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United States Department of the Interior  
National Park Service



# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations 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 GLENWOLDE PARK HISTORIC DISTRICT  
other names/site number \_\_\_\_\_

### 2. Location

street & number GLENWOLDE PARK, WALTER STREET & WILLOWBROOK AVE.  not for publication  
city or town TARRYTOWN  vicinity  
state NEW YORK code NY county WESTCHESTER code 119 zip code 10591

### 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

Leslie A. Peepert DSHPO 7/1/14  
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): \_\_\_\_\_

Jon Edson H. Beall 9.3.14  
Signature of the Keeper Date of Action

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**5. Classification**

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

Contributing	Noncontributing	
10	2	buildings
2	0	sites
1	0	structures
0	0	objects
13	2	<b>Total</b>

**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.)

**Current Functions**  
 (Enter categories from instructions.)

DOMESTIC: single dwelling, multiple dwelling

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DOMESTIC: single dwelling, multiple dwelling

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**7. Description**

**Architectural Classification**  
 (Enter categories from instructions.)

**Materials**  
 (Enter categories from instructions.)

LATE 19<sup>th</sup> and 20<sup>th</sup> CENTURY REVIVALS:  
 Tudor Revival, Colonial Revival, Dutch Colonial

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foundation: CONCRETE

walls: WOOD CLAPBOARD, STUCCO, BRICK

roof: ASPHALT

other: METAL, GLASS

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**Narrative Description**

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**Summary Paragraph**

The Glenwolde Park Historic District is located within the municipal bounds of the Village of Tarrytown, Westchester County, New York. The nominated district, consisting of a small number of attached and freestanding dwellings which constitute a distinctive residential enclave, is situated on the east side of South Broadway (U.S. Route 9), south of Sheldon Avenue, and includes houses disposed along Glenwolde Park, Walter Street and Willowbrook Avenue. These resources represent a single related development episode from the mid-1920s, at which time this small subdivision was planned and executed by the King-Walsh Corporation. The defining architectural features of the district are eight contributing detached single-family residences executed in the Tudor Revival and Colonial Revival styles and located along Glenwolde Park, and two units of attached Tudor Revival-style houses, located on the west side of Walter Street. The residences are of frame construction with a mixture of wood clapboard, brick, and stucco exterior finish and are situated along an intersecting road network which consists of three roads that combine to form a square plan. The roads are flanked by mature trees and shrubs located on the individual building parcels; a total of 4.18 acres of land is included within the district boundary. The period of significance is limited to 1926, the year in which the project was executed. The district includes 10 contributing architectural resources, the road network (contributing structure), and two non-contributing architectural resources; it was identified during the cultural resource survey work undertaken in association with the I-287 corridor project.

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**Narrative Description**

An inventory of contributing and non-contributing resources follows below, accompanied by a brief physical description of each resource. All contributing resources were erected in 1926. Outbuildings and other features, where present, are noted below the principal resource with which they are associated. It should be noted that Glenwolde Park is referred to variously as Croton Place; in this documentation the former is used.

CONTRIBUTING RESOURCES

**1 Glenwolde Park** A one-and-a-half-story, Tudor Revival-style, half-timbered frame house clad with brick and stucco, located at the northeast corner of Lakeview Drive and Willowbrook Avenue. The façade is oriented to face south. The dwelling has roughly rectangular footprint made irregular by virtue of a projecting gabled section on the façade which contains the principal entrance. The first-story of this projecting section is open so as to create a covered porch with open bays defined by wood-framed openings on the east, south and west sides; the larger south opening is treated as a shallow arch. The house has a steeply pitched, cross-gabled roof which is covered with asphalt shingles; a gabled wall dormer is present on the façade and a shed-roofed dormer is situated on the west elevation. The roof is pierced by a central brick chimney. Fenestration consists of multi-light metal casement windows, a narrow lancet in the gable field of the south elevation, and a diamond-shaped window in the gable field on the rear elevation. The south-facing façade is clad both in brick laid in an English bond pattern and half-timbering with stucco, while the secondary elevations are clad in stucco with wood clapboard in the gable fields.

Wood fence (non-contributing structure)

**3 Glenwolde Park** A one-and-a-half-story clapboard-covered frame house located on the south side of Walter Street, in the center of the block defined by Glenwolde Park and Willowbrook Avenue. The façade is oriented to face north. The building has a roughly rectangular plan which includes a small gabled vestibule on the façade and a glazed sun room on the west elevation. A steeply pitched gable roof with asphalt shingles covers the building, the main north to south roof intersected by several cross gables corresponding with the east and west elevations; a shed-roof dormer is present on the east elevation, and a

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brick chimney rises from the east pitch of the principal roof. Fenestration consists of multi-light double-hung wood sash windows with louvered shutters; the façade has paired six-over-six double-hung wood sash windows corresponding with the first story and two eight-over-eight double-hung wood sash windows on the second story. Semi-circular louvered vents are present in the gable field of the façade and also in the gable of the vestibule. The house exhibits vague Tudor Revival and Colonial Revival style references but is astylar and largely devoid of ornamentation.

Belgian-block paved driveway (contributing structure)

**4 Glenwolde Park** A one-and-a-half-story, Tudor Revival-style frame house with stucco-clad exterior and an asphalt shingle-covered roof; the building is located on the southeast corner of Walter Street and Willowbrook Avenue and was oriented to face north. The dwelling has a roughly rectangular footprint made irregular by with a two-story gabled wing which projects forward on the north-facing facade. A steeply pitched front-gable roof with multi-level eaves covers the building, with intersecting cross-gables on the east and west elevations. A small shed-roofed projection is present at first story level on the east elevation and a brick chimney rises from the east pitch of the principal roof. Fenestration includes multi-light metal casement windows flanked by wood batten shutters.

**5 Glenwolde Park** A one-and-a-half-story frame, gable-roofed house located on the east side of the southernmost end of Glenwolde Park, oriented so that its façade faces west. The house consists of a narrow front block, arranged with its roof ridge parallel to the road, behind which, to the east, extends a large rear section. The house has a roughly rectangular footprint; the front block has a one-bay recessed section extending from the north elevation. Siding is wood clapboard and the roof is covered with asphalt shingles. The cross-gabled roof has four gabled wall dormers punctuating the eaves line of the west façade; fenestration consists of multi-light, double-hung wood sash. A distinguishing feature of the house is the elaborate wraparound verandah that aligns the west and south elevations of the front block. It is of a characteristic Late Victorian type and as such its use on a ca. 1925 house is unusual; the present assumption is that it was added in recent times. The verandah has turned posts and a spindle frieze. The four dormers on the west façade are ornamented with decorative barge boards and drop pendants.

Swimming pool (non-contributing structure)

One-bay automobile garage (non-contributing building)

**6 Glenwolde Park** A one-and-a-half-story Tudor Revival-style, half-timbered frame house clad with stucco, brick, and clapboard and located on the east side of Glenwolde Park, oriented with its principal elevation facing west. The building has a T-shaped footprint and was built over a raised brick foundation; it has a hipped roof with multiple intersecting eaves, a central chimney, and an asphalt-shingled roof. A porch sustained by wood posts marks the principal entrance on the west-facing façade. The original historic multi-light windows have been partially replaced with modern one-over-one double-hung sash; the house originally displayed a variety of window sizes and types including single-light casements and multi-light, double-hung sash.

