

Fort Independence Historic District
 Name of Property

Bronx Co., NY
 County and State

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	
111	9	buildings
1	0	sites
1	0	structures
0	0	objects
113	9	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.)

Current Functions
 (Enter categories from instructions.)

DOMESTIC / Single Dwelling

DOMESTIC / Single Dwelling

DOMESTIC / Multiple Dwelling

DOMESTIC / Multiple Dwelling

7. Description

Architectural Classification
 (Enter categories from instructions.)

Materials
 (Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY

foundation: Brick, Concrete

REVIVALS / Colonial Revival, Tudor Revival

walls: Brick, Stucco, Stone, Concrete

LATE 19TH AND EARLY 20TH CENTURY

Synthetics

AMERICAN MOVEMENTS / Bungalow

roof: Asphalt

MODERN MOVEMENT

other: _____

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Fort Independence Historic District in Bronx County, New York is located in the Kingsbridge neighborhood in the northwestern section of the county. East of I-87, the district is nestled on the west side of the Jerome Park Reservoir (NR listed, 2000) and is just south of Van Cortlandt Park, the third largest park in New York City (partial NHL, 1967). Situated on a steep hill, the district's history and development has been shaped by its dramatic natural topography; during the Revolutionary War, the land was the site of Fort Independence, one of the fortifications built to protect New York City. It later proved attractive to William Ogden Giles, who built an Italianate mansion at the crest of the hill in 1853. In 1877, Frederick Law Olmsted designed a street plan for the Bronx that took into consideration some of the old estate development and was characterized by serpentine streets laid out over the area's hilly terrain. Residential development occurred in this area between c1915 and the late 1950s. The district was drawn to take in the largest concentration of intact historic residences constructed within the Olmsted designed plan. These boundaries generally follow Cannon and Giles Place and encompass a residential neighborhood of 120 buildings that reflect the intense early-to-mid twentieth century development of the area. It encompasses the core, but not the entirety, of Olmsted's plan for the area and is largely defined by more recent redevelopment and the construction of new apartment buildings.

Narrative Description

Framed by the Hudson River to the west and the Harlem River to the south, the northwest corner of the Bronx is a geographically and developmentally distinct section of the borough. The land between the Hudson and Bronx Rivers is particularly hilly for the region and contains the highest points within Bronx County. Much of the land was used as farmland or incorporated into large estates during the 18th and 19th centuries. Due to the region's more challenging geography, relative distance from the center of New York City, and historic pattern of large landownership during the 18th and early 19th centuries, large portions of this section of the Bronx were developed into green space during the late 19th and 20th centuries; Van Cortlandt Park, made up of 1,146 acres acquired by New York City in 1888 from the Van Cortlandt family, and Woodlawn Cemetery, a 400-acre cemetery established in 1863, are both National Historic Landmarks and notable examples of this pattern.

By the mid-19th century, the West Bronx had been divided into the towns of Kingsbridge, West Farms, and Morrisania; all were primarily agricultural, with low population densities. Manhattan Island continued to extend northward; however, city leaders looked toward this area as the natural location for expansion. To facilitate and guide this growth, New York City annexed the West Bronx in 1874. As the West Bronx lacked a well-established street grid, the New York City Department of Parks was charged with developing a plan for the area.

Frederick Law Olmsted, the landscape architect for the Department of Parks, was tasked with designing a master plan for the West Bronx. Between 1875 and 1878, Olmsted developed numerous drawings for an overall plan that established a series of neighborhoods with business and residential sections connected by parks and parkways. The plan also treated the challenging landscape as an asset to a designed landscape rather than an obstruction to a regular grid. Political changes led to Olmsted's dismissal and the closure of his Bureau of Design in 1878. Over the next 12 years, Olmsted's plans were revised, most often in favor of extending the New York street grid north. In rare cases, however, Olmsted's designs were left unchanged. Due to its particularly rugged landscape, the Olmsted layout of curving streets that work with the topography was retained in the Fort Independence area. Portions of this street plan are included within the historic district. This rare survivor remains to illustrate the brief potential for the Bronx to develop along dramatically different lines than are reflected in the borough's predominantly regular street grid.

By 1898, when the Greater City of New York was organized, the layout for the new borough of the Bronx had largely been established. While the New York and Harlem Railroad had provided limited service to the city since 1841 and the Third Avenue elevated train was built in 1885, development of the area remained relatively restrained into the twentieth century. The completion of the Interborough Rapid Transit (IRT) stations to Broadway and 225th and 231st Streets in 1907 and Broadway and 238th and 242nd Streets in 1908 facilitated transportation to the city center and paved the way for the rapid development of the West Bronx.

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The built environment of the Fort Independence Historic District reflects these larger development trends within the West Bronx. Olmsted's 1878 plan, which was laid out speculatively over the existing Giles and Van Cortlandt Estates, formed the foundation for twentieth century residential development in the Fort Independence area. The boundary of the historic district includes portions of this plan, generally those toward the top of the hill, to incorporate the greatest concentration of historic period resources. The extent of the district was limited to the most intact concentration of historic resources within the Olmsted designed streets.

The Fort Independence Historic District is exclusively composed of residential buildings, ranging from single-family homes through large apartment buildings. While the earliest buildings in the district, a series of eight rowhouses, were built in 1915-16, most date to the 1920s and 1930s. While the pace slowed somewhat, the construction of rowhouses and homes, primarily in the neo-Federal and neo-Georgian styles, continued into the 1940s and 1950s. Construction in the neighborhood during this period is primarily characterized by rowhouses and one- and two-family freestanding homes designed in neo-Tudor, Spanish Mission, Bungalow and Colonial Revival styles. These residences are predominantly two-stories tall; most are designed to take advantage of the sloping landscape through the incorporation of basement levels, many of which are partially built into the land. Concrete sidewalks run along both sides of the street within the district. While houses are consistently set back from the road, the setback does vary somewhat by building type. Generally, rowhouses are set back to accommodate a driveway to a basement garage, stair to the first floor, and minimal landscaping. Freestanding homes tend to have slightly longer setbacks and more substantial yards; while a few have freestanding outbuildings, most have basement garages.

The district also includes two individually eligible resources: Both apartment complexes are notable exceptions to the pattern of small scale development; however, both were laid out generally within the overall street plan and both also incorporate green spaces; at Shalom Aleichem, these are primarily internal courtyards with landscaped elements while the Mitchell-Lama complexes are surrounded by open green space.

The **Shalom Aleichem Houses**, at 3470 Cannon Place, is a group of 15 five-story buildings constructed by an independent Yiddish Cooperative in 1926-27. The complex is organized into three primary masses: (1) a roughly L-shaped mass along Sedgwick Avenue and West 238th Street; (2) a roughly S-shaped mass along Giles Place; and (3) a U-shaped complex on Cannon Place. The buildings contain 229 apartments. A central courtyard with curving paths, a circular stone planter, and mature plantings is located between the buildings. The complex's formal addresses are 3605 Sedgwick Avenue, 68 West 238th Street, 3470 Cannon Place, and 3451 Giles place. See individual building descriptions below.

The second complex, 3840 Cannon Place, the **Park Reservoir Housing Cooperative**, is one of New York City's earliest Mitchell-Lama apartment complexes, a government-backed cooperative. This 1956-57 building stands in contrast to the independent Shalom Aleichem houses and marks the end of the period of significance for the historic district. The 16-story, T-shaped, brick apartment building is fifteen bays wide by four bays deep and generally characterized by a series of center pavilions with recessed blocks to each side, regular fenestration, and the use of horizontal banks of picture windows and balconies. See building description below

Building List

All of the buildings in the district are residential. There are a total of 116 primary buildings. Of these, 107 are contributing and 9 are non-contributing. Secondary buildings are rare within the district; in most cases, the design of rowhouses and freestanding homes took advantage of the hilly terrain to incorporate a garage into a basement story. The four detached garages within the district are all contributing. The stair street block of West 238th Street, located between Orloff Avenue and Cannon Place, is counted as a contributing structure. Finally, Frederick Law Olmsted's street plan is counted as a contributing site.

The following building list includes descriptions of all of the buildings within the Fort Independence Historic District; all resources are contributing unless otherwise noted. A known or approximate date and architect, when known, is included after the address; this information is drawn from the 2011 Fort Independence Cultural Resource Survey prepared by Anthony W. Robins.

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Cannon Place

3400 Cannon Place, Kingsbridge Heights Rehabilitation and Care Center, ca. 1975: Six-story, T-shaped, brick nursing home building. Eight-bay by four-bay building (facing Giles Place) with eight-bay by four-bay wing extending from rear elevation. Vertical banks of windows highlighted by light brick between windows; red brick frames façade and provides contrast between window bays. Three-pane plate glass windows with concrete sills. Southeast corner of building has original Kingsbridge Heights Rehabilitation Center lettering and sign. Non-contributing.

3403 Cannon Place, 1921 (Lawrence V. Meehan): Two-and-a-half story, side-gabled, three-bay by three-bay frame residence covered in vinyl siding. One-story, front-gabled Colonial Revival entry porch over projecting shingled entrance, replacement door framed by sidelights. One-over-one replacement windows. Central, shed-roofed dormer on façade. Cornice returns on gable ends. One-story, flat-roofed ca. 1960 addition with single pane windows and wood shingles on east elevation.

Captain Meehan, according to his *New York Times* obituary was superintendent of construction, repair, and supplies of the Armory Board. "Several armories were built under his supervision, notably that of the 258th Field Artillery at Jerome Avenue and Kingsbridge Road, the Bronx, which is said to be the largest armory in the world."¹

3407 Cannon Place, ca. 1935: Two-story, two-bay by three-bay rowhouse over a brick garage. Applied stone on basement and first floor, yellow brick second floor. Slate shed roof. Concrete driveway with yellow brick and concrete walls leads to garage on east. Concrete and yellow brick steps lead to entrance on west. Front-gabled projecting entry bay; applied stone, cornice returns, cartouche in gable. First floor bay window with tile roof. Two contemporary one-over-one windows on second floor. Brick chimney extends up westernmost end of façade. Apparently modeled on nearby Tudor houses but not part of that project

3411 Cannon Place, 1932 (Solomon Pomeranz): Two-story, two-bay by three-bay, Tudor Revival brick rowhouse over a brick garage. Slate shed roof. Concrete driveway leads to garage on west and brick and concrete steps lead to entrance on east. Front-gabled entrance projection extends from façade. Arched entrance door is highlighted by brick and stone detailing and projection gable is covered in stucco. Soldier bricks highlight window openings; all windows are one-over-one replacements. Second floor west bay window is highlighted by diamond pattern half timbering beneath and half timbered small gable that projects through the roofline. Brick chimney extends up easternmost end of façade.

3413 Cannon Place, 1932 (Solomon Pomeranz): Two-story, two-bay by three-bay, Tudor Revival brick rowhouse over a brick garage. Slate shed roof. Concrete driveway leads to garage on east and tile and concrete steps lead to entrance on west. Two-bay, front-gabled entrance projection is shared with 3415 Cannon (divided at the peak of the gable); brick and stucco, arched opening framed by soldier bricks. First floor, contemporary bay window with end-brick lintel, soldier brick crown. Three contemporary one-over-one windows on second floor; small through-cornice gable over central window. Exterior brick and stucco chimney rises behind entry bay.

3415 Cannon Place, 1932 (Solomon Pomeranz): Two-story, two-bay by three-bay Tudor Revival brick rowhouse over a brick garage. Slate shed roof. Concrete driveway leads to garage on west and brick and tile steps lead to entrance on east. Two-bay, front-gabled entrance projection is shared with 3413 Cannon (divided at the peak of the gable); brick and stucco, stone detailing around the arched entrance. First floor three-pane casement; end-brick lintel, soldier brick crown. Second story covered in stucco with half-timbering; lit by contemporary paired and single windows. Front gable over west window. Brick and stucco chimney projects through west end of roofline.

3417 Cannon Place, 1932 (Solomon Pomeranz): Two-story, two-bay by three-bay, Tudor Revival brick rowhouse over a brick garage. Concrete driveway leads to garage with shallow shed roof on the east and brick steps lead to entrance on west. Shares a front gabled, brick and random stone entrance projection with 3419 Cannon (divided at the peak of the gable); pointed arch, stucco-filled window in the gable. Arched entrance door is highlighted by brick and stone detailing. First floor bay window with end-brick lintel and shed roof. End-brick beltcourse visually divides floors. Stucco and half-timbered second floor with front-gable over east window. End brick lintels under replacement casement windows on second floor. Stucco chimney with brick detail runs up westernmost end of façade.

¹ *New York Times*, October 29, 1931, 21.

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3419 Cannon Place, 1932 (Solomon Pomeranz): Two-story, two-bay by three-bay, Tudor Revival brick rowhouse over a brick garage. Slate shed roof. Concrete driveway leads to garage on the west and concrete steps lead to entrance on east. Shares a front gabled, brick and random stone entrance projection with 3417 Cannon (divided at the peak of the gable); pointed arch, stucco-filled window in the gable. Arched entrance door highlighted by brick and stone detailing. First floor bay window with hipped roof. End-brick beltcourse visually divides floors. Three contemporary one-over-one windows on second floor; small through-cornice gable over central window.

