenue
Block: 2088; Lot: 27

Dear Deputy Commissioner Pierpont:

The City of Yonkers has received your office's referral in reference to 250 Palisade Avenue. Thank you for requesting our input on the proposed National Register nomination of this fine old home.

The Landmarks Preservation Board voted to support the recommendation of the New York State Historic Preservation Office (SHPO) and to waive the required time period so that the state board can take action on the matter at its next meeting. I am excited that a private homeowner in Yonkers is personally taking the initiative to save a piece of our local architectural history while also availing herself of the tax credits made available by New York State.

I support the Landmarks Preservation Board's findings that 250 Palisade Avenue exemplifies one of the many historical treasures within the City of Yonkers and warrants inclusion on the National and State Registers of Historic Places.

Thank you for your courtesies and please do not hesitate to contact my office should you have any questions. The City of Yonkers looks forward to the preservation of this worthy landmark.

Sincerely,

MIKE SPANO
Mayor

MIKE SPANO
MAYOR

LEE J. ELLMAN, AICP
PLANNING DIRECTOR



PLANNING BUREAU
CITY OF YONKERS

87 NEPPERHAN AVENUE, ROOM 320
YONKERS, NEW YORK 10701-3892
914-377-6555
FAX 914-377-6552

December 3, 2014

Ruth L. Pierpont
Deputy Commissioner for Historic Preservation
NYS Office of Parks, Recreation, and Historic Preservation
P.O Box 189
Waterford, New York 12188-0189

Re: Leffingwell-Batcheller House
250 Palisade Avenue
Block: 2088; Lot: 27

Dear Deputy Commissioner Pierpont:

The City of Yonkers has received your office's referral in reference to 250 Palisade Avenue. Thank you for requesting our input on the proposed National Register nomination of this fine old home.

The Landmarks Preservation Board voted to support the recommendation of the State Historic Preservation Office and to waive the required time period so that the state board can take action on the matter at its next meeting. I am excited that a private homeowner in Yonkers is personally taking the initiative to save a piece of our local architectural history while also availing herself of the tax credits made available by the state.

The Landmarks Preservation Board's finds that 250 Palisade Avenue exemplifies one of the many historical treasures within the City of Yonkers and warrants inclusion on the National and State Registers of Historic Places.

We also recognize that the homeowner will fund upwards of \$200,000 to support the restoration.

Thank you for your courtesies and the City of Yonkers looks forward to the preservation of this worthy landmark.

Sincerely,

Richard Halevy
Vice Chairman, Landmarks Preservation Board

MIKE SPANO
MAYOR

LEE J. ELLMAN, AICP
PLANNING DIRECTOR



87 NEPPERHAN AVENUE, ROOM 320
YONKERS, NEW YORK 10701-3892
914-377-6555
FAX 914-377-6552

PLANNING BUREAU
CITY OF YONKERS

LANDMARKS PRESERVATION BOARD RESOLUTION

RESOLUTION TO ISSUE A POSITIVE RECOMMENDATION TO THE NEW YORK STATE BOARD FOR NOMINATION TO THE NATIONAL AND STATE REGISTERS OF HISTORIC PLACES ON THE PROPERTY KNOWN AS 250 PALISADE AVENUE ON BLOCK: 2088; LOT: 27; A LOCAL LANDMARK.

The Landmarks Preservation Board has determined that 250 Palisade Avenue meets the definition of "Landmark" as defined by Criteria C, National and State Registers criteria for Evaluation.

Criteria C. Embodies distinctive characteristics of a type, period or method of construction or represents the work of a master

The home was designed by Robert Henderson Robertson of the firm Robertson & Manning. The style of the designer stands out in many of the beautiful features such as the intricate carved woodwork and the glazed fireplace surround tiles.

Other known residential designs by Robertson & Manning as partners include a number of row houses located in what is now known as the Clinton Hill Historic District in New York City and the New York Central and Hudson River Railroad Station in Schenectady, NY.

Some significant works by Robert Henderson Robertson include Pequot Library (Southport, CT), Shelburne Farms (Sherburne, VT), The New York Savings Bank (NY, NY), Park Row Building (NY, NY), Hammersmith Farm (Newport, RI), Church of the Presidents (Long Branch, NJ - in partnership with William A. Potter), and The Baldwin House (Newport, RI - in partnership with Edward Tuckerman Potter). Locally in Yonkers, Robertson was the architect of the original St. John's Riverside Hospital. Robertson was also responsible for the additions in 1890-1891 to St. John's Protestant Episcopal Church (originally designed by Edward Tuckerman Potter).

Architecturally, thanks to Robert Henderson Robertson, 125 years later, the home still stands as an incredible example of design and skilled craftsmanship in the United States during the Gilded Age. Robertson contributed for a large number of years to American Architecture not only through his unique style, but also through the depth and breadth of his work-from residences to houses of worship to places of business. From the rural to the cosmopolitan, R.H. Robertson left his imprint on the architectural landscape of one of our nation's great periods of construction.

Motion by: Charlie Hensley

Seconded by: Taylor Pierce

By a vote of: 8-2-0

At meeting of December 3, 2014

MIKE SPANO
MAYOR

LEE J. ELLMAN, AICP
PLANNING DIRECTOR



87 NEPPERHAN AVENUE, ROOM 320
YONKERS, NEW YORK 10701-3892
914-377-6555
FAX 914-377-6552

PLANNING BUREAU
CITY OF YONKERS

LANDMARKS PRESERVATION BOARD RESOLUTION

RESOLUTION BY CERTIFIED LOCAL GOVERNMENT TO WAIVE THE SIXTY (60) DAY NOTIFICATION PERIOD FOR REVIEW AND COMMENT TO THE NEW YORK STATE BOARD FOR NOMINATION TO THE NATIONAL AND STATE REGISTERS OF HISTORIC PLACES ON THE PROPERTY KNOWN AS 250 PALISADE AVENUE ON BLOCK: 2088; LOT: 27; A LOCAL LANDMARK.

Motion by: Charlie Hensley

Seconded by: Taylor Pierce

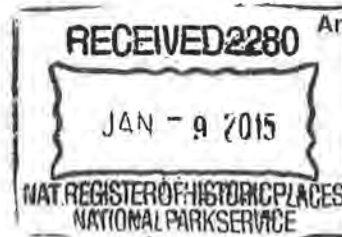
By a vote of: 8-2-0

At meeting of December 3, 2014



New York State Office of Parks, Recreation and Historic Preservation

Division for Historic Preservation
P.O. Box 189, Waterford, New York 12188-0189
518-237-8643



Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

31 December 2014

Alexis Abernathy
National Park Service
National Register of Historic Places
1201 Eye St. NW, 8th Floor
Washington, D.C. 20005

Re: National Register Nominations

Dear Ms. Abernathy:

I am pleased to enclose the following three nominations, all on discs, to be considered for listing by the Keeper of the National Register:

Queensbury Quaker Burying Ground, Warren County
Chester Valentine House, Franklin County
Leffingwell-Batcheller House, Westchester County

Please feel free to call me 518.237.8643 x 3261 if you have any questions. These are our final submissions for 2014. Happy New Year!

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office