**7 Glenwolde Park** A one-and-a-half-story Dutch Colonial Revival-style frame house with clapboard siding, located on the east side of Glenwolde Park, and oriented to face west. The dwelling has a relatively compact and roughly square shaped plan; the entrance is recessed and located within a one-bay projection. The dwelling has a cross-gambrel roof sheathed in asphalt shingles; a flat-roofed dormer is located on the west-facing slope of the gambrel, north of the projecting entrance pavilion. Fenestration includes multi-light double-hung sash flanked by louvered shutters. Distinguishing features include the principal entrance,

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consisting of a paneled door and four-light sidelights, and the arched window that is present above the entrance.

**8 Glenwolde Park** A one-and-a-half-story Tudor Revival-style house with a half-timbered, brick and stucco-clad exterior, located on the east side of Glenwolde Park and oriented to face west. The dwelling was built above a roughly rectangular-shaped plan and includes a small wing which extends from the northeast corner. The house has a cross-gabled roof; a portion of the roof on the west-facing façade slopes downward so as to create a covered porch that includes the principal entrance. Two gabled dormers are present on the façade. Fenestration consists of multi-light casement windows flanked by batten shutters. Distinguishing features include the wishbone-patterned half timbering of the upper story of the façade, the extended roofline that creates the front porch, and the blue awnings employed seasonally on the façade.

**9 Glenwolde Park** A one-and-a-half-story frame Colonial Revival-style house clad with brick and clapboard siding, located on the east side of Glenwolde Park and oriented to face west. The house, which is roughly rectangular in plan and includes a small wing extending from the northeast corner, has a cross-gabled roof. Form-wise it shares many traits with adjacent 8 Glenwolde Park, such as the extension of the roofline on the west-facing façade to create a projection, which is enclosed by glazing in the form of multi-pane picture windows. Fenestration includes multi-light, double-hung wood sash. Two dormers are present on the façade.

**10-15 and 16-21 Walter Street** Two adjacent blocks of one-and-a-half-story Tudor Revival-style townhouses, each of which contains six residential units. Located on the north side of Walter Street and oriented to face south, both are frame residences with exterior cladding in the form of brick laid in an English bond pattern, half timbering with stucco, and clapboard. Each block is arranged in two book-matched symmetrical halves creating an “A-B-C-C-B-A” pattern in the overall façade composition. Each has a side-gable roof with cross gables punctuating the ends, and two shed wall dormers arranged along the south-facing facade. The outer gabled blocks of the paired halves have projecting gable-roofed entrance bays which are clad with brick at first story level and stucco and half timbering at second story level. Additional entrances are incorporated into the two intersecting gabled sections that form the center of the façade composition. Fenestration consists of single, paired, and tripartite multi-light casement windows and narrow lancet-type windows centered beneath the cross gables. Distinguishing features include a slight second-story overhang in the central bay; stone-tabbed door surrounds; Tudor-arched door openings; wood vergeboards; batten shutters; and cornice brackets.

**Road Network** The intersecting and compact road network in Glenwolde Park is a contributing structure within the district; it was laid out at the time the enclave was developed in the mid-1920s. This network includes the north-south and east-west oriented sections of Glenwolde Park; the east-west oriented portion of Walter Street; and the north-south oriented route of Willowbrook Avenue.

NON-CONTRIBUTING RESOURCES

The following resources have been deemed non-contributing in the context of this nomination. One is a historic house that has been substantially altered and the other is a non-historic building.

**2 Glenwolde Park** A one-and-a-half-story Tudor Revival-inspired frame residence located on the northwest corner of Lakeview Drive and Glenwolde Park, oriented to face east. The residence has been altered by the installation of modern replacement windows; enclosure of the porch; installation of modern siding; and the addition of an attached automobile garage. These changes have compromised the historic integrity of the structure, and altered the architectural character of the building.

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**24 Walter Street** A two-story modern residence located on the southwest corner of Glenwolde Park and Walter Street, it was built on the former site of the Glenwolde Park tennis court.

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**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**

**COMMUNITY PLANNING & DEVELOPMENT**

**Period of Significance**

**1926**

**Significant Dates**

**1926**

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

**King-Walsh Corporation; architect/contractor**

**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 cited period of significance, 1926, corresponds with the year Glenwolde Park's architecture and associated infrastructure was built under the auspices of the King-Walsh Corporation.

**Criteria Considerations (explanation, if necessary)**

N/A

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**Statement of Significance Summary Paragraph**

Developed in the mid-1920s, the Glenwolde Park Historic District is an architecturally and historically significant resource in the Village of Tarrytown, Westchester County, New York. As with many middle class suburbs in this area, the land which came to constitute Glenwolde Park was, during the mid-nineteenth century, associated with an estate property, Greystone; subdivided from this larger parcel, the nominated district was developed in the 1920s in response to the expansion of the local economy and the related increase in demand for housing. Newspaper advertisements from the 1930s era touted Glenwolde Park's "delightful park-like surroundings" and "charming English cottage[s]," aspects which were principal among the selling points used to entice potential buyers and leasers. The project was designed and executed by the King-Walsh Corporation, a New York City-based business which provided architectural, engineering and construction services. While it appears the houses were built on speculation and conceived for sale upon completion, the majority were, in 1940, functioning as rental properties. At that date the community was comprised largely young middle-class professionals of similar economic means who resided there with their families. The district is being nominated in association with National Register Criterion A, in the area of Community Planning and Development, given the nature in which this small subdivision was conceived and executed and its direct relationship with the suburbanization of Tarrytown and southwestern Westchester County in the first decades of the twentieth century. It is additionally being nominated in association with Criterion C, given the modest but nevertheless intact examples of Tudor Revival and, to a lesser extent, Colonial Revival-style domestic architecture contained therein, representative of the two prevailing architectural styles employed for suburban housing in America in the 1920s. The various residential properties which form Glenwolde Park are disposed along an intersecting road network and are set within a naturalistically landscaped setting that continues to portray the original design intent of the development.