3421 Cannon Place, 1932 (Solomon Pomeranz): Two-story, two-bay by three-bay, Tudor Revival brick and random stone rowhouse over a brick garage. Hipped asphalt roof. Concrete driveway leads to garage on east and brick and concrete steps lead to entrance on west. Front-gabled brick and random stone entrance bay projects from façade. Arched entrance door highlighted by brick detailing and central keystone. Brick end lintel and brick flowerbox holders under first floor window. All windows are contemporary replacements. Second floor east bay window is highlighted by diamond pattern half-timbering beneath and a half-timbered gable that projects through the roofline. Exterior brick chimney on corner of eastern elevation.

3422 Cannon Place, Kingsbridge Heights Rehabilitation and Care Center, ca. 1975: Six-story, sixteen-bay by four-bay brick nursing home building. Built contemporaneously with 3400 Cannon Place. Vertical banks of windows highlighted by light brick between windows; red brick frames façade and provides contrast between window bays. No windows on central four bays. Aluminum and plate glass entrance covered by awning. Three-pane plate glass windows with concrete sills. Non-contributing.

3440 Cannon Place, 1925 (Manough Exerjian): Two-story, two-bay by four bay, Tudor Revival rowhouse with a shed roof over brick garage. Flemish bond brick. Concrete drive way leads to garage on south; door opening surrounded by end and soldier brick pattern. Stone steps (shared with 3442 Cannon Place) lead up to entrance door with a semicircular transom; a small, one-story room with stone walls is located under the entrance stoop. Contemporary picture window in first floor, south bay, framed by end-brick. The second floor is lit by a bank of three windows, framed by end brick designs reflecting half-timbering. Brick "half-timbering" extends into the clipped-gable over the south bay. In the north bay, the second floor window is highlighted by a smaller, front gable.

3442 Cannon Place, 1925 (Manough Exerjian): Two-story, two-bay by four-bay, Tudor Revival rowhouse with a shed roof over brick garage. Flemish bond brick. Concrete driveway leads to garage on north; door opening surrounded by end and soldier brick pattern. Stone steps (shared with 3440 Cannon Place) lead up to entrance door with a semicircular transom; a small, one-story room with stone walls is located under the entrance stoop. Three contemporary French doors lead to a small first floor patio in the north bay; the second floor is lit by a picture window. Both window openings are highlighted by end-brick patterning and the second floor has a soldier brick crown. A clipped-gable extends through the roofline. In the south bay, the second floor window is highlighted by a smaller, front gable.

3444 Cannon Place, 1925 (Manough Exerjian): Two-story, two-bay by four-bay, Tudor Revival rowhouse with a shed roof over a brick garage. Flemish bond brick. Concrete driveway leads to garage on south; door opening surrounded by end and soldier brick pattern. Stone steps (shared with 3446 Cannon Place) lead up to the entrance door with a semicircular transom; a small, one-story room with stone walls located under the entrance stoop. Sliding door leads to a small first floor patio in the south bay; the second floor is lit by a contemporary picture window with diamond pane pattern and one-over-one window. Both window openings are highlighted by end-brick patterning and the second floor window has a soldier brick crown. A clipped gable extends through the roofline. In the south bay, the second floor window is highlighted by a smaller, front gable.

3446 Cannon Place, 1925 (Manough Exerjian): Two-story, two-bay by four-bay, Tudor Revival rowhouse with a shed roof over brick garage. Flemish bond brick. Concrete driveway leads to garage on north; door opening surrounded by an end and soldier brick pattern. Stone steps (shared with 3444 Cannon Place) lead up to the entrance door with a semicircular transom; a small, one-story room with stone walls located under the entrance stoop. Sliding door (undersized for opening) leads to a small first floor patio in the north bay. The second floor is lit by a bank of three windows, framed by end brick designs reflecting half-timbering. Brick "half-timbering" extends into the clipped-gable over the south bay. In the north bay, the second floor window is highlighted by a smaller, front gable.

3448 Cannon Place, 1960: Two-story, two-bay by six-bay, hipped roof brick residence. One-to-five brick. Concrete steps lead to entrance in south bay. First floor picture window, second floor contemporary one-over-one windows. Non-contributing

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3450 Cannon Place, 1960: Two-story, four-bay by three-bay, side-gabled brick residence. One-to-five brick. Two brick garage bays project from northern two bays of façade. Picture window and sliding door on second floor over garage bays. Concrete steps lead to first floor entrance. Southern first and second floor bays lit by contemporary paired windows. Non-contributing

3460 Cannon Place, 1923 (Sarsfield J. Sheridan): Two-story, two-bay by three-bay, front-gabled residence over basement garage. Covered in stucco. Concrete steps on north elevation lead to entry door. Garage and one-over-one window in basement. Full first floor over garage lit by two sets of paired contemporary windows; this section is a later addition and is capped by a patio with a wooden railing. Two contemporary windows and a door on second floor and a window in gable. Long, shed-roofed dormers on north and south roof elevations. Non-contributing

3470 Cannon Place, Shalom Aleichem, 1926-27 (Springsteen & Goldhammer): The Shalom Aleichem Houses, also known as the Yiddish Cooperative Heimgesellschaft, is a complex of 15 five-story buildings organized into three primary masses: (1) a roughly L-shaped mass along Sedgwick Avenue and West 238th Street; (2) a roughly S-shaped mass along Giles Place; and (3) a U-shaped complex on Cannon Place. The buildings contain 229 apartments. A central courtyard with curving paths, a circular stone planter, and mature plantings is located between the buildings. The complex's formal addresses are 3605 Sedgwick Avenue, 68 West 238th Street, 3470 Cannon Place, and 3451 Giles place; these addresses are all included in this list, but the entire complex will be described here.

(1) Five-story, Tudor Revival brick apartment building with stone foundation. Flemish bond. Stone, angled detailing at southern corner around first floor window. Fire escapes with central diamond-in-circle pattern. Fenestration pattern, which includes single, paired, and picture windows over brick end lintels repeats on each floor. Corner chimney details with corbelling. Crenellation (some with corbelling), parapets with diamond brick pattern, parapets with simple pilasters and inset detailing, shed roofs with projecting stucco front gables, and simple shed roofs all mark various sections of the roofline; these sections generally vary from three bays to six bays wide and help to create rhythm on an otherwise monolithic building. A fourteen-bay section with stucco and front gables exists on the northern elevation.

(2) Five-story, Tudor Revival brick apartment building with stone foundation. Flemish bond. Stone, angled detailing at northeastern corner around first floor window. Fire escapes with central diamond-in-circle pattern. Fenestration pattern, which includes single and paired windows over brick end lintels, repeats on each floor. Chimney details with corbelling. Crenellation, parapets with diamond brick pattern, parapets with simple pilasters and inset detailing, shed roofs with projecting stucco front gables, and simple shed roofs all mark various sections of the roofline; these sections vary from three bays to five bays wide and help to create rhythm on an otherwise monolithic building.

(3) Five-story, Tudor Revival brick apartment building over a full stone basement; arched stone patterns in basement/foundation on north elevation. Flemish bond. Fire escapes with central diamond-in-circle pattern. Fenestration pattern, which includes single and paired windows over brick end lintels, repeats on each floor. Corner chimney details with corbelling. Crenellation, parapets with diamond brick pattern, parapets with simple pilasters and inset detailing and shed roofs all mark various sections of the roofline; these sections vary from three bays to five bays wide and help to create rhythm on an otherwise monolithic building.

3480 Cannon Place, 1915 (Matthew W. Del Gaudio): Three-story, two-bay by four-bay, brick rowhouse over one-story brick raised garage. One-to-five brick bond. Concrete steps to south of garage lead up to patio on garage roof, basement entry door, and steps to first floor. One-story, flat-roofed porch supported by square columns. Replacement entrance door in north bay. All windows are contemporary replacements. Bay windows in first and second floor bays. Staggered parapet crenellation along roofline with yellow brick diamond and circle patterns.

3482 Cannon Place, 1915 (Matthew W. Del Gaudio): Three-story, two-bay by four-bay, brick rowhouse over one-story concrete garage. One-to-five brick bond. Concrete steps to north of garage lead up to patio on garage roof, basement entry door, and steps to first floor. One-story, flat-roofed porch supported by square columns. Entrance door with exterior decorative metal screen in south bay. All windows are contemporary replacements. Bay windows in first and second floor bays. Staggered parapet crenellation along roofline with yellow brick diamond and circle patterns.

3484 Cannon Place, 1915 (Matthew W. Del Gaudio): Three-story, two-bay by four-bay, brick rowhouse over one-story concrete garage. One-to-five brick bond. Concrete steps to south of garage lead up to patio on garage roof, basement entry door, and steps to first floor. One-story, flat-roofed porch supported by square columns. Entrance door with exterior

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decorative metal screen in south bay. All windows are contemporary replacements. Four-panel bay windows with diamond pattern in first and second floor bays. Staggered parapet crenellation along roofline with yellow brick diamond and circle patterns.

3486 Cannon Place, 1915 (Matthew W. Del Gaudio): Three-story, two-bay by four-bay, brick rowhouse over one-story brick garage. Covered in vinyl siding. Concrete steps to north of garage lead up to patio on garage roof, basement entry door, and steps to first floor. One-story, flat roofed entry porch; entrance in south bay and two northernmost bays enclosed. Replacement entry door, with ten-pane sidelight to north and three-pane transom. Replacement windows. Staggered parapet crenellation along roofline.

3488 Cannon Place, 1916 (Matthew W. Del Gaudio): Three-story, two-bay by four-bay, brick rowhouse over one-story brick garage. One-to-five brick bond. Concrete steps to south of garage lead up to patio on garage roof, basement entry door, and steps to first floor. One-story, flat roofed entry porch; entrance in north bay and southernmost bay enclosed. Replacement windows. Staggered parapet crenellation along roofline with brick diamond patterns under crenellation.

3490 Cannon Place, 1916 (Matthew W. Del Gaudio): Three-story, two-bay by four-bay, brick rowhouse over one-story concrete garage. Painted brick. Concrete steps to north of garage lead up to patio on garage roof, basement entry door, and steps to first floor. One-story, flat-roofed entry porch covers entrance and paired contemporary windows. Second floor replacement bay window and six-over-six window. Staggered parapet crenellation along roofline with brick diamond patterns under crenellation.

3492 Cannon Place, 1916 (Matthew W. Del Gaudio): Three-story, two-bay by four-bay, brick rowhouse over one-story concrete garage. Painted brick. Concrete steps to south of garage lead up to patio on garage roof, basement entry door, and steps to first floor. One-story, flat-roofed entry porch with small front-gable over entry bay; supported by narrow square posts. Contemporary door and bay window on first floor; paired and single contemporary window on second floor. Staggered parapet crenellation along roofline with brick diamond patterns under crenellation.

3494 Cannon Place, 1916 (Matthew W. Del Gaudio): Three-story, two-bay by four-bay, brick rowhouse over one-story concrete garage. Painted brick. Concrete steps to north of garage lead up to patio on garage roof, basement entry door, and steps to first floor. One-story, flat-roofed entry porch with small front-gable over entry bay; supported by square posts. Contemporary door and bay window on first floor; paired and single contemporary window on second floor. Staggered parapet crenellation along roofline with brick diamond patterns under crenellation.

3801 Cannon Place, ca. 1950: Two-story, two-bay by two-bay, brick house with a flat roof over a one-story concrete garage. One-to-five brick. Concrete driveway leading to garage on north; concrete steps lead up to patio over garage. Front-gabled entry porch with arch, supported by brackets. Contemporary windows on first floor with soldier brick lintels. Second floor contemporary windows framed by slightly projecting end-brick course at the base and top of windows.

3803 Cannon Place, ca. 1940: Two-story, two-bay by two-bay, frame bungalow with hipped roof. Covered in aluminum siding and rolled asphalt. Full-façade, one-story hipped-roof enclosed porch; contemporary entrance door and picture window. Clipped gable and semi-hexagonal roof form on façade and shallower roof plane one bay west; exposed rafter tails. Paired contemporary windows in clipped gable. Brick chimney visible over roofline.

3805 Cannon Place, ca. 1950: Two-story, three-bay by six-bay, Neo-Georgian brick rowhouse raised over a brick garage. One-to-five brick bond with random stone and projecting clinker bricks. Concrete driveway leads to garage on north and tile and concrete steps lead to entrance on south. Front-gabled porch supported by brackets extends over entrance. Eight-over-one windows with brick-end lintels. Brick piers in a brick-end pattern extend through either end of the shed roofline.

3807 Cannon Place, ca. 1950: Two-story, three-bay by three-bay, Neo-Georgian brick rowhouse raised over a brick garage. One-to-five brick bond with random stone and projecting clinker bricks. Concrete driveway leads to garage on north; garage door emulates three six-panel doors. Concrete steps lead to entrance on south. Front-gabled cantilevered entry porch; paneling around door, door with long strap hinges. Two contemporary windows on first floor, three on second floor. Shed roof.