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**Narrative Statement of Significance**

**HISTORICAL OVERVIEW**

The Glenwolde Park Historic District is located within the corporate bounds of the Village of Tarrytown, Westchester County. The land that includes present-day Tarrytown was at one time contained within Philipsburg Manor, a 100,000-acre tract controlled by the Philipse family which extended from the Spuyten Duyvil area of the Bronx northward to the Croton River, and from the Hudson River eastward to the Bronx River. It was one of a number of large Colonial-era landholdings in the Hudson Valley, along with Van Cortlandt Manor, Livingston Manor and the Van Rensselaer Manor, which were developed in large measure, and at an early date, by tenant farmers who leased lands from the proprietors. The seat of the manor was at Sleepy Hollow, where a large dwelling and grist mill were located. Broadway, which continues to function as the principal north-south overland route in this part of Westchester County, follows the route of an early established road which was in use by the 1670s. In 1703 the New York Provincial Legislature officially chartered the road, which was alternately known as the Highland Turnpike Road or Albany Post Road, and, eventually, Broadway.<sup>1</sup>

At the close of the American Revolution the property assets of the Philipse family, Loyalists who cast their fortunes with the British Crown, were confiscated and the former manor was divided into 311 parcels and sold at auction. A 1785 map of the area indicates that John Van Tassel purchased a 230-acre lot at the site of the future Glenwolde Park development; a tavern bearing Van Tassel's name was noted on the west side of the Post Road. A period of considerable growth attended Westchester County at the conclusion of the Revolution, given the development of an integrated local economy which, locally, combined agrarian and industrial pursuits with the benefits of a convenient shipping and communication point on the Hudson

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<sup>1</sup> Historical context information included in the "Historical Overview" section was compiled by Allison Rachleff; supplemental information was drawn from Richard Miller, "A Brief History of Tarrytown," 2005.



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River. By 1800 Tarrytown's population consisted of roughly 3,000 residents. The author Washington Irving, in his story "The Legend of Sleepy Hollow," which was published in *The Sketch Book* in 1820, described Tarrytown as follows:

In the bosom of one of those spacious coves which indent the eastern shore of the Hudson, at that broad expansion of the river denominated by the ancient Dutch navigators of the Tappan Zee, and where they always prudently shortened sail and implored the protection of St. Nicholas when they crossed, there lies a small market town or rural port which by some is called Greenburgh, but which is more generally and properly known by the name of Tarry Town. This name was given, we are told, in former days, by the good housewives of the adjacent county, from the inveterate propensity of their husbands to linger about the village tavern on market days.<sup>2</sup>

With the invention of the steamboat by Robert Fulton in 1807, which in large measure supplanted the venerable Hudson River sloop, transportation on the Hudson River greatly increased. By 1824 regular freight and passenger steamboat service had been established between New York City and Albany, despite initial opposition from some Tarrytown residents, who feared for the continued economic viability of their sail-powered sloops and schooners. The following decade, the 1830s, witnessed two significant developments in the Tarrytown region. Increasingly during this period, wealthy industrialists and others of similar economic and social standing began moving to the area, lured by the beauty of the Hudson River and its accompanying landscape; this period corresponded with the development of the Picturesque taste in American architecture, at which time large estates were developed under the influence of English landscape and architectural motives. Lyndhurst, located in Tarrytown on the west side of what is now South Broadway, ranks prominent among these estates; the first portion of this Gothic Revival villa, erected during two construction episodes, was built to the design of architect A.J. Davis in the later 1830s for the Paulding family. It was also during the 1830s that construction was commenced on the Croton Aqueduct, which connected the Croton River, north of Tarrytown, with New York City. The aqueduct was completed in the later 1840s and many of the workers who helped construct it settled subsequently in the Tarrytown area.

The arrival of the railroad in this region, in the mid-nineteenth century, further transformed the Tarrytown area from its provincial roots. In 1849 the Hudson River Railroad extended its service northward from New York City toward Albany, following a course along the east bank of the Hudson River which traversed Tarrytown. The railroad initially consisted of a single track laid along the western perimeter of the Lyndhurst estate. Eventually, increased passenger and freight demand required construction of three additional sets of mainline rails and further necessitated the construction of a railroad depot in the central portion of Tarrytown. Also relevant to mid-century growth was the development of what had formerly been farmland into large estates like Lyndhurst, which created a greater demand for domestic labor; many of the mid-nineteenth century settlers, often of Irish and German extraction, were employed on these large estates in the southern portion of Tarrytown. Farming nevertheless continued to be an important contributor to Tarrytown's economy in the third quarter of the nineteenth century, though the shift away from agrarian endeavors was already well underway.

Historic maps from the late nineteenth and early twentieth centuries depict substantial estate development along the Hudson River in Tarrytown. The Greystone estate, within the former bounds of which Glenwolde Park was built, first appeared on the 1881 Bromley map as a 99-acre parcel that originally formed part of the earlier Van Tassel estate. At that time the lot was owned by W. S. Gurnee and was improved with a summer residence designed by architect David M. Steubins and built ca.1850. Gurnee

<sup>2</sup> Irving as quoted in Miller, "A Brief History."

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died in 1905. In the early 1890s Greystone was sold to Caroline Everit Macy, whose husband, Josiah Macy, was a stockholder and official of the Standard Oil Company, and at the turn of the century it was owned by Louis Stern. By 1908 the estate, inclusive of the Gurnee residence and outbuildings, had been purchased by Henry Corn. A 1908 map of Tarrytown depicts the southern portion of the village as largely composed of extensive estates, with the exception of Church Street and the hamlet of Irving, which were instead characterized by smaller-scale development. Between 1908 and 1910 the Greystone estate was sold to Robert B. Dula, a vice president of the American Tobacco Company, who gave it the new name Hibriton. The Glenwolde Park subdivision was developed on a parcel subdivided from this estate.

During the decades between the First and Second World Wars, development continued in the Tarrytown areas, in the form of new residential and commercial construction and the improvement of existing infrastructure. During the decade of the 1930s many existing area roads were paved and commercial and industrial enterprises, including the General Motors plant in Sleepy Hollow, were established. While the Great Depression negatively impacted Tarrytown and its residents, conditions improved as the village's industries mobilized for Second World War production, thereby providing employment for many residents in need of jobs. Following the war many of the Tarrytown estates along the White Plains Road were further subdivided to accommodate multi-family residences. Lyndhurst, acquired by the National Trust for Historic Preservation in 1961, was among those larger estates which survived to portray this early phase of the area's history.

Among the more dramatic changes responsible for the reshaping of Tarrytown was the construction of the Tappan Zee Bridge and the Cross Westchester Expressway. Prior to the Second World War the New York State Assembly began to investigate the construction of an automobile bridge between Rockland and Westchester counties in the vicinity of the broad Tappan Zee, the second widest point on the Hudson River. Although the advent of the war delayed the development of the bridge plan, the issue was revived following the cessation of hostilities. Although Tarrytown residents protested the project, because of potential traffic increases on local streets, plans nevertheless advanced for the construction of the bridge between Tarrytown and Nyack. The Tappan Zee Bridge was completed in 1955 and, in 1956, construction was initiated on the Cross Westchester Expressway, the latter completed in 1960. Completion of this major infrastructure spurred both residential and commercial development along White Plains Road and South Broadway.

**GLENWOLDE PARK**

Glenwolde Park was designed and implemented by the King-Walsh Corporation of New York City, which provided architectural, engineering and construction services. According to its own 1926 publicity, King-Walsh offered, "...in guild-like fashion, the advantage of combined consultation with architect, engineer, builder, interior decorator, and landscape gardener" and had been responsible for the construction of "more than \$50,000,000 of beautiful buildings, including many country homes of distinctive originality."<sup>3</sup> The property on which the Glenwolde Park housing development was made was acquired by the company from Robert Dula, who died from pneumonia in 1926, around the time the housing development was completed.<sup>4</sup> Although the houses were by all indication built on speculation with the intent of being sold, they instead largely functioned as rental properties in earlier years. One source indicated that 1926 bore witness to considerable residential development in the Tarrytown area, a situation which may have created a housing glut and contributed to a stagnant market.<sup>5</sup> In 1927 King-Walsh was publicizing the availability

<sup>3</sup> "Leading Families Now Build Their Houses the King-Walsh Way," *New York Times*, 21 May 1926.

<sup>4</sup> "Robert Dula Dead," *The Evening Leader* (Corning), 27 April 1926.

<sup>5</sup> "25 New Homes in Tarrytown," *Dobbs Ferry Register*, 1926.

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of one of the new six-room houses in the Glenwolde development, which it touted as “A Carefree Investment.” The advertisement enticed prospective buyers with the promise that a down payment of as little as \$2,500 “secures the right to move in, light the oil-burning furnace, turn on the electric refrigerator, plug in the lights, kindle the fireplace and invite your friends.”<sup>6</sup>

Ground was broken for the project by King-Walsh in March 1926, with a projected completion date of July of that year. Twenty-one houses, of both the attached and freestanding type, were to compose the development, these being described as either “English” or “Colonial” in style. They were further described as follows:

The houses are of two types—“group” and “detached.” The “group” houses are to contain on the first floor, living room, dining room, kitchen. On the second floor two bedrooms, bath and ample closet space. The “detached” houses are to have on the first floor, living room, dining room, kitchen and garage; on the second floor, three bedrooms, two baths and sleeping porch.

It is understood that the quality of constructions on the houses is to be of the finest, and every modern equipment is to be installed. For example, the furnace is equipped with oil burner, the refrigerator is equipped with electric refrigerating unit, there is an incinerator in the basement for the burning of old refuse and garbage, a metal closet for the storage of furs and fine clothes has been installed which is fireproof, moth-proof, dust-proof and thief-proof.

All the windows are metal casements and each house has in the basement a cold room for the storage of vegetables, preserves, etc.

The property has been named “Glenwolde” and this important building operation is undoubtedly the fore-runner of an extensive building activity in the vicinity of Sheldon Avenue, as a result of its having been selected by the Parkway commission for the new cross-county boulevard.

This should become one of the most attractive parts of Tarrytown, as it is near enough to the station for convenience in commuting, yet far enough from the center of the village for the real country environment. It is understood that the King-Walsh Corporation expects to complete the houses about July 1, and they are being offered for sale on very reasonable terms of purchase.<sup>7</sup>

While the Glenwolde houses were built on speculation by King-Walsh with the intent of being marketed to private owners upon completion, it is clear that most were not immediately sold and instead were offered as rental properties. Glenwolde, Inc. was noted in the late 1930s as the agent for the properties located there; that entity does not seem to have existed prior to 1928, at which time its incorporation was noted in the Brooklyn *Daily Star*. Jacob Bernstein, Thomas Foley and Abraham Klein, all residents of Long Island City and associated with the Bank of the Manhattan Company Building, were noted as the incorporating parties at that time, the corporation being Glenwolde, Inc. of Manhattan, established to deal in realty.<sup>8</sup>

<sup>6</sup> “A Carefree Investment,” *Brooklyn Daily Eagle*, 25 June 1927.

<sup>7</sup> “King-Walsh Corp. Breaks Ground; To Erect 21 New Homes on Dula Development at Tarrytown—to be ready by July 1,” *Dobbs Ferry Register*, 26 March 1926.

<sup>8</sup> “New Queens Corporations Get Charters,” *The Daily Star*, 2 April 1928.

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A 1935 Yonkers newspaper advertisement noted the availability, for lease, of “a charming English cottage at Glenwolde Park, Tarrytown.”<sup>9</sup> Among the marketing points touted for prospective renters were the area’s “Christian community,” tennis courts, private roads and green lawns. Later that year the same newspaper, *The Herald Statesman*, noted in its real estate section that the Reverend G.D. Godfrey of Brooklyn and F.A. Barr, Jr. of Tarrytown had leased houses in Glenwolde Park, according to the property agent, perhaps meant as an enticement to others to lease or buy.<sup>10</sup> A June 1936 advertisement in the sale and rental property section of *The Herald Statesman* offered the following:

TARRYTOWN (Glenwolde Park)—INVESTIGATE  
OUR RENTAL AND SALES VALUES. 8 to 9 rooms.  
Congenial surroundings. Oil burners, elec. refrigeration.  
Easy terms. Evers, Tarrytown. 310 <sup>11</sup>

Advertisements for Glenwolde Park housing continued to be run in 1938 in the *Herald Statesman*, one of which noted “attractive 5-6 room English cottages” and the park’s “delightful surroundings.”<sup>12</sup> House prices ranged from \$6,000 to \$16,000 and it was noted that an agent was available on the premises. Note was also made of “F.H.A. plan,” a reference to the 1935 Federal Housing Agency initiative meant to stimulate the housing market by providing guarantees on loans. In 1939 the following advertisement ran in the *New York Post*:

TARRYTOWN, Glenwolde Park. If you are  
seeking delightful park-like surroundings  
inspect an attractive 6-room, 2-bath house,  
garage, new oil burner, refrigerator and  
gas range. Good schools, excellent train  
service; rental, \$50. Agent, Tarrytown 310. <sup>13</sup>

The expressed selling points, among them delightful park-like surroundings, automobile garages, good schools and excellent train service—not to mention the conveniences of oil heat, electric refrigerators and modern cooking ranges—all spoke to the increasingly suburban character of southwestern Westchester County and the amenities sought by potential home owners and renters at this date. The concept of a park-like or rustic setting in concert with traditional architectural models was a prevailing theme in many contemporary developments in Westchester County. One such development, at Purchase, was noted in 1935 as “planned to observe all the traditional principles of Early American construction and atmosphere,” while another, in the Chappaqua-Mt. Kisco area, offered “the freedom and relaxation of real country living” with “delightful new houses... of quaint farmhouse architecture.”<sup>14</sup>

Some sense of Glenwolde Park and its inhabitants can be gleaned from the 1940 Federal census. Of the 11 properties recorded as being on “Glenwolde”—2, 5, 9, 10, 12, 14, 16, 17, 18, 20 and 21—all but one were rental properties at that date. Monthly rents were noted in the \$60 to \$80 range; the single house that was not a rental, that of William Gordon, a guidance counselor by profession who resided with his family at 21 Glenwolde Park, was valued at \$4,500. The majority of the residents were engaged in sales jobs and most of the heads of households were, age-wise, in their late 20s or 30s. Edward Armitage, who rented 2

<sup>9</sup> *The Herald Statesman* (Yonkers), 13 July 1935.

<sup>10</sup> *Ibid*, 29 August 1935.

<sup>11</sup> *Ibid*, 4 June 1936.

<sup>12</sup> *Ibid*, 7 April 1938.

<sup>13</sup> *New York Post*, 11 February 1939.

<sup>14</sup> *The Herald Statesman*, 29 August 1935.