3809 Cannon Place, ca. 1950: Two-story, three-bay by three-bay, Neo-Georgian brick rowhouse raised over a brick garage. One-to-five brick bond with random stone and projecting clinker bricks. Concrete driveway leads to garage on north and tile and concrete steps lead to entrance on south. Semicircular awning over entrance. Replacement windows

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with brick-end lintels. Windows on first floor have surrounds framed with fluted molding and rosettes and capped by pediments with dentils. Brick piers in a brick-end pattern extend through either end of the shed slate-covered roofline.

3811 Cannon Place, ca. 1950: Two-story, three-bay by three-bay, Neo-Georgian brick rowhouse raised over a brick garage. One-to-five bond. Concrete driveway leads to garage on west, contemporary window at basement level; brick and concrete steps lead to entrance on first floor. Two contemporary windows on first and three windows on second floor. Shed slate-covered roof.

3815 Cannon Place, ca. 1950: Two-story, three-bay by three-bay, Neo-Georgian brick rowhouse raised over a brick and stucco garage. One-to-five bond. Concrete driveway leads to garage on west, small shed roof, wood garage doors; entrance at basement/garage level on east, contemporary door with small shed roof over entrance. Three contemporary six-over-six windows on first floor and three windows on second floor. Brick piers in brick end-pattern extend through either end of the shed slate-covered roofline.

3821 Cannon Place, 1936 (Solomon Pomeranz): Two-story, two-bay by five-bay, brick side-gabled house over a brick garage. One-to-five, light brick. Concrete driveway leads to garage on east, contemporary entrance in west basement bay covered by a metal awning. Two contemporary windows on each of the first and second floors. Non-contributing

3822 Cannon Place, 1922 (Anton Pirner): Two-story, three-bay by three-bay, side-gabled frame residence over slightly raised concrete basement. Aluminum siding. Concrete retaining wall with two garage doors at street level; concrete steps lead up slight hill to location of house. Brick and concrete steps lead to central entrance; pedimented entry porch supported by columns, door with two elongated panels and six-pane window. Entrance flanked by paired six-over-six windows. One-story, flat-roofed sunroom on south elevation; eight-pane casement windows. Wide shed-roofed dormer extends from roofline, lit by two sets of paired six-over-six windows. Exterior brick chimney on south elevation.

3823 Cannon Place, ca. 1940: Two-story, three-bay by two-bay, Neo-Georgian brick building. Side-gabled, with two-story one-bay projection in center of façade (east elevation). Brick and concrete stair lead to side entrance on the projection, covered by metal awning; two one-over-one windows on each floor. Brick exterior chimney on south side of projection. One-over-one contemporary windows on first and second floors on both sides of projection.

3827 Cannon Place, ca. 1950: Two-story, two-bay by four-bay, Neo-Georgian brick building raised over brick garage. Flemish bond with brick end beltcourse. Concrete driveway leads to garage with wooden doors on south and brick and tile steps with metal railing on north leading to a patio. One-story, front-gabled simple Colonial Revival porch supported by round columns. Original metal casement windows on first and second floors, brick end lintels. Brick exterior chimney on north elevation

3829 Cannon Place, ca. 1950: Two-story, two-bay by four-bay, Neo-Georgian brick building raised over brick garage. One-to-five brick bond. Concrete driveway leads to garage with wooden doors on south and brick and tile steps with metal railing on north leading to a patio. One-story, front-gabled simple Colonial Revival porch supported by round columns, six-panel door. Two six-over-six windows on first and second floors, brick end lintels. Brick exterior chimney on north elevation

3831 Cannon Place, ca. 1950: Two-story, two-bay by four-bay, Neo-Georgian brick building raised over brick garage. One-to-five brick bond. Concrete driveway leads to garage with nine-panel swinging doors on south; brick and concrete steps with metal railing on north leading to patio. One-story, front-gabled simple Colonial Revival porch supported by round columns, six-panel door. Contemporary eight-over-eight windows on first and second floors, brick-end lintels. Brick exterior chimney on north elevation.

3839 Cannon Place, ca. 1950: Three-story, two-bay by five-bay, Neo-Georgian brick building with hipped roof. One-to-five brick bond. Basement level has partial, inset carport; entrance door, two contemporary windows. Stone infill on basement level south elevation. Picture windows on second and third floors. Shed-roofed dormer on south elevation.

3840 Cannon Place Park Reservoir Housing Cooperative (Mitchell-Lama complex), 1956-57: 16-story, T-shaped, brick apartment building. Fifteen bays by four bays. Central five bays project out one bay on façade; central three bays project out two bays on rear elevation. Façade projecting section: entrance in two westernmost bays covered by flat roof. Light brick wall with upper aluminum windows angles inward to plate glass and aluminum entrance. Lowest bank of windows on third floor, seven smaller one-over-one windows. From fourth floor up, window pattern is consistent: central three bays with one narrow one-over-one window and two wider one-over-one windows and pattern of projecting brick

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courses; flanked by one-over-one window on the east and paired one-over-one windows on west. While fenestration pattern varies on lower floors of wings (to suit landscape, etc) it is consistent from fourth floor upward (from center outward): picture window, wide one-over-one, narrow one-over-one, wide one-over one. On east and west elevations: central two bays picture windows flanked by one-over-one windows, pattern of projecting brick in horizontal banks of windows.

3850 Cannon Place, 1924 (Matthew W. Del Gaudio): Two-and-a-half story, three-bay by three-bay, Spanish Mission yellow brick bungalow with hipped roof covered in barrel tile. Concrete retaining wall with two garage doors at street level; two aluminum doors lead to concrete steps up hill to house and yard. One-story, full-façade brick porch, minimal parapets on roofline. Five arched bays, later filled with contemporary paired windows with arched decoration and stucco, entrance in central bay. Second floor arched doorway onto rooftop patio, two windows. Hipped roof dormer with paired arched windows, barrel tile roof.

3853 Cannon Place, ca. 1950: Two-story, two-bay by four-bay, house with hipped roof, raised over garage. Brick covered by stucco. Concrete driveway leading to garage on south, concrete retaining wall; swinging garage doors with strap hinges. Concrete steps lead up to patio and entrance on north, cantilevered entry porch. First floor picture window, two second floor replacement windows. Brick exterior chimney on north elevation. Non-contributing

3855 Cannon Place, 1951: Two-story, two-bay by four-bay, brick Neo-Georgian house, raised over garage. One-to-five brick and random stone. Concrete driveway leading to garage on north, brick and concrete retaining walls; brick and concrete steps leading to patio and entrance on first floor. First floor contemporary door and picture window; second floor central bank of three contemporary windows. Side-gabled roof with central through-cornice front gable; stone arch in peak of gable. Brick chimney on south end of roofline.

3860 Cannon Place, 1951: Two-story, three-bay by two-bay, neo-Federal side-gabled house set on a slight hill above the road. Two-bay by two-bay, side-gabled stone garage on the road, stone steps up to the house on the north. First story of house covered in stone and the second story is covered in one-to-five brick. Entrance in central bay with colonial revival surround with broken pediment and urn. Eight-over-eight windows on first floor and six-over-six windows on second floor. Exterior brick chimney.

3861 Cannon Place, 1934 (Christian Rosborg): Two-story, three-bay by three-bay house with a two-story, one-bay by three-bay addition on the east elevation. Originally a frame house, refaced in stucco. Entrance in north bay of primary mass; contemporary door in larger, arched opening. Rectangular bay window with three six-over-one replacement windows across; decorative metal fence on top of bay window. Three six-over-one windows on second story. Parapet with three rectangular shallow projections on roofline. Contemporary door and two sets of paired, contemporary windows in addition.

3865 Cannon Place, ca. 1935: One-and-a-half story, three-bay by two-bay Neo-Tudor house raised over a one-story garage on the east side; two two-bay by two-bay gabled projections extend from north elevation. Clapboard siding, stone foundation. Two small dormers with six-pane casement windows extend from side-gabled roof. Stucco-covered front-gabled projection on north; bay window with diamond-pane glass, half-timbering in gable.

3868 Cannon Place, 1933 (Solomon Pomeranz): Two-and-a-half story, three-bay by two-bay, Spanish Mission house with a shed, barrel tile roof over a one-story garage. First floor covered in stucco, second floor in one-to-five brick. Concrete driveway leads to brick garage on north, brick and stone retaining walls. Brick and concrete steps leading up to patio and entrance. Hipped roof entrance bay with barrel tile roof; arched door. First floor contemporary door and windows. Second floor three arched window openings filled with contemporary windows; soldier brick voussoirs. Brick chimney extends up south end of façade.

3869 Cannon Place, ca. 1940: (photo) Two-and-a-half story, three-bay by four-bay, Neo-Georgian brick house with a hipped roof. One-story, façade-length historic brick enclosed porch on façade; four brick pillars divide the three bays, predominantly Flemish bond with soldier courses underneath the windows and at the roofline and basketweave over the windows. End-brick lintels. Entrance in the north bay. Contemporary one-over-one windows. Decorative brick around second-story windows. Hipped dormer on façade, shed-roofed dormer on north elevation. Two exterior brick chimneys.

One-story, two-bay by two-bay, hipped roof brick garage.

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3870 Cannon Place, 1933 (Solomon Pomeranz): Two-story, two-bay by four-bay, Spanish Mission house with a shed, barrel tile roof over a one-story garage. First floor covered in stucco scored to look like stone, second floor in one-to five brick. Concrete driveway leads to garage on north. Stone retaining wall and stairs lead to first floor front-gabled entrance bay with barrel tile roof; arched door with large strap hinges, decorative metal screen door. First floor contemporary door and windows lead to patio with wrought iron fence over garage. Second floor three arched window openings filled with contemporary windows; soldier brick voissiors. Brick chimney extends up south end of façade.

3872 Cannon Place, 1933 (Solomon Pomeranz): Two-story, two-bay by four-bay Neo-Tudor with a shed, slate roof over a one-story garage. First floor covered in applied stone, second floor stucco with half-timbering. Concrete driveway leads to garage on north. Brick retaining wall and brick and concrete steps lead to first floor, rounded entrance bay with tower roof; arched door with large strap hinges. Original metal casement window on first floor; patio with wrought iron fence over garage. Metal casement windows light second floor; both are highlighted by small, through-cornice front-gables with half-timbering.

3874 Cannon Place, 1933 (Solomon Pomeranz): (photo) Two-story, two-bay by four-bay Neo-Tudor house with a shed roof over a one-story garage. Garage story covered in stone, upper floors brick. Concrete driveway leads to arched garage on north. Stone and brick retaining wall and brick steps lead to first floor entrance highlighted by shallow, stone front-gabled projection with asymmetrical sloping roof. Arched door highlighted by voussoirs. First floor picture window. Paired windows in north bay of second floor highlighted by diamond pattern half-timbering underneath and half-timbered front-gable. Highly decorative, patterned brick chimney on south end of façade.

3877 Cannon Place, ca. 1951: Two-story, two-bay by four-bay, Neo-Georgian brick duplex over one-story garage level. One-to-five brick bond. Concrete driveway leads to brick garage on south, entrance door by garage door. Brick steps on north (shared with 3879 Cannon) leading to patio; brick piers and metal railing on patio, one-story aluminum porch. First floor entrance door and picture window. Two contemporary windows on second floor, stone detail under each window and one above centered between windows at roofline. Parapet with piers on ends of building, shallow gable at center, diamond stone detail in gable; metal railing along roofline, angled central chimney, chimney pots.

3878 Cannon Place, 1936-37 (John J. Sheridan): Two-and-a-half story, L-shaped house over one-story garage. Garage story on north, covered in stone. Stone and brick steps lead up to patio over garage. Entrance in north bay, six-over-six window in south, twelve pane window centrally on second floor; all openings highlighted by irregular stone voissiors. Connects with two-story tower and side-gabled brick wing on the south. Designed by John J. Sheridan's daughter Kathleen.

3879 Cannon Place, ca. 1951: Two-story, two-bay by four-bay, Neo-Georgian, brick duplex over one-story garage level. One-to-five brick bond. Concrete driveway leads to brick garage on north, entrance door by garage door. Brick steps on south (shared with 3877 Cannon) leading to patio; brick piers and metal railing on patio, one-story aluminum porch. First-floor entrance door and picture window. Two contemporary windows on second floor, stone detail under each window and one above centered between windows at roofline. Parapet with piers on ends of building, shallow gable at center, diamond stone detail in gable; metal railing along roofline, angled central chimney, chimney pots.

3883 Cannon Place, 1941: Two-story, two-bay by four-bay, Neo-Federal brick house with hipped roof; southernmost bay slightly set back from façade. One-story attached garage on south elevation. One-to-five brick bond. Concrete driveway leads to brick garage, pierced brick pattern over garage door, patio on garage roof. Brick and concrete steps to entrance, semicircular window over door. Narrow one-over-one near door and hipped roof bay window on first floor. Second floor contemporary window and picture window, arched soldier brick pattern over picture window. Contemporary windows on first and second stories of set-back bay. Soldier brick and two courses of end-brick under roofline. Arched dormer windows on north, east, and west rooflines. Exterior brick chimney on southern elevation.