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Glenwolde Park for \$80 a month and resided there with his wife and a young son, was a 29-year-old insurance agent. David Williams, 35, who rented 10 Glenwolde Park for \$61 a month and who resided there with his wife and two young sons, was a buyer for a clothing store. Edward Middletown, 33, rented 20 Glenwolde Park for \$61 a month and resided there with his wife and infant daughter; he was a salesman for an investment bank. Other professions noted among the heads of the various households included a salesman for a gypsum company, an auditor, a bank accounts manager, a title searcher, and the manager of a chemical plant; most reported similar levels of income. The portrait one gathers from the 1940 census data is a community composed, at that date, of young middle-class professionals, married and with young children. In only one instance, the dwelling of Edward and Jane Pease at 9 Glenwolde Park, was the household multi-generational, including as it did Jane Pease's mother and father. Otherwise there was a noticeable homogeneity so far as age, occupation, household composition and economic means at that date.<sup>15</sup>

ARCHITECTURAL ANALYSIS

Typical of suburban development in the 1920s, in Westchester County and elsewhere, the Glenwolde Park residences were designed primarily in the Tudor Revival style and, to a lesser extent, the Colonial Revival style. The 21 dwellings were described at the time of construction by King-Walsh as being of two styles, "English" and "Colonial." The Tudor Revival style referenced traditional late Medieval English building traditions and was a popular domestic building mode in the early decades of the twentieth century, and one commonly employed for planned subdivision and suburban housing. The extensive use of the Tudor Revival style for the architecture of Forest Hills Gardens in Queens, a large planned suburban development initiated in the first decade of the twentieth century, helped to spur its popularity. As a domestic architectural style it was rivaled in popularity during the 1920s by the Colonial Revival style, including the so-called Dutch Colonial mode, which borrowed from earlier eras of American architectural design and the intellectual roots of which extended back into the previous century. The house at 7 Glenwolde Park, distinguished by its gambrel roof and simplified, Colonial-inspired detail, is of the Dutch Colonial type.

The prevailing architectural theme of Glenwolde Park was nevertheless the Tudor Revival style, manifested in both freestanding and attached examples and executed at what might be termed a cottage scale. Characteristic of the style was the variegated nature of the exterior surfaces, which include English-bond brickwork, stucco, and stucco with expressed half timbering, in addition to steeply pitched roofs, typically oriented to front on the street, and gabled and shed-roofed dormers. Window openings, though varied in dimension, made extensive use of metal casements with diamond-pane glazing. While greater individuality is found in the design and execution of the freestanding houses in the Tudor mode, the two units of attached housing nevertheless employ characteristic devices which provided for cohesion in the district's collective architectural landscape. The freestanding houses at 1 and 8 Glenwolde Park offer two expressions of the Tudor Revival, the former having a façade largely clad with brick and a recessed entrance set within a projecting gable-front section, the latter distinguished by its brick and half-timbered and stucco façade, which has a covered entrance formed by the continuation of the principal roofline. The facades of both houses are partially screened by trees, thereby heightening the rustic cottage effect and providing for an added sense of intimacy within the development.

By the time Glenwolde Park was planned and built there existed a large body of published information from which designers and prospective home builders could draw inspiration for residential projects in the Tudor Revival, Colonial Revival, and other contemporary architectural fashions. Works such as William Radford's *Home and Garden* (1925) and *Home, Fireside and Garden* (1926), which offered residential designs in the

<sup>15</sup>U.S. Federal census data, 1940.

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prevailing Tudor and Colonial Revival modes, assisted in the broad dissemination of contemporary architectural ideas. Sears was among those companies to offer plans for Tudor Revival houses in the 1920s and 1930s; the company's "Pennsgrove" design, which employed characteristic stylistic devices, was touted as having "that rare charm characteristic of the countrysides of Kent and Surrey across the sea." Fully developed examples, such as the Tudor Revival domestic architecture of Forest Hills Gardens, were quickly seized upon by aspiring developers. While far more sophisticated, painstakingly planned and lavishly conceived than Glenwolde Park, developments such as Forest Hills Gardens nevertheless provided a basic and much-employed formula by offering tasteful architecture with modern conveniences, all set within a secluded, naturalistic setting and with ready access to commuter railroad transportation and major road networks.

**CONCLUSION**

Glenwolde Park is an important historic resource portraying the suburbanization of Tarrytown and southwestern Westchester County in the period between the First and Second World Wars. This housing development, the design and construction of which was overseen by the King-Walsh Corporation in 1926, combined pleasing "English" and "Colonial" dwellings with a relatively private, rustic setting, and was advantageously located so as to offer convenient access to commuter railroad service and major road networks. Glenwolde Park was heralded at the time as a precursor to similar developments in that part of Tarrytown, situated a mere "45 minutes out" from New York City. As for the houses, they were touted as being of the finest quality construction and offered enticing features to prospective owners such as oil-burning furnaces, electric refrigerators, and modern cooking ranges. Glenwolde Park remains a distinctive residential enclave expressive of 1920s American suburban planning and design philosophies and represents an important aspect of Tarrytown's physical development in the immediate pre-Depression era.

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**Developmental history/additional historic context information** (if appropriate)

**GLENWOLDE PARK HISTORIC DISTRICT**

Name of Property

**WESTCHESTER COUNTY, NEW YORK**

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**9. Major Bibliographical References**

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**Bibliography**

**Books**

Canning, Jeff, and Wally Buxton. *History of the Tarrytowns, from Ancient Times to the Present*. Harrison, NY: Harbor Hill Books, 1975.

Griffin, Ernest F. *Westchester County and Its People, Volume III*. New York, NY: Lewis Historical Publishing Company, 1946.

Kraft, Herbert C. "The Indians of the Lower Hudson Valley at the Time of European Contact." In *The Archaeology and Ethnohistory of the Lower Hudson Valley and Neighboring Regions: Essays in Honor of Louis A. Brennan*. Bethlehem, CT: Archaeological Services, 1991.

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Steiner, Henry. *The Place Names of Historic Sleepy Hollow and Tarrytown*. Westminster, MD: Heritage Books, 1998.

Talley, Terry. *Oh What a Grand View*. Altus, OK: Altus Printing, 1989.

**Maps**

Map of Tarrytown, 1785. Historical Society of the Tarrytowns.

Beers, J.B. *County Atlas of Westchester, New York*. New York, NY: J.B. Beers, 1868.

Bromley, G.W. *Atlas of Westchester County, New York*. Philadelphia, PA: G.W. Bromley, 1881; 1910.

Couzens, M.K. *Map of Part of the Manor of Philipsburgh in the County of Westchester, New York, 1785*.

Hopkins, G.M. *Atlas of Westchester County, New York*. Philadelphia, PA: G.M. Hopkins, 1929.

Hyde, E. Belcher. *Atlas of the Rural County District North of New York City, Embracing the Entire Westchester County, New York*. New York, NY: E.B. Hyde, 1900; 1908.

Map of Tarrytown, 1891. Historical Society of the Tarrytowns.

Sanborn Map Company. *Greenburgh, New York*. New York, NY: Sanborn Map Company, 1910.

**GLENWOLDE PARK HISTORIC DISTRICT**

Name of Property

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**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** 4.18 acres

(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>18</u>	<u>595836</u>	<u>4545963</u>	3	_____	_____	_____
	<b>Zone</b>	<b>Easting</b>	<b>Northing</b>		<b>Zone</b>	<b>Easting</b>	<b>Northing</b>
2	_____	_____	_____	4	_____	_____	_____
	<b>Zone</b>	<b>Easting</b>	<b>Northing</b>		<b>Zone</b>	<b>Easting</b>	<b>Northing</b>

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

The boundaries for the district are shown on the enclosed mapping, which is entitled "Glenwolde Park Historic District, Tarrytown, Westchester County, N.Y." The mapping shows the district at 1: 24,000 and 1:3,000 scale.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary for the district represents the historic boundary of Glenwolde Park following its creation in 1926.

**11. Form Prepared By**

name/title William E. Krattinger, NYS Division for Historic Preservation, and Allison S. Rachleff, AECOM  
organization NYS Division for Historic Preservation date April 2014  
street & number PO Box 189 telephone (518) 237-8643  
city or town Waterford state NY zip code 12188  
e-mail [William.Krattinger@parks.ny.gov](mailto:William.Krattinger@parks.ny.gov)



**GLENWOLDE PARK HISTORIC DISTRICT**

Name of Property

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**Additional Documentation**

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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.)

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**Photographs:**

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Name of Property: **Glenwolde Park Historic District**  
City or Vicinity: **Tarrytown**  
County: **Westchester** State: **New York**  
Photographer: **Patsy Di Leo**  
Date Photographed: **May 2013**

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 0001 View looking east on **Walter Street** showing attached buildings (10-21 **Walter Street**)
- 0002 1 **Glenwolde Park**, view looking north
- 0003 6 **Glenwolde Park**, view looking east
- 0004 7 **Glenwolde Park**, view looking east
- 0005 8 **Glenwolde Park**, view looking east
- 0006 View looking north towards 5 **Glenwolde Park**; 1 **Glenwolde Park** to left
- 0007 Attached houses, **Walter Street**, view looking west
- 0008 View looking to southwest on **Walter Street**, 3 **Glenwolde Park** in foreground

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**Property Owner:**

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

---

name VARIOUS: historic district  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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

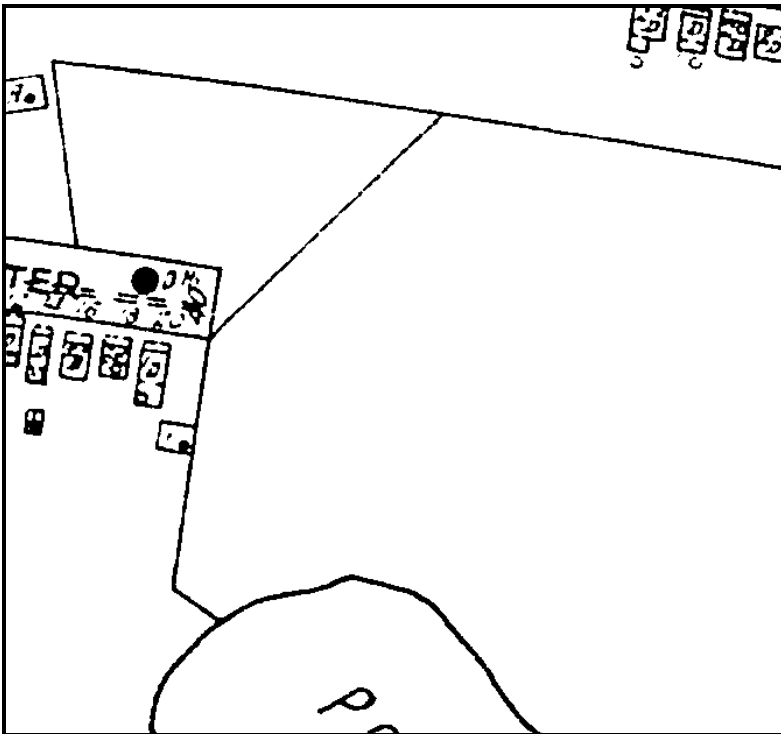
**GLENWOLDE PARK HISTORIC DISTRICT**

Name of Property

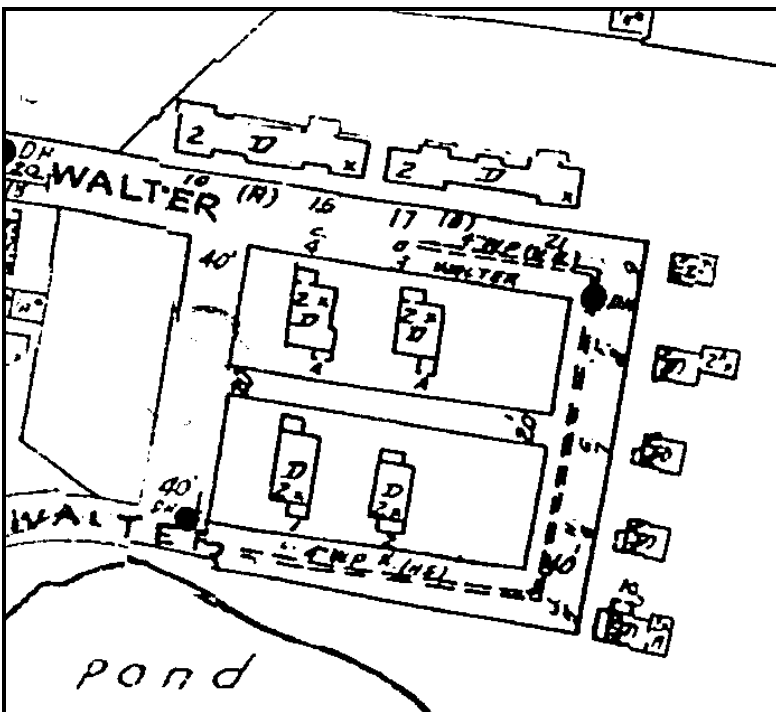
**WESTCHESTER COUNTY, NEW YORK**

County and State

**MAPPING & IMAGES**



Sanborn Fire Insurance maps; above, 1924; below, 1950




GLENWOLDE PARK HISTORIC DISTRICT

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*A*  
**Carefree Investment**

**T**HIS charming six room residence  
in a restricted neighborhood in  
Westchester County, Glenwolde, South  
Tarrytown, 45 minutes out . . . may  
be bought for only \$164 monthly.