3887 Cannon Place, ca. 1950: Three-story, two-bay by six-bay brick house. Flemish bond. Concrete driveway leads to garage in south bay, curved opening surrounded by end-brick, narrow clerestory over door. Entrance in north bay, semi-circular transom. Entrance panel door with upper six-pane window on south elevation. On first and second floors, two sets of paired contemporary windows; concrete transom, soldier brick framing window, stone decoration at upper corners. Rectangular brick pattern with end brick between first and second floor windows. South elevation, two easternmost bays have narrow rectangular stained glass windows with diamond pattern.

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Giles Place

3330 Giles Place, 1922 (Dwight James Baum): Two-and-a-half story, three-bay by four-bay, hipped-roof frame house over basement garage. Covered in shingle-pattern vinyl. Concrete driveway on south leads to garage door with small shed roof, concrete steps on north lead to porch. Full-façade, one-story hipped-roof porch supported by square posts; entrance bay onto porch enclosed with door and sidelight, north wall of porch covered in shingle. One contemporary window visible on first floor, three contemporary windows on second floor. Hipped roof dormer with two windows projecting from roof. Brick chimney visible over roofline.

Built for Robert O'Connor. It apparently was paid for by Jeremiah Buckley, father of Bronx Congressman Charles A. Buckley, for his daughter and son-in-law O'Connor. It has been re-sided. Jeremiah Buckley was living in the house at the time of his death.²

3332 Giles Place, 1922 (Charles A. Newburgh): Two-story, two-bay by three-bay, side-gabled frame bungalow with stone foundation. Aluminum siding. Concrete driveway on north side of yard, brick and concrete steps leading up to entrance. One-story, enclosed shed-roofed porch; central entry door with four small panes at top, flanked by two contemporary windows on each side. Second floor three contemporary windows under slightly raised shed dormer roofline.

3334 Giles Place, 1944: One-story hipped roof bungalow over raised brick basement. Covered in asbestos siding. Concrete steps lead up to entrance. Shed-roofed entry porch supported by square columns; 15-pane glass door framed by five-pane sidelights. Entrance flanked by paired contemporary windows. Shed-roofed dormers on north and south elevations. Brick chimney visible over roofline.

One-story, one-bay by two-bay, shed-roofed brick garage. Soldier brick under roofline.

3336 Giles Place: Two-and-a-half story, two-bay by three-bay frame bungalow with hipped roof with exposed rafter tails. Covered in asbestos siding. Brick and concrete steps lead up to first floor, façade-length, hipped roof porch. Porch supported by simple craftsman columns. Enclosed, patterns of sidelights and transoms appear early; porch door framed by sidelights and covered by metal awning. Two louvered windows on second story. Hipped roof dormer. Reputed to be a Sears House.

3338 Giles Place, 1923 (James Wells): Two-story, three-bay by two-bay frame house with side-gabled roof. Covered in asbestos siding. Brick steps lead up to slightly projecting central entrance; simple colonial revival surround, semicircular transom. Entrance flanked by two picture windows with central six-over-one window flanked by four-over-one windows. Wide, shed-roofed dormer projects through roofline; paired one-over-one windows flanked by six-over-one windows.

3340 Giles Place, 1923 (James Wells): Two-story, three-bay by three-bay frame bungalow with side-gabled roof. Covered in stucco. Concrete steps lead up to central entrance. Shed-roofed entry porch supported by columns, six-panel door with upper panels in glass. Entrance flanked by set of large window with smaller windows on each side. Shed-roofed dormer with contemporary windows.

Concrete driveway along south side of property leads to one-story, two-bay, hipped garage at rear of lot.

3344 Giles Place, 1923 (James Wells): Two-story, three-bay by four-bay, Mission Revival brick house with barrel tile hipped roof. English bond. One-story, full-façade, brick entry porch with parapet and rooftop patio. Brick steps with metal railing lead to central entrance set off by stepped soldier and end bricks. Flanked by arched aluminum casements framed by end brick. Basket weave brick pattern under porch roofline. Second floor central arched entrance flanked by arched windows; openings framed by soldier brick. Herringbone brick pattern under roofline. Barrel tile shed-roofed dormer with bank of three small one-over-two windows.

3404 Giles Place, 1923 (Charles T. E. Dieterlin): Two-story, two-bay by five-bay brick house with a hipped roof. Double stretcher bond. Red and yellow brick and concrete steps lead up to contemporary plate glass door. First floor picture window; soldier brick beltcourse directly above first floor window. Inset brick basketweave pattern between first and second floor windows. Contemporary window and picture window on second floor; projecting soldier brick course above second story windows. Wide, plain cornice band. Front-gabled dormer with two six-pane casement windows.

² *New York Times*, November 30, 1949, 27.

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3408 Giles Place, 1923 (Charles T. E. Dieterlin): Two-and-a-half story, two-bay by six-bay frame house with hipped barrel tile roof. Applied stone on façade, aluminum siding on side elevations. Full-façade porch supported by round, fluted, deco-style columns; projects out slightly to denote entrance. Contemporary picture window on first and second floors. Front-gabled dormer with two one-over-one windows projects from roofline.

3412 Giles Place, 1923 (Charles T. E. Dieterlin): Two-story, two-bay by six-bay Mission Revival frame house. Aluminum siding. Brick and concrete steps with metal railing lead to entrance. Front-gabled entry porch with stickwork, supported by brackets, barrel tile roof. First floor contemporary door and picture window; second floor contemporary window and bank of three windows. Shed barrel tile roof with parapet walls extending on the north and south sides.

3413 Giles Place, 1923: Two-story, two-bay by six-bay, side-gabled, frame bungalow. Covered in asbestos siding. Concrete and brick steps lead up to full-façade, engaged porch supported by simple craftsman columns. Entrance in northernmost bay with 10-pane door, simple surround, five-pane sidelights. 10-pane casement windows. Shed-roofed dormer with bank of three six-over-one windows.

3416 Giles Place, 1923 (Charles T. E. Dieterlin): Two-story, two-bay by six-bay, Mission revival frame house. Covered in aluminum siding. Brick and concrete steps with metal railing lead to entrance. Front-gabled entry porch with stickwork, supported by brackets, barrel tile roof. First floor contemporary door and bank of four contemporary windows; second floor window and bank of four windows. Shed barrel tile roof with parapet walls extending on the north and south sides.

3419 Giles Place, 1931 (Adam Perillo): Two-and-a-half story, four-bay by six-bay yellow brick Neo-Georgian house with hipped roof over one-story garage; primary three-bay mass with slightly set back, full-height fourth bay. Concrete driveways to north. Brick and concrete steps lead to small patio and small, engaged porch highlighted by archway; two contemporary doors under porch. One-story, hipped-roof projection with two six-over-one windows and two panels with swags over garage. Three six-over-one windows on second floor/ Set-back bay has basement garage and paired six-over-one windows on the first and second stories; two swag panels under second-story windows. Soldier course runs under roofline. Stucco-covered hipped roof dormer with paired one-over-one windows projects from roof.

3420 Giles Place, 1930 (Arion Mueller): Two-story, two-bay by four-bay, brick Neo-Georgian house with hipped roof, stone foundation. One-to-five bond. Brick steps lead up to entrance. Hipped-roof entry porch supported by columns, pilasters frame door. First floor bank of three contemporary windows, framed by light brick. Light soldier brick beltcourse. Two sets of paired six-over-one windows on second floor, framed by light soldier brick; end-brick beltcourse across base of windows. Eyebrow dormer window projects from roofline.

3422 Giles Place, 1925: Two-story, three-bay by three-bay Flemish bond brick Neo-Georgian with a side-gabled roof. Hipped-roof, projecting entry bay; twelve-pane door, nine-pane windows in sides of entry bay. Flanked by picture windows with central six-over-one window framed by four-over-one windows; soldier brick course over entrance and windows. Wide, shed-roofed dormer with central six-over-one window flanked by paired six-over-one windows. Brick chimney on south elevation.

3426 Giles Place, 1933 (Benjamin Driesler): Two-story, four-bay by four-bay Tudor Revival duplex (with 3428 Giles) with hipped roof. (The description that follows includes only the 3426 Giles portion of the building) One-to-five brick, random applied stone. Brick steps lead up to one-story, front-gabled entry by with tile roof; random brick and stone pattern with soldier brick arch, eight pane window, contemporary door; stone pattern continues onto southern elevation. Larger front-gable encompasses entry bay. First floor tripartite window with eight-pane transoms over 16-over-16 windows; projecting brick pattern over window. Second floor tripartite window with central six-over-six window and four-over-four windows; brick sill and arched brick-end pattern over windows. Stucco and half-timbering outside of front-gable on southern corner of façade, extends to southern elevation.

3428 Giles Place, 1933 (Benjamin Driesler): Two-story, four-bay by four-bay Tudor Revival duplex (with 3426 Giles) with hipped roof. (The description that follows includes only the 3428 Giles portion of the building) Variety of brick bonding patterns, random stone on entrance and chimney. Curved brick steps lead up to one-story, round entry bay with tile tower roof; arched entrance with decorative iron screen door. Shed roof over tripartite diamond-pane window with tripartite transom to north. Bay window addition on second story; surrounding brick in basketweave, herringbone, and English bond patterns. Chimney on north end of façade has random stone at the base, English bond near the top with a diamond pattern and ends in two flues with chimney pots.

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3432 Giles Place, 1933 (Benjamin Driesler): Two-story, four-bay by four-bay Tudor Revival duplex (with 3434 Giles) with hipped roof. (The description that follows includes only the 3432 Giles portion of the building) One-to-five brick, random projecting clinker brick and stone. Curved brick steps lead up to one-story, round entry bay with tile tower roof; arched entrance with door, random stone and brick on entry. Hipped roof over paired six-over-six windows with 10-pane transom on first floor. Central chimney with stone at base at center of façade, diamond pattern, two flues with chimney pots. One-over-one windows flank the chimney. Chimney rises through center of through-cornice front-gable. Copper downspouts.

3434 Giles Place, 1933 (Benjamin Driesler): Two-story, four-bay by four-bay Tudor Revival duplex (with 3432 Giles) with hipped roof. (The description that follows includes only the 3434 Giles portion of the building) One-to-five brick, random applied stone. Brick steps lead up to one-story, front-gabled entry bay with tile roof; random brick and stone pattern with soldier brick arch, eight pane window; stone pattern continues onto northern elevation. First floor tripartite window with eight-pane transoms over 16-over-16 windows. Second floor tripartite window in square bay window with half-timbering, capped by hipped roof; three four-over-four windows with circles in stucco pattern. Stucco and half-timbering on northern corner of façade extends to southern elevation.

3435 Giles Place, Fort Independence Hall Apartment House, 1960: Seven-story, roughly H-shaped, 65-unit brick apartment building; approximately 15 bays across with a four-bay-deep central section and eight-bay-deep wings. One-to-five brick bond. One-story, plate glass and metal entrance projects from central section. Pattern of single, paired, and picture windows repeats vertically on façade. Built on the site of the Giles Mansion; a 1958 archaeological investigation uncovered evidence from the area's previous history as the site of a fort.

3438 Giles Place, 1936 (Benjamin Driesler): Two-story, three-bay by three-bay Tudor Revival rowhouse with a slate hipped roof. Full-height, two-bay, front-gabled projection has one-story garage at base. One-to-five brick with randomly projecting bricks across façade; a course of soldier bricks divides basement from upper stories. Concrete driveway with brick retaining walls leads to garage on north. Concrete steps lead up to set-back entrance covered by slate shed roof; six-over-six window on second floor. First floor bank of three 20-over-20 windows in projecting bay; brick dentil pattern over window. A band of end-brick sets off half-timbered second story with paired six-over-six windows.

3440 Giles Place, 1936 (Benjamin Driesler): Two-story, two-bay by three-bay Tudor Revival rowhouse over one-story garage. Slate hipped roof. One-to-five brick with randomly projecting bricks across façade; a course of soldier bricks divides basement from upper stories. Concrete driveway with brick retaining walls leads to garage on north. Concrete steps lead up to slightly projecting entrance bay covered by slate hipped roof; door has long strap hinges, flanked to north by eight pane window. First floor bank of three diamond-pane windows; arched brick pattern over window and brick flower box holders under window. A band of end-brick sets off half-timbered second story with paired six-over-six windows and through-cornice front-gable.

3442 Giles Place, 1936 (Benjamin Driesler): Two-story, two-bay by three-bay Tudor Revival rowhouse over one-story garage. Slate hipped roof. One-to-five brick with randomly projecting bricks across façade; a course of soldier brick divides basement from upper stories. Concrete driveway with brick retaining walls leads to garage on north. Concrete steps lead up to slightly projecting, asymmetric front-gabled entrance bay with slate roof; shed roof projects over door, eight pane window north of door. First floor bank of three 20-over-20 windows, brick flower box holders underneath. Second story, slight projection with half-timbering and stucco frames paired contemporary windows in northern bay; capped with a through-cornice half-timbered front gable. Contemporary window with board and batten shutters in southern bay.

3444 Giles Place, 1936 (Benjamin Driesler): Two-story, two-bay by three-bay Tudor Revival rowhouse over one-story garage. Slate hipped roof. One-to-five brick with randomly projecting bricks across façade; a course of soldier brick divides basement from upper stories. Concrete driveway with brick retaining walls leads to garage on south. Concrete steps up to set-back entrance bay; wide beadboard door, eight-pane window north of door. Contemporary window on second floor of set-back bay. First floor bank of three contemporary windows, brick flower box holders underneath. Base of second story windows marked by course of end-brick; two contemporary windows surrounded by stucco, end-brick crowns. Front-gable filled with wood shakes projects from roofline.

3446 Giles Place, 1936 (Benjamin Driesler): Two-story, three-bay by three-bay Tudor Revival rowhouse. Slate hipped roof. One-to-five brick with randomly projecting bricks across façade; a course of soldier bricks divides basement from upper stories. Concrete driveway with brick retaining walls leads to garage on north. Concrete steps lead up to slightly projecting entrance bay covered by slate hipped roof; door has long strap hinges, flanked to north by eight pane window.

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Window near entry door on north elevation filled with glass block. First floor bank of three diamond-pane windows; arched brick pattern over window and brick flower box holders under window. A band of end-brick sets off half-timbered second story with paired six-over-six windows and through-cornice front-gable. Exterior brick chimney south of gable.

3451 Giles Place, Sholem Aleichem Houses: See 3470 Cannon Place

Orloff Avenue

3800 Orloff Avenue: Two-story, two-bay by two-bay brick house over one-story concrete garage. Concrete driveway leading to garage on north. Brick and concrete steps on south leading to first-floor entrance, surround with pilasters, aluminum awning supported by metal posts. One contemporary window on first and two on second stories. Projecting brick courses on second story. One-to-five brick. Non-contributing

3805 Orloff Avenue, 1922 (Hoppin & Koen): Two-story, five-bay by two-bay stucco-covered house. Hipped roof with one-bay-wide shed-roof wings on the north and south. Arched, projecting hood supported by brackets and fluted pilasters surround six-pane and wood panel entry door. Entrance flanked by banks of three six-over-one windows; rectangular "keystone" over central window. On second floor, central six-over-one window flanked by paired six-over-six windows. Each wing has a six-over-one window with a rectangular "keystone" on the first floor and a semi-circular window in the upper story; quoins decorate the corners. Shed-roofed dormers project from the north and south wings.

3810 Orloff Avenue, ca. 1950: Two-story, three-bay by three-bay, Neo-Georgian brick rowhouse raised over a brick and applied stone/concrete garage. One-to-five bond. West elevation / primary façade (facing Orloff Avenue): Concrete steps with metal railing lead up to central entrance. Front-gabled entry porch supported by brackets, simple surround. Two contemporary windows on each of the first and second floors. Four small through-cornice gables project through shed slate-covered roofline. North elevation / secondary façade (facing Cannon Place): Concrete driveway leads to garage on east; entrance at basement/garage level on west, contemporary door, covered by metal awning. Three contemporary windows on first and second floors. Brick piers in brick-end pattern extend through either end of the shed slate-covered roofline.

3811 Orloff Avenue, 1922 (Hoppin & Koen): Two-story, five-bay by two-bay stucco-covered house. Hipped roof with one-bay-wide shed-roof wings on the east and west. Arched, projecting hood supported by brackets and fluted pilasters surround entrance. Entrance flanked by banks of three windows; all contemporary. On second floor, central six-over-one window flanked by paired windows; one six-over-one window retained, remainder contemporary. Each wing lit by a one-over-one window. Hipped-roof dormers project from the east and west wings. Brick chimney visible over the roofline.

Front-gabled, two-bay by two-bay stucco garage. Retains original double doors in south bay; eight panes over X pattern.

3815 Orloff Avenue, 1922 (Hoppin & Koen): Two-story, three-bay by four-bay, side-gabled, frame bungalow. First floor covered in applied stone; second floor covered in vinyl siding. Concrete steps lead to one-bay projecting entrance on southern elevation; applied stone and clapboard, shed roof. Three contemporary one-over-one windows on first floor; bank of three contemporary windows in hipped-roof dormer on second floor. Brick chimney visible over roofline.

3819 Orloff Avenue, 1922 (Hoppin & Koen): Two-story, three-bay by four-bay, side-gabled frame bungalow. First floor covered in brick veneer on façade; remainder of building covered in aluminum siding. Brick and concrete steps lead to entrance on southern elevation; shed-roofed, cantilevered entry porch. Three contemporary one-over-one windows on the first floor; bank of three contemporary windows in shed-roofed dormer on second floor. Brick chimney visible over roofline.

3820 Orloff Avenue, 1936 (Solomon Pomeranz): Two-and-a-half story, two-bay by three-bay, front-gabled residence over one-story garage. One-to-five brick, random stone and projecting brick ends. Exterior chimney with stone detail centrally located on façade. Concrete driveway leads down to garage on west. Concrete and brick steps lead up to front-gabled entry projection on east; asymmetric front gable, stone quoin detailing around door, slate roof. Replacement windows wrap around southwest corner on first and second floors. One-over-one contemporary windows on second floor and in half gable.

3823 Orloff Avenue, 1922 (Hoppin & Koen): Two-story, three-bay by four-bay side-gabled, frame bungalow. First floor covered in permastone veneer on façade; remainder of building stuccoed. Concrete ramp with concrete wall leading to entrance on southern elevation; shed-roofed, cantilevered entry porch with decorative bracket. Three contemporary one-

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over-one windows on the first floor; bank of three contemporary windows in hipped roof dormer on second floor. Brick chimney visible over roofline.

3827 Orloff Avenue, 1922 (Hoppin & Koen): Two-story, three-bay by four-bay, side-gabled, stucco-covered frame bungalow. Entrance on southern elevation. Three contemporary windows with (historic) semicircular arches on first floor; bank of three contemporary windows in shed-roofed dormer on second floor. Brick chimney over roofline.

3900 Orloff Avenue, ca. 1935: Two-and-a-half story, two-bay by three-bay, front-gabled residence over one-story garage. One-to-five brick bond. Concrete driveway with brick retaining walls leads to garage on west. Brick and concrete steps on east lead up to entrance and patio over garage. Front-gabled entry projection with cornice returns, soldier brick under roofline; brick and random stone, wrought iron screen door. Metal casement windows on first and second floors. Course of soldier brick under roofline. Four-pane window in gable.

3902 Orloff Avenue, ca. 1935: Two-and-a-half story, two-bay by three-bay, front-gabled residence over one-story garage. One-to-five brick bond. Concrete driveway with brick retaining walls leads to garage on east. Brick and concrete steps on west lead up to entrance and patio over garage. Front-gabled entry projection with cornice returns, soldier brick under roofline; brick and random stone. Metal casement windows under first and second floors. Course of soldier brick under roofline. Four pane window in gable.

3915 Orloff Avenue, Park Reservoir Housing Cooperative (Mitchell-Lama complex), 1956-57: 14-story, brick apartment building. Seventeen bays by three bays. Façade stepped into three sections: central three-bay-wide, two-bay-deep section; four-bay wide, one-bay deep sections flank central projection; flanked by final, three-bay-wide section on building's primary mass. Central projection: Door, two one-over-one windows and patio in central bay, flanked by picture windows. Second projection (east to west): paired one-over-one windows, one-over-one window, narrow one-over-one, one-over-one window. Primary mass (east to west): two one-over-one windows, paired one-over-one window. This fenestration pattern is mirrored on the west side of the building. One-story, flat-roofed porch in southeast corner on façade, plate glass and aluminum entrance. On east and west elevations: Door and one-over-one window with patio

Sedgwick Avenue

3605 Sedgwick Avenue, Sholem Aleichem Houses: See 3470 Cannon Place (photo)

3835 Sedgwick Avenue, Park Reservoir Housing Cooperative (Mitchell-Lama complex), 1956-57: 15-story, T-shaped, brick apartment building. Thirteen bays by four bays. Central three bays project out two bays on façade (south elevation), flanked by one-bay by one-bay projection at intersection with building; central five bays project out one bay on rear elevation. Façade, southern wing: one-story, flat-roofed entrance in southeast two bays, plate glass and aluminum entrance; flanked to east by three one-over-one windows and service entrance door. Fenestration pattern consistent from second floor upward (from west to east): paired window in projecting corner bay, picture window, wide one-over-one, narrow one-over-one, wide one-over-one; this pattern is mirrored in the western wing. Central façade projection has two one-over-one windows and horizontal projecting bands of brick; two wider and one narrower one-over-one window on the east and west elevations of projection. On east and west elevations: central two bays picture windows flanked by one-over-one windows, pattern of projecting brick in horizontal banks of windows.

West 238th Street

West 238th Street stairs: West 238th Street winds south until it intersects with Orloff Avenue and Fort Independence Avenue, at which point it veers east, and exists as a stair street leading up to Cannon Place, at which point it continues again as a regular street continuing east to its end at Sedgwick Avenue. It is one of a number of "stair streets" in the West Bronx, which results from the borough's hilly topography. Concrete stair with four landings and metal railing runs centrally down the block. Landings correspond with terraces that extend along entire street and provide access to entrances on adjacent buildings. Pavers laid parallel to stairs form culverts on both sides of stairs. Remainder of corridor covered in pavers laid perpendicular to stairs.

68 West 238th Street, Sholem Aleichem Houses: See 3470 Cannon Place

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75 West 238th Street, 1959: Six-story, L-shaped brick apartment building. One-to-five brick with random projecting end and stretcher brick details. West 238th street elevation ten-bays wide, two fire escapes; brick and concrete stairs down to inset entrance in light brick centrally on façade. Easternmost bay, first floor drive through access to rear parking lot. Cannon Place elevation thirteen-bays wide, one fire escape. On both elevations, sets of three to five windows connected horizontally with band along base and tops of windows. Non-contributing

105 West 238th Street, 1922 (Hoppin & Koen): Two-story, five-bay by two-bay frame house over full concrete basement; two basement garage bays, and two additional built to the north of the house. Covered in vinyl siding. Hipped roof over three central bays with shed-roofed bays on the north and south ends. Concrete steps lead up to central entrance covered by awning. Entrance flanked by banks of three contemporary windows; on second floor, contemporary window is flanked by paired windows. Each of the two shed-roofed bays are lit by a contemporary window on the first floor and have hipped-roof dormers.

111 West 238th Street, 1922 (Hoppin & Koen): Two-story, three-bay by five-bay frame, hipped-roof bungalow over concrete garage. Vinyl siding. Rounded buttress on garage wall north of garage door. Concrete steps run up southern elevation to entrance. Bank of four six-over-one windows on first floor; two six-over one windows in hipped roof dormer. Brick chimney visible over roofline.

115 West 238th Street, 1922 (Hoppin & Koen): Two-story, three-bay by five-bay frame side-gabled bungalow over concrete garage. Asbestos siding. Rounded buttress and rectangular alcove on garage wall north of garage door. Concrete steps run up southern elevation to shed-roofed entry porch. Three contemporary one-by-one windows on first floor; bank of three contemporary one-over-one windows in aluminum-covered hipped-roof dormer. Brick chimney visible over the roofline.

119 West 238th Street, 1922 (Hoppin & Koen): Two-story, three-bay by five-bay frame side-gabled bungalow over concrete garage. Asbestos siding. Concrete and gravel driveway; garage has automobile door, rounded buttress, and entrance door. Concrete steps run up northern and southern elevations to entrances; both have shed-roofed entry porches supported by posts. Three one-over-one contemporary windows on first floor; bank of three contemporary windows in shed-roofed dormer. Brick chimney visible over roofline.

123 West 238th Street, 1922 (Hoppin & Koen): Two-story, three-bay by five-bay stucco-covered bungalow over concrete garage. Rounded buttress and rectangular alcove on garage wall north of garage door. Concrete driveway. Concrete steps run up southern elevation to shed-roofed entry porch supported by posts. Three contemporary casement windows with arched transom on first floor; bank of three six-over-one windows in shed-roofed dormer. Brick chimney visible over roofline.

127 West 238th Street, 1922 (Hoppin & Koen): Two-story, three-bay by five-bay bungalow over concrete garage. Vinyl siding. Rounded buttress and two entrance doors on garage wall; garage door has filled in. Concrete driveway. Concrete steps run up southern elevation to enclosed, shed-roofed entry porch. Three contemporary one-over-one windows on first floor; bank of three contemporary windows in shed-roofed dormer. Brick chimney visible over roofline.

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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.

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.

Areas of Significance

(Enter categories from instructions.)

- Architecture
- Community Planning and Development
- Social History
- _____
- _____

Period of Significance

1877-1957

Significant Dates

1877 Olmsted Street Plan; 1915-35 Single Family Homes; 1926 Shalom Alechem; 1957 Park Reservoir Mitchell-Lama Housing

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Hoppin & Koen; Springstein & Goldhammer; Matthew DelGuadio; Manoug Exerjian; Benjamin Driesler

Period of Significance (justification)

The period of significance extends from the creation of the Olmsted street plan in the neighborhood in 1877 through the 1957 completion of the Park Reservoir Housing Complex, one of the first cooperatives to be created under the Mitchell-Lama act.