*A payment as little as \$2500 secures  
the right to move in, light the oil-burn-  
ing furnace, turn on the electric refrig-  
eration, plug in the lights, kindle the  
fireplace and invite your friends. No  
better built small house can be found.*

[ REPRESENTATIVE ON PREMISES ]

**KING-WALSH CORPORATION**  
247 Park Avenue, New York  
Telephone CALEDONIA 8278 or TARRYTOWN 185

Newspaper advertisement for Glenwolde Park house,  
*Brooklyn Daily Eagle*, 25 June 1927

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**Glenwolde Park Historic District**

Tarrytown, Westchester Co., NY



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

0 650 1,300 2,600 Feet

 Glenwolde Park  
 USGS quad index

Tax Parcel Data:  
Westchester Co, RPS  
[giswww.westchestergov.com](http://giswww.westchestergov.com)



**GLENWOLDE PARK HISTORIC DISTRICT**

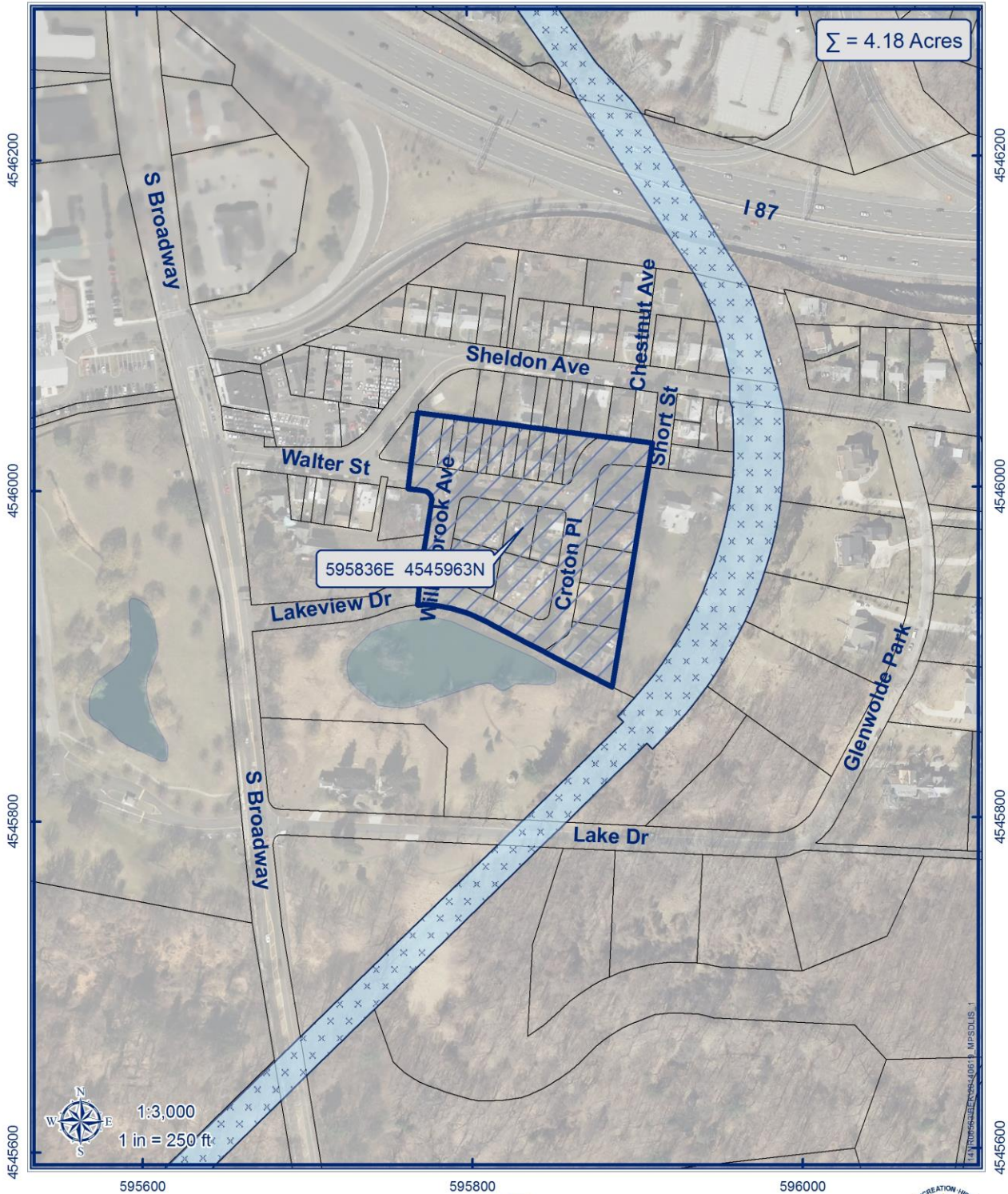
Name of Property

**WESTCHESTER COUNTY, NEW YORK**

County and State

**Glenwolde Park Historic District**

Tarrytown, Westchester Co., NY



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



- Glenwolde Park
- Old Croton Aqueduct

Tax Parcel Data:  
Westchester Co, RPS  
[giswww.westchestergov.com](http://giswww.westchestergov.com)