Criteria Considerations (explanation, if necessary)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Fort Independence Historic District is significant under Criterion C in the areas of architecture and community planning. Like most of the Bronx, the neighborhood's development can be traced back to early land grants and estates. Kingsbridge also played an active role in the defense of New York City during the American Revolution and was the site of a major fortification, "Fort Independence." The district is notable for its collection of early twentieth century residences, many of which are architect-designed. The neighborhood draws much of its physical character from its unusual serpentine street plan laid out over hilly terrain in 1877 over the signature of Frederick Law Olmsted. The small section of the Bronx contains the only surviving street layout from the period before the parks department lost control over street planning and the Manhattan grid was extended across the Bronx, annexed to the city just three years earlier. During the early twentieth century, single-family homes and apartment houses were built along Olmsted's streets. The neighborhood primarily features homes in styles common to the period, including Bungalows, Mission/Spanish revival, Colonial Revival, and Neo-Georgian. After the Tudor Revival Sholem Aleichem Houses was completed in 1926, it inspired similar designs of neo-Tudor row houses and individual houses on surrounding streets. The neighborhood also features a group of early "garden homes," by the firm of Hoppin & Koen, on Orloff Avenue and West 238th Street. Although the street plan survives outside the nominated district, the district includes the only concentration of intact historic architecture from the period of significance. The district is also significant under Criterion A in the area of social history for its association with two individually eligible apartment complexes, the Sholem Aleichem Houses and the Park Reservoir Housing Cooperative, which reflect innovative responses to increased demand for housing in the area. The first, Sholem Aleichem Houses complex is a significant example of early 20th-century working-class cooperative housing pioneered by immigrant Jewish communities, while the second, Park Reservoir Housing Cooperative, built on Cannon Place, Sedgwick Avenue and Orloff Avenue in 1957, is one of the city's very first Mitchell-Lama housing complexes, continuing the pattern of experimental cooperative housing in the city.

Early History of Fort Independence

The early Colonial and Revolutionary-War history of Kingsbridge is reflected in the names of its streets. Kingsbridge takes its name from a much-hated toll bridge – tolls taken by the King of England – that once connected Manhattan and the Bronx; that section of the Harlem River was filled in, roughly along contemporary West 225th Street (the waterway currently connecting the Harlem and Hudson rivers is the Harlem River Ship Canal). Fort Independence Street takes its name from the Revolutionary-era fort; Cannon Place takes its name from the cannon and cannon balls found on the site of the fort much later in the neighborhood's history; and Orloff Avenue is said to take its name from a corruption of Olaf, the first of the Van Cortlandt family to settle in the Bronx. Giles Place takes its name from the Giles estate and home (demolished) that later occupied the site of Fort Independence.

Fort Independence was built during the American Revolution as part of a series of fortifications erected to control the exit and entrance to New York from the mainland. It was built on the Montgomery farm on Tetard's Hill. As described in the *Bulletin* of the New York State Archeological Association:

On May 25, 1775, after the news of Concord and Lexington, the Continental Congress in Philadelphia resolved:

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First, that a Post be immediately taken and fortified at or near King's Bridge in the Colony of New York, and that the ground be chosen with a particular view to prevent communication between the City of New York and the country from being interrupted by land....³

A committee was then appointed, headed by Captain (later Major General) Richard Montgomery... "to view the ground at or near King's Bridge, and report this to Congress whether the ground near King's Bridge will admit of making a fortification there that will be tenable." ... On June 3, 1775, the committee rendered its report suggesting that... redoubts be placed on Tippet's Hill, on Tetard's Hill located on a farm of 75 acres which Captain Montgomery had purchased in 1772.⁴

The British invasion in 1776 was followed by Washington's retreat from New York. British General Howe found Fort Independence abandoned

...because Colonel John Lasher, of the New York Militia, and the Fort's commander, destroyed the barracks and led his troops to reinforce the Fort Washington garrison.

In January 1777, under orders from Washington, General William Heath attempted an attack on Fort Independence. As recounted in the 1978 *Bulletin*:

The objectives were to try to force the British to bring some reinforcements back into the city, to help alleviate the pressure on other fronts, and, at the same time, to inflict as much damage as possible.⁵

Heath's attack, unfortunately, ended in disarray, earning Heath a reprimand from Washington (as chronicled in Henry Beebee Carrington's *Washington the Soldier*).⁶ Today's Heath Avenue, leading to the neighborhood, takes its name from General Heath. The British held the fort for three years. They removed the guns from the fort on August 16, 1779 and demolished the magazine the following day. On September 12, they abandoned the fort.

After the war, Fort Independence was abandoned and the site returned to the Montgomery family. William Ogden Giles, a vestryman at the St. James P.E. Church in Fordham, had purchased the property during the mid-19th century. In 1853, he constructed a large, Italianate mansion on the top of the hill on part of the ruins of the old fort. When the cellar was dug out for the building, eleven cannon and several cannon balls, calthorns, and other military artifacts were uncovered.⁷

Much of the land surrounding the former Montgomery Farm remained in the ownership of the Van Cortlandt family, which had obtained the land during the colonial period. The family had its roots in Russia, via the Netherlands. As summarized in Harry Cook's *The Borough of the Bronx, 1639-1913*:

Oloff Stevenson Van Cortlandt, the founder of the family in America, came to New Amsterdam in the same vessel with Kieft, on March 28, 1638, as an officer in the service of the West India Company. He was a lineal

³ *New York State Archeological Association Bulletin*, No. 73, July 1978.

⁴ *New York State Archeological Association Bulletin*, No. 73, July 1978.

⁵ *New York State Archeological Association Bulletin*, No. 73, July 1978.

⁶ Henry Beebee Carrington, *Washington the Soldier* (Boston: Lamson & Wolfe 1898), 157-158.

⁷ Harry T. Cook and Nathan J. Kaplan, *The Borough of the Bronx, 1639-1913: Its Marvelous Development and Historical Surroundings* (New York: Harry T. Cook, 1913), 161; The Giles mansion, which survived until 1957, stood roughly on the site of Fort Independence. It was replaced by Fort Independence Hall, the apartment building at 3435 Giles Place.

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descendant of the Dukes of Courland in Russia. When deprived of the duchy of Courland, his ancestors emigrated to Holland. The family name was Stevens, or Stevenson, van (from) Courland, and they adopted the latter as a surname, the true orthography in Dutch being Kortelandt, signifying "short-land."...He then became a merchant and brewer, and rose to the position of being one of the richest men in New Amsterdam. In 1654, he was appointed Burgomaster (mayor) of New Amsterdam, which office he held almost without interruption until 1664, when the Dutch colony was surrendered to the British.⁸

Eventually the Van Cortlandts acquired a huge tract in what is now the Bronx and the city of Yonkers. A portion of that estate survives in today's Van Cortlandt Park, but the original property extended south of the park.

The 1877 Olmsted street layout

Though the City of Greater New York, with five boroughs of Manhattan, Brooklyn, Queens, Staten Island and the Bronx, didn't come into existence until 1898, New York City expanded from Manhattan into what is now the West Bronx in 1874. Called variously "North New York," "North Side" and "uptown," the West Bronx represented the next stage in the northward growth of the city along Manhattan Island, a logical continuation of the city across the Harlem River. Unlike the case of Brooklyn, Queens or Staten Island, with separate street systems having little or no connection to Manhattan's system, the Bronx continued Manhattan's street pattern, including Broadway, Third Avenue and Park Avenue. Eventually the Manhattan grid was extended – somewhat awkwardly – over the hilly West Bronx terrain, with numbered streets, beginning in the East 120s and extending as far as East 133rd Street on the east and West 242nd Street on the west.

Initially, however, there was an attempt to take a different route. Historian Evelyn Gonzalez, in *The Bronx*, chronicles the initial assignment – in the 1873 act creating the annexation of the West Bronx – of the Department of Parks to take charge of Bronx improvements:

Considering it the best agency for the job, *the New York Times* lauded the 1873 annexation act for "very properly" keeping the Department of Parks in charge of improvements since "their engineers and surveyors are presumably best qualified to carry their own work to its natural termination."⁹

As Gonzalez explains:

...in 1875, the Park Board's new president, William R. Martin, insisted that the Bronx be redrawn by Frederick Law Olmsted, the department's landscape architect and the designer of Central Park. Olmsted worked on maps for three years, submitting, revising, and designing anew in the face of objections from property owners and parks commissioners alike.¹⁰

Olmsted initially fought the extension of the Manhattan grid into the newly annexed territory:

Olmsted had set out "distinct sections" of business, suburbs, and compact housing, interlaced with parks, connecting parkways, and local steam transit routes. In a series of maps and reports done with John James Roberson Croes, Olmsted argued against applying New York City's rigid grid layout to the Bronx's rugged terrain.... Olmsted and Croes tried...planning on a neighborhood scale. Their designs projected functionally

⁸ Cook, *The Borough of the Bronx*.

⁹ Evelyn Gonzalez, *The Bronx* (New York: Columbia University Press, 2004), 41.

¹⁰ Gonzalez, *The Bronx*, 41.

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discrete neighborhoods that, in the absence of zoning, were buffered from one another and from through traffic by a system of irregular streets, parkways, and transit lines.¹¹

The commitment to Olmsted's design didn't last:

Those who had favored overall planning, commissioners Martin and Stebbins, were replaced by political hacks who neither knew nor cared about urban planning or parks. The new Board of Park Commissioners discharged Olmsted in early 1878 and abolished his Bureau of Design and Superintendence. The Olmsted layouts remained, but between 1879 and 1890 the designs were reworked and revised so often that it was as if no overall plan had been done.¹²

After 1890, authority to plan streets passed from the parks department to the Bronx Commissioner of Street Improvements. At that time, much of Olmsted's prospective plan remained unbuilt and the Bronx remained somewhat divided between estates and rural land. As new transportation systems made the Bronx more accessible, demand for smaller, easily divisible parcels rose. In response, the new commissioner abandoned the majority of Olmsted's designs in favor of the more straightforward Manhattan grid.¹³

Olmsted's layout survived in just a few parts of the Bronx, including the Fort Independence area. A parks department map of 1877, with Olmsted's name on it, largely shows the contemporary street layout.¹⁴ In Fort Independence, Olmsted designed a street plan that accommodated the dramatic topography as well as existing infrastructure. Giles Place, according to John McNamara's *History in Asphalt: The Origins of Bronx Street and Place Names*, "is part of the original driveway leading to the Giles mansion."¹⁵ When the privately owned land in this area was opened to development during the early 20th century, new streets were laid out according to these existing plans. Although the streets are unnamed on the plan, it generally includes: Cannon Place, Sedgwick Place, Giles Place, Fort Independence Street, Orloff Avenue, Bailey Place, Heath Avenue, and Kingsbridge Terrace. It is almost certain that the mere fact of the existing landscape halted any consideration of replacing the Olmsted plan in Fort Independence. The few other remaining examples of Olmsted's plan in the Bronx also relate to this geographical imperative. Fieldston, located northwest of the district, was established by the Delafield family on the rugged terrain of their estate based on Olmsted's plans, which better suited their desire to create a designed suburb.¹⁶

20th Century Development of Fort Independence

The development of the Bronx was tied closely – as was typical for New York City – to the arrival of mass transit.¹⁷ At the time of annexation of the West Bronx in 1874, transportation options were limited to service offered by the New York & Harlem Railroad, which, while available since 1841, required a transfer to a horse-drawn line for northern parts of the area. By 1885, after much lobbying by local groups of property and business owners, the Suburban Rapid Transit

¹¹ Gonzalez, *The Bronx*, 41.

¹² Gonzalez, *The Bronx*, 41.

¹³ Gonzalez, *The Bronx*, 45.

¹⁴ Frederick Law Olmsted, Department of Public Parks, 1877 map.

¹⁵ John McNamara, *History in Asphalt: The Origins of Bronx Street and Place Names*, (Harrison, N.Y.: Bronx County Historical Society, 1978), 103.

¹⁶ Virginia Kurshan, "Fieldston Historic District Designation Report," Landmarks Preservation Commission, LP-2138, January 11, 2006.

¹⁷ Jennifer Most, "Grand Concourse Historic District," Landmarks Preservation Commission, LP-2403, October 25, 2011.

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Company began operating what became the Third Avenue "El" (elevated train). And beginning in the early 20th century, the IRT subway connected the Bronx with Manhattan.

The Fort Independence area developed after the creation of two major transit routes: the Putnam Railroad, and the Broadway IRT local subway (today the No.1). According to Stephen Jenkins's 1912 book, *The Story of the Bronx*, the New York, Westchester, and Putnam Railroad Company began service in the spring of 1881, and as of 1912, the line reached High Bridge, Morris Dock, Morris Heights, University Heights, Kingsbridge, and Van Cortlandt Park.¹⁸ The Putnam line passed directly by the Fort Independence area, with a station at Van Cortlandt Park; the ruins of the station still exist in the park.

Meanwhile, the city's first subway line, the Interborough Rapid Transit (IRT), which had opened in 1904 as far as Broadway at West 145th Street in Manhattan, quickly extended into the West Bronx, opening stations at Broadway and 225th and 231st streets in 1907 and at Broadway and 238th Street in 1908; the latter station is just a ten-minute walk from Fort Independence.¹⁹

These transit connections made possible the subdivision of two major estates in what is now Fort Independence: the Van Cortlandt estate and the Giles estate. The Giles property was auctioned in June, 1901. The *New York Times* advertised the sale of the property:

William M. Ryan, Auct'r, will sell at auction at the New York Real Estate Salesroom, 111 Broadway, at 12 o'clock noon, Monday, June 3, 1901, 56 choice lots of the Giles property at Kingsbridge Heights, 24th Ward, Borough of Bronx, situated on Sedgwick Av., Fort Independence St., Cannon Place, and Giles Place, at the Terminus of Rapid Transit. High and commanding ground, surrounded by handsome private residences and villa sites, adjoining Van Cortlandt Park; magnificent views; churches, schools, clubs, &c.; convenient to King's Bridge Station; trains at all hours to New York City, connecting with 6th and 9th Av. "L" Roads; also trolley cars on Jerome Av. with right of transfer over all lines of the Bronx. Sedgwick Av. and Giles Place have sewer, water, gas, electric light, and are regulated, graded, curbed, and flagged. Fort Independence St. has water, gas, electric light, and is regulated, graded, curbed, and flagged. 60 per cent. may remain on bond and mortgage at 5 per cent.
²⁰

While the Van Cortlandt family had gradually sold portions of their estate, they chose to sell off the remaining land in the early twentieth century. A series of sales in 1912 disposed of the property in what the *New York Times* described as a "scramble to buy furthest uptown":

Crowd of Bidders Turns Sale of Van Cortlandt Estate Into a Country Picnic.

New York saw the last of the famous Van Cortlandt estate yesterday, when the remaining part of the 50,000-acre farm, acquired by the Van Cortlandt's [sic] by royal grant and by purchase from the Indians, went under the auction hammer, to be divided up into building lots. ... Purchasers and those attracted by curiosity came with their luncheon baskets, and the grounds resembled more the gathering place of a party of picnickers than the rallying point for bidders at a real estate sale. Not in years has New York seen so large a sale of property in one tract as that which was held yesterday.... This tract, between Van Cortlandt Park on the north and the Jerome Park reservoir on the south, was the last section retained by the heirs of the Van Cortlandt estate. Instead of broad

¹⁸ Stephen Jenkins, *The Story of the Bronx* (New York: G.P. Putnam's Sons, 1912).

¹⁹ NYC Subway, "Line by Line Guide," Available at: <www.nycsubway.org>.

²⁰ *New York Times*, June 2, 1901, 16.

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expanses of farm land, as in earlier days, the property presented yesterday all the characteristics of an undeveloped city tract ready for improvement. Roads have been cut through it and graded, and the Subway runs directly by the property... Joseph P. Day, who was auctioneer, said that never in his experience had he faced so many persons at a real estate sale... It was estimated that 2,500 persons stayed from the beginning to the end of the sale. The sale was held beneath a large circus tent.²¹

During the first three decades of the 20th century, the Bronx saw major new residential construction. As described in 1927 in the four-volume *The Bronx and Its People: A History, 1609-1927*:

...by 1920 The Bronx had reached the half million mark [in population], was close to a million five years later... It is to be recalled that large as was the population of The Bronx in 1920, it only amounted to twenty-seven people to the acre. It has, indeed, room for all the overflow from Manhattan.

...Within recent years great apartment houses approximating hotels in their general architecture and lavishness of finish have been built in the more favorable sections in The Bronx, as well as in Manhattan. While very few individual residences are built in Manhattan, family houses still form a very large proportion of the residential building in The Bronx. Many small houses of bungalow or New England type are being erected; and in these all the skill of modern building construction is used to provide adequate and attractive facilities within a limited space. The duplex or two-family house, is a comparatively recent development, as is the cooperatively owned apartment, or cooperative community of small houses with central heating plant. In the better sections many large residences have been built in recent years.²²

Kingsbridge in particular benefited from early improvements. As described in *The Real Estate Record and Guide* in 1912:

...the old historical Kingsbridge section of the Bronx... derived its name from the bridge that crossed the Harlem River, the only means of access other than ferry boats to upper New York State in colonial times. The whole section since then has been built up with private homes.... If this building improvement continues at its present rate, the section promises to be one of the most flourishing parts of the northern borough before the advent of 1913.

...Kingsbridge has probably been the most fortunate district in the Bronx in receiving improvements during the past five years, among them being the new grade crossings along the line of the Putnam Division of the New York Central Lines at 225th, 230th and 231st streets. The old grades of these streets have been raised on an average of twenty feet, the spans over the tracks being of steel on concrete retaining walls and the road beds of concrete paved with asphalt blocks. Practically all of the streets will be paved with the same style of blocks, except where the grades will not permit. ... There are many proposed improvements that will be pushed through before the end of the coming summer.²³

The new residents of the streets of Fort Independence tended to be of modest income. An advertisement for a house on Cannon Place in 1918 described it as "especially adapted for people of refinement of moderate means."²⁴ Residents tended to be immigrants, at first Irish, followed by Eastern European Jews. According to *The New York Irish*:

²¹ *New York Times*, June 9, 1912, 6.

²² James L. Wells, Louis F. Haffen, and Josiah A. Briggs, *The Bronx and Its People: A History, 1609-1927* (The Lewis Historical Publishing Co., Inc., NY, 1927).

²³ *Real Estate Record and Guide*, April 12, 1912, 739.

²⁴ *New York Times*, August 21, 1918, 14.

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Irish had been settling in the Bronx from the 1830s when construction projects like the Croton Water Aqueduct, several railroad systems, and then the “El” linked the mainland with Manhattan. The most significant boost to Irish growth in the Bronx was the arrival of the subway in 1904 [sic] and its subsequent extensions, which spurred the construction of lower-income housing in the borough. By 1914 the South Bronx [Mott Haven, Melrose, Morrisania], Highbridge, Fordham, and Kingsbridge were known as Irish areas.²⁵

The Jewish population arrived in Fort Independence in the 1920s, with construction of the Sholem Aleichem Houses (see below), populated by working class Jews relocating from the Lower East Side. This population mix remained largely in place through the 1950s and 1960s. More recently, members of other ethnic groups have moved into the neighborhood.

Development of Fort Independence

During the early twentieth century, new suburban developments were being established on the edges of New York City, including in the Bronx. The families planning to move into the Bronx aspired to live a more suburban lifestyle. While some developers had a clear vision in mind and specifically targeted the upper middle class, other areas, such as Fort Independence, developed more organically and offered more affordable options. The pattern of construction in Fort Independence, which is primarily made up of speculatively built single family homes and duplexes built as rowhouses and freestanding homes, reflects this market. Many offered private green spaces, such as small front and /or rear yard, and advertisements equally promoted the neighborhood’s proximity to public transportation as well as the private garages built with the homes.

The earliest houses in the district are two groups forming a row on the east side of Cannon Place south of West 238th Street, one group (Nos. 3480 to 3486) built in 1915 and the other (Nos. 3488 to 3494) in 1916. All eight were designed by Matthew W. Del Gaudio (c.1889-1960), a Bronx-based architect who, according to his obituary, served as the president of the New York Society of Architects and the New York State Association of Architects, as well as a director of the AIA.²⁶ A graduate of Cooper Union, he received the Cooper Union Alumni Association Gano Dun Medal for Professional Achievement in 1958. His row of houses on Cannon Place takes advantage of the sloping terrain, raising each house above a garage for unimpeded dramatic views to the west. The earlier group is red brick with diamond-shaped ornament and simple wooden porches; the latter group is similar but in lighter-colored brick.

The 1918 advertisement for a house on Cannon Place cited above appears to refer to one of these groups of four houses, “Located on Cannon Place, near West 238th St., three blocks from Broadway-238th St. Subway Station.” The ad describes them as “four beautiful cottages” and “especially adapted for people of refinement of moderate means. All improvements; stone, brick, hollow tile and stucco construction. Seven rooms and bath, laundry basement; garage; large veranda. Each room has direct light, commanding beautiful view from Dunwoodie Golf Club to Washington Heights. Approved by architects and builders; best type of design and accommodation.”²⁷

The second significant development in the neighborhood was a series of “Garden Houses” on Orloff Avenue. In 1922, the *New York Times* carried an advertisement announcing “New Garden Houses with Garages – in New York City,” built by Thomas T. Hopper, Co. and designed by the firm of Hoppin & Koen, architects of the former New York City Police Headquarters Building in Little Italy (listed on the National Register, 90NR00643). The ad described the group as “An

²⁵ Ronald H. Bayor and Timothy J. Meagher, editors, *The New York Irish* (Johns Hopkins University Press, 1996), 400.

²⁶ *New York Times*, September 18, 1960, 85.

²⁷ *New York Times*, August 21, 1918, 14.

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attractive group of twelve white stucco houses with green roofs...now being built at 238th Street and Orloff Avenue, near Broadway (adjoining Golf Course at Van Cortlandt Park). Your choice of six, seven or nine rooms.” It described their proximity to mass transit routes: “Close to Broadway and Lexington Avenue subways, and Putnam R.R. Station” but noted that the houses also had garages. The ad listed “all conveniences, including heat, electric light, glass enclosed porch, tile baths and hardwood floors. These houses, which were aimed at middle-class buyers, cost between \$10,000 and \$19,000.”²⁸ Six of these houses stand on Orloff Avenue and six on West 238th Street. Those on Orloff are largely intact, retaining much of their original stucco.

In style, these “New Garden Houses” reflect the contemporary interest in the “English Cottage.” In 1916, the *Architectural Record* illustrated “The Country House of Ormond G. Smith, Esq. Oyster Bay, L.I.” also by Hoppin & Koen.²⁹ The house was designed, according to the author, as “a symmetrical Georgian residence which forms, with its dependencies of garage, overseer’s house and workmen’s cottages, a little community...” The “superintendent’s cottage,” illustrated in the article, is similar in form and detail to the Orloff Avenue houses, notably the roof, chimneys, and placement of windows and doors.

Sholem Aleichem: A significant example of early 20th century cooperative housing.

During the early twentieth century, cooperative housing underwent a resurgence in popularity as New York City’s population boomed. The model of homeowners jointly owning a piece of property with a social rather than a profit-based motive was particularly appealing to progressive groups. The Sholem Aleichem Houses was the second of what historian Richard Plunz calls “a number of interesting experiments with cooperative workers’ housing built by labor and other organizations” encouraged by the “political climate of the 1920s.”³⁰ While some newly developed co-ops made use of available government subsidies, others, including the Sholem Aleichem Cooperative, were developed independently; the latter was particularly common among cooperatives organized by progressive and communist-leaning groups.

Faced with poor living and working conditions and discrimination, workers and immigrant groups began examining the cooperative model as a vehicle to improve their situation and create a community and space that welcomed social and political experimentation. The availability of open land and proximity to green spaces in the Bronx made it particularly attractive to groups planning to develop cooperatives. Plunz notes that “all of these organizations built cooperative worker housing projects which served as important catalysts within larger socialist political movements... Each cooperative had a well-defined ideology, related to the diverse currents in leftist Jewish politics.”³¹ The United Workers Cooperatives (NR Listed, 1986), built from 1926-29 by a group of Eastern European Jewish immigrants working in the needle trades, is located just west of the New York Botanical Garden. The Farband Cooperative, organized and built in 1926-1928 by a group of Socialist-Zionist Jews is on Williamsbridge Road west of the United Workers Cooperatives. Amalgamated Houses, a 1920s era experimental socialist co-op organized by the Amalgamated Clothing Workers Union, is situated north of the district and is the only one that still operates as a thriving limited-equity cooperative.

²⁸ *New York Times*, November 26, 1922, 126.

²⁹ DeWitt H. Fessenden, “The Country House of Ormond G. Smith, Esq., Oyster Bay, L.I., Hoppin & Koen, Architects,” *Architectural Record*, Vol. 40, 1916, 115.

³⁰ Richard Plunz, “The Garden Apartment,” *A History of Housing in New York City, Dwelling Type and Social Change in the American Metropolis* (New York: Columbia University Press, 1990), 151.

³¹ Plunz, “The Garden Apartment,” *A History of Housing*, 151-152.