**GLENWOLDE PARK HISTORIC DISTRICT**

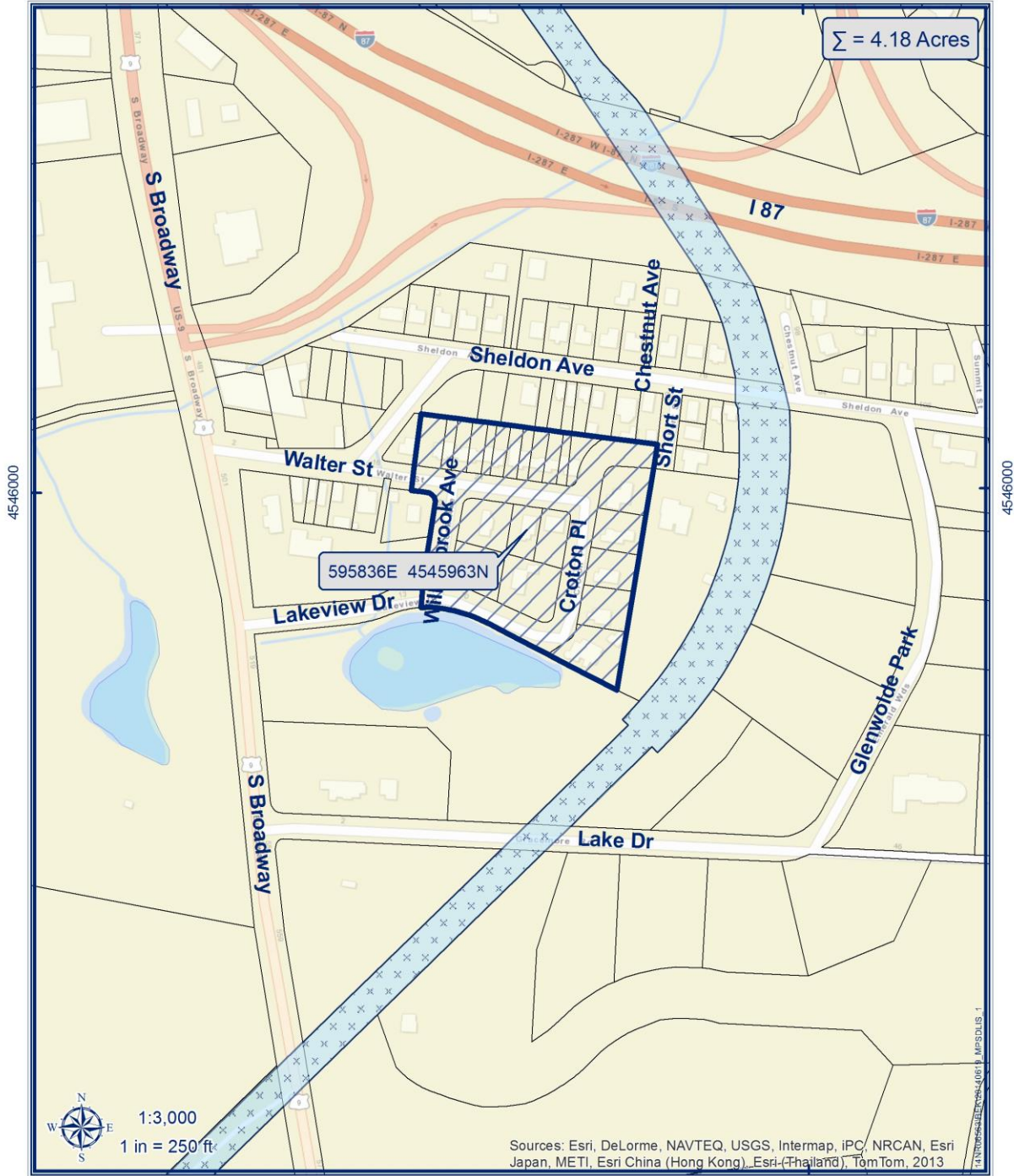
Name of Property

**WESTCHESTER COUNTY, NEW YORK**

County and State

**Glenwolde Park Historic District**

Tarrytown, Westchester Co., NY



596000

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

0 85 170 340 Feet

Glenwolde Park  
 Old Croton Aqueduct

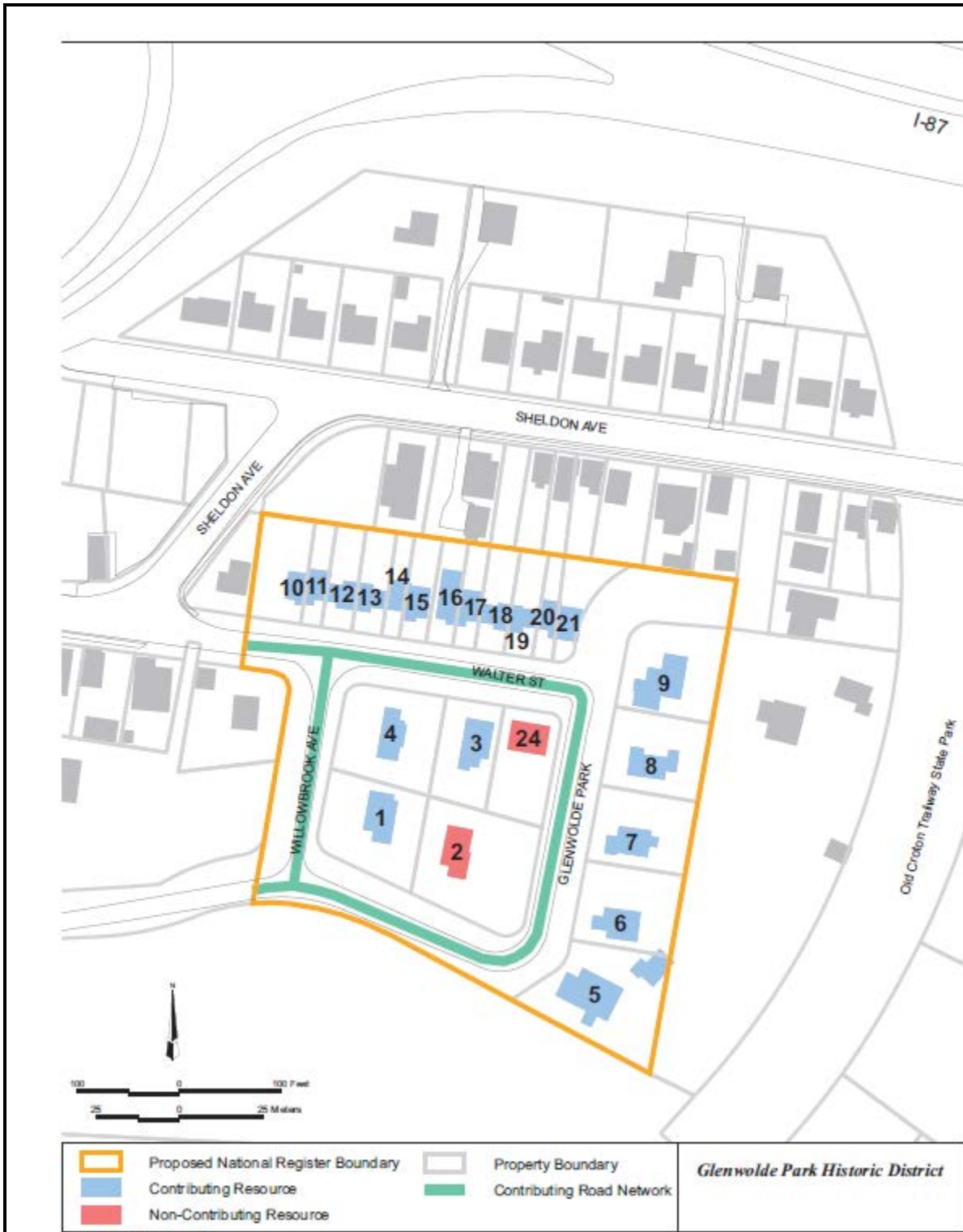
Tax Parcel Data:  
 Westchester Co. RPS  
[giswww.westchestergov.com](http://giswww.westchestergov.com)

**GLENWOLDE PARK HISTORIC DISTRICT**

Name of Property

**WESTCHESTER COUNTY, NEW YORK**

County and State





GLENWOLDE













NO  
PARKING  
OR  
STANDING

DOG WASTE  
PLEASE PICK UP AND  
CLEAN UP AFTER YOUR  
DOG  
BY LAW





UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Glenwolde Park Historic District

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Westchester

DATE RECEIVED: 7/18/14                      DATE OF PENDING LIST: 8/15/14  
DATE OF 16TH DAY: 9/02/14                      DATE OF 45TH DAY: 9/03/14  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000542

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    9.3.14 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

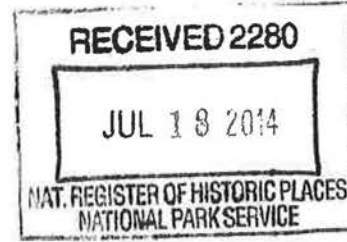
If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.





## 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

1 July 2014

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

Re: National Register Nominations

Dear Ms. Abernathy:

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

First Unitarian Church, Monroe County  
Metropolitan Life Insurance Company Hall of Records, Westchester County  
John Mollenhauer House, Suffolk County  
Ambrose Latham House, Wayne County  
Glenwolde Park Historic District, Westchester County

Please feel free to call me at 518.237.8643 x 3261 if you have any questions.

Sincerely:

Kathleen LaFrank  
National Register Coordinator  
New York State Historic Preservation Office