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The Sholem Aleichem houses were founded by members of the Workmen’s Circle, with “shared ideals related to the preservation of secular Yiddish culture” – hence naming the complex for Sholem Aleichem, the famed Yiddish writer who spent much of his life in the Ukraine but eventually lived and died in the Bronx. Beyond housing, all these organizations offered such additional services as cooperative grocery stores, schools and daycare. Given the socialist bent of the organizers, this emphasis on communal living and advantage beyond the simple economic advantage of community ownership is unsurprising. At Sholem Aleichem,

...several artists’ studios were incorporated into the design, in order to encourage working artists to join the cooperative. The sculptor Aaron Goodelman and the painter Abraham Maniewich lived there for years. ... there was an auditorium for lectures, concerts, and dramatic productions [and] cooperative “cafeterias,” which served various functions, from banquets to teas. ... Perhaps at the Sholem Aleichem Houses the cultural activities were most extensive, in keeping with the strength of that particular mandate within the organization.³²

Sholem Aleichem Houses, unfortunately, failed financially within a few years, going into receivership in 1929 and then was sold in 1931; the Farband cooperative also struggled in the early years of the Great Depression and faced a similar fate. However, the Sholem Aleichem complex has survived largely intact and remains the major architectural presence in the Fort Independence historic district. Plunz identifies the physical characteristics of the Bronx cooperatives, shared by Sholem Aleichem Houses:

The massive buildings were placed on the urban periphery, among open fields and private single-family cottages.... The Sholem Aleichem Houses, for example, was a great castlelike building perched on a hill, in sharp contrast to its surroundings.... A fundamental part of the cooperative’s philosophy had to do with proximity and therefore lent itself to high-density living.... The irregularly shaped perimeter enclosed a hilltop site, with a central garden and large fountain overlooking the west Bronx. The relatively high coverage of 55 percent was reconciled by the hilltop view. The contrast with the normal gridiron figuration was striking, evoking the character of a lofty urban oasis.³³

Plunz’s reference of a ground coverage of 55 percent as “relatively high” – when the standard New York apartment house covers closer to 80 percent of its lot – must be understood in the context of the “garden apartment” movement, in which an ideal coverage was closer to 40 per cent, leaving the remainder for open space and greenery, as an antidote to the prevalence of concrete in the city.

The choice of “Tudor” for the style of Sholem Aleichem, and other similar complexes, appears unrelated to the political or cultural values promoted by the cooperative. Instead, it appears to relate to the general taste for neo-Tudor in residential architecture of all kinds, and is matched by the style of many of the houses in the surrounding streets.

Neo-Tudor single-family houses, 1920s and 1930s

The neo-Tudor style of the Sholem Aleichem Houses is repeated throughout the district in several clusters of neo-Tudor single-family houses, some freestanding, others in rows. By the 1920s, the neo-Tudor had developed into a popular choice for residential architecture, whether in large suburban “stockbroker Tudor” mansions on Long Island and in Westchester, or in dense urban complexes like Tudor City at East 42nd Street and First Avenue in Manhattan or landscaped clusters like Hudson View Gardens in Washington Heights. In the Bronx, the neo-Tudor shows up most

³² Plunz, “The Garden Apartment,” *A History of Housing*, 151-152.

³³ Plunz, “The Garden Apartment,” *A History of Housing*, 151-152.

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frequently in apartment complexes like Sholem Aleichem Houses but also appears in groups of houses, similar to many such clusters in Queens.

The most imposing neo-Tudor row comprises nine houses on Giles Place, directly across from Sholem Aleichem, designed by Brooklyn architect Benjamin Driesler. The houses form three groups – one of five houses (built 1936) and two of two houses each (built 1933). Their ornamental details, including patterned brick facades combined with randomly placed fieldstone, patterned brick chimneys rising to chimney pot, half-timbering, and clay tile roofs, create a typically neo-Tudor picturesque streetscape along Giles Place.

Besides these rows, there are several freestanding individual neo-Tudor houses. Nos. 3900 and 3902 Orloff Avenue are modest examples. Two larger houses stand at 3865 Cannon Place and, larger still, at 3878 Cannon Place. This latter was designed in 1936 by architect John J. Sheridan for his daughter, Kathleen. It is unusually elaborate in its design, including a fieldstone façade, half-timbering, a slate roof, and a turret. Sheridan (1887-1954), according to his obituary in the *New York Times*, had worked for the architectural firms of James Gamble Rogers and Starrett & Van Vleck in New York City. In addition, “Mr. Sheridan, who was an infantry captain in World War I, designed several war memorials for both world wars. Among them are a World War I memorial in Pelham Bay Park, the Bronx, and a World War II memorial in St. Vincent’s, B.W.I.”³⁴ At the time of his death, Sheridan was living at No. 3878 Cannon Place.

Mitchell-Lama

Besides having one of the city’s 1920s cooperative garden-apartment complexes in Sholem Aleichem Houses, the neighborhood also has one of the very first Mitchell-Lama cooperative apartment houses built in New York City – the Park Reservoir complex of three buildings at 3835 Sedgwick, 3845 Sedgwick (with alternate entrances on Cannon) and 3915 Orloff Avenue. The Limited Profit Housing Companies Law, which became known as Mitchell-Lama after its two sponsors, was passed in 1955 in response to middle-income housing shortages in New York City. A 1957 article in the *New York Times* described that the law was:

...designed to encourage the construction of apartments renting at \$19 to \$25 a room. It permits the state or city to make fifty-year low-interest loans – for up to 90 per cent of construction costs – to private builders and cooperatives that agree to a limit of 6 per cent profit on their investment. The law was sponsored by State senator MacNeil Mitchell, Manhattan Republican, and Assemblyman Alfred A. Lama, Brooklyn Democrat. It also provides a 40 per cent realty tax abatement for thirty years.

...Two are [currently] under construction. These are the 275-family Park Reservoir development on Orloff Avenue [sic], the Bronx, and the 420-family Earl W. Jimerson Houses on Linden Boulevard in Brooklyn. Park Reservoir is sponsored by the Park Reservoir Housing Corporation, headed by Abraham Kazan, at 570 Grand Street, Manhattan.³⁵

The first New York housing program specifically directed at the middle-class, Mitchell-Lama program was designed to fill the gap between public housing and unrestricted development and help provide cooperative and rental housing for middle-income families. As historian Richard Plunz explains:

³⁴ *New York Times*, January 25, 1954, 19.

³⁵ *New York Times*, August 25, 1957, 292.

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The Limited Profit Housing Companies Law passed by the New York state legislature in 1955 also had a critical impact on the design and construction of government-subsidized housing in New York City, extending over the next two decades. Popularly known as the Mitchell-Lama program after the originators of the legislation, it was the first program to openly provide government philanthropy for the middle class. It was designed to promote construction of urban middle-income housing, which neither the public housing program nor unsubsidized private developers were producing. Developers could receive mortgages from either New York State or New York City for 90 percent of project costs at lower interest rates than on the private market. They could also receive property tax exemptions. In return, limits were placed on profits. Design, construction, operating costs, and rents were also subject to public control – either by the state or by the city, depending on the source of financing. Frequently Mitchell-Lama projects were initiated in conjunction with the Title I slum clearance program, which provided the sites.³⁶

Over several decades, a total of 269 buildings containing 105,000 apartments were built under the program. Due to Mitchell-Lama's emphasis on reducing costs, these buildings were typically constructed with simple forms and designs. Many early Mitchell-Lama buildings, including the Park Reservoir Housing Complex, feature "tower in the park" designs similar to those championed and constructed by Robert Moses for public housing projects. Over time, however, developers using the Mitchell-Lama program helped to soften the harshness and erode the predominance of the type³⁷. After a Mitchell-Lama project paid off its mortgage, the owners of the building become eligible to privatize the buildings. However, only about 30 percent have chosen to do so over time. The Park Reservoir Housing Complex remains a cooperative and is active in the Joint Community Activities Committee, a committee that organizes activities with the other cooperatives in the area (Amalgamated Housing Corporation and A.H. Consumers Society Inc.).

During the late twentieth century, the Bronx suffered several decades of decline. The South Bronx, which suffered as a result of the construction of the Cross Bronx Parkway, was particularly affected; divided neighborhoods, displacement, a loss in property values, and a wave of arsons all followed the construction of the road. Neighborhoods in the northwestern section of the borough, such as Fort Independence, were largely faced with general economic depression and blight.

By the late 1980s, however, a renewed interest by the city and the efforts of neighborhood groups had begun to result in positive changes in the borough. The Fort Independence Park Neighborhood Association has advocated for neighborhood improvements and has challenged measures and developments that threaten its character. In recent years, the organization's focus on its history resulted in the completion of a historic resource survey and its designation as one of the Historic District Council's Six to Celebrate in 2012.

³⁶ Plunz, *A History of Housing in New York City*, 281-282.

³⁷ Plunz, *A History of Housing in New York City*, 281-282.

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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):

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10. Geographical Data

Acreage of Property 18.06 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>18</u> Zone	<u>593147</u> Easting	<u>4526514</u> Northing	3	<u>18</u> Zone	<u>592866</u> Easting	<u>4525947</u> Northing
2	<u>18</u> Zone	<u>593120</u> Easting	<u>4526357</u> Northing	4	<u>18</u> Zone	<u>592786</u> Easting	<u>4526003</u> Northing

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

The boundary is indicated by a heavy line on the enclosed map with scale

Boundary Justification (Explain why the boundaries were selected.)

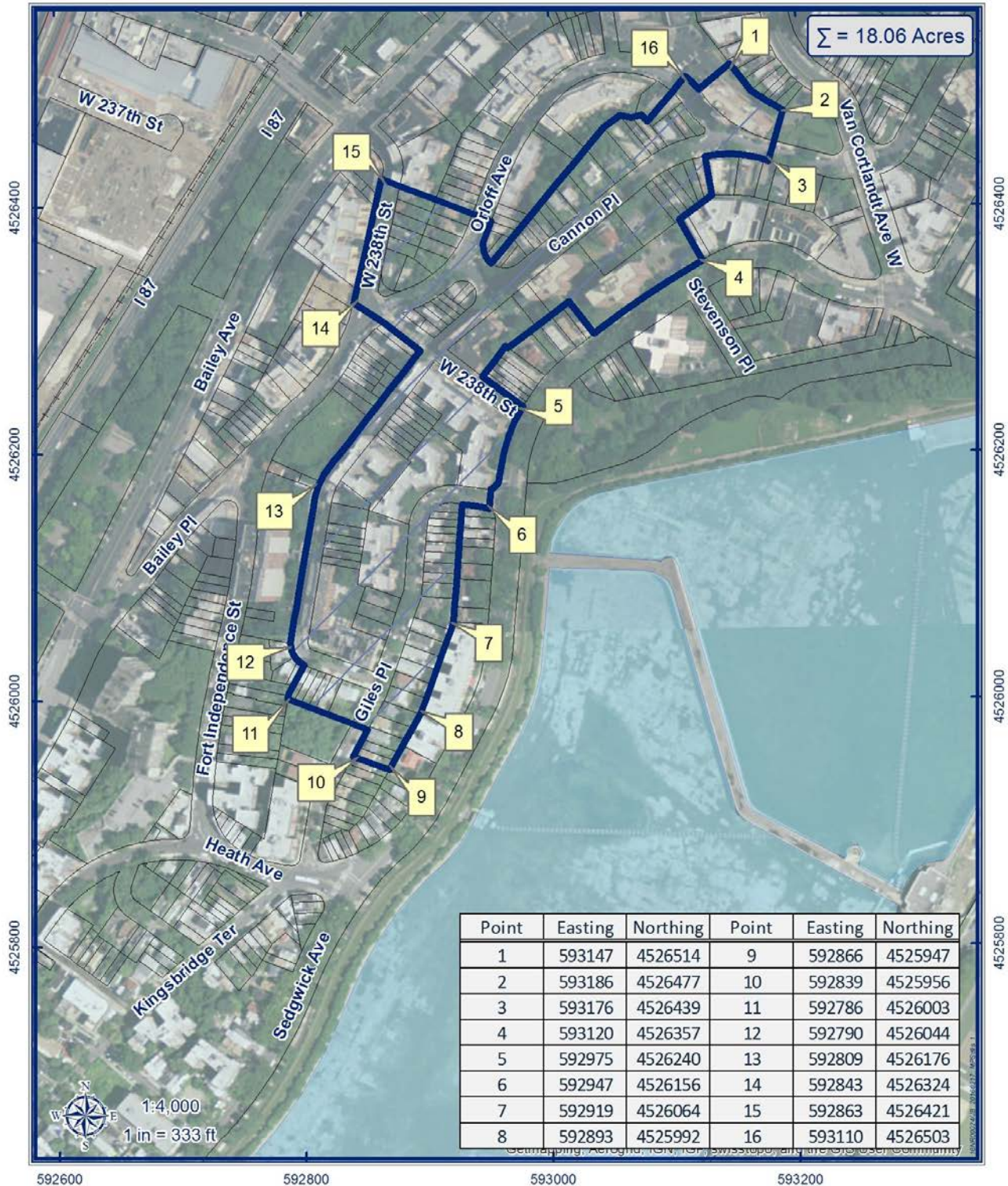
The boundary was drawn to include the largest intact concentration of intact historic resources that were built on the Olmsted designed street plan. Although the Olmsted plan extends outside of the district, the historic integrity of those areas has been compromised by non-historic development. The west side of Cannon Place, south of West 238th Street, is largely vacant, except for a very large and intrusive new apartment building. Orloff Avenue north of the spur of Cannon Place at the southern intersection of those two streets has largely been redeveloped in recent years with similarly large and intrusive apartment buildings. Cannon Place north of its northern intersection with Orloff Avenue has recently seen alterations and demolitions. While Sedgwick Avenue has some surviving buildings from the same period as the district, it has also seen much new development.

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Fort Independence
 Historic District

Bronx,
 Bronx Co., New York



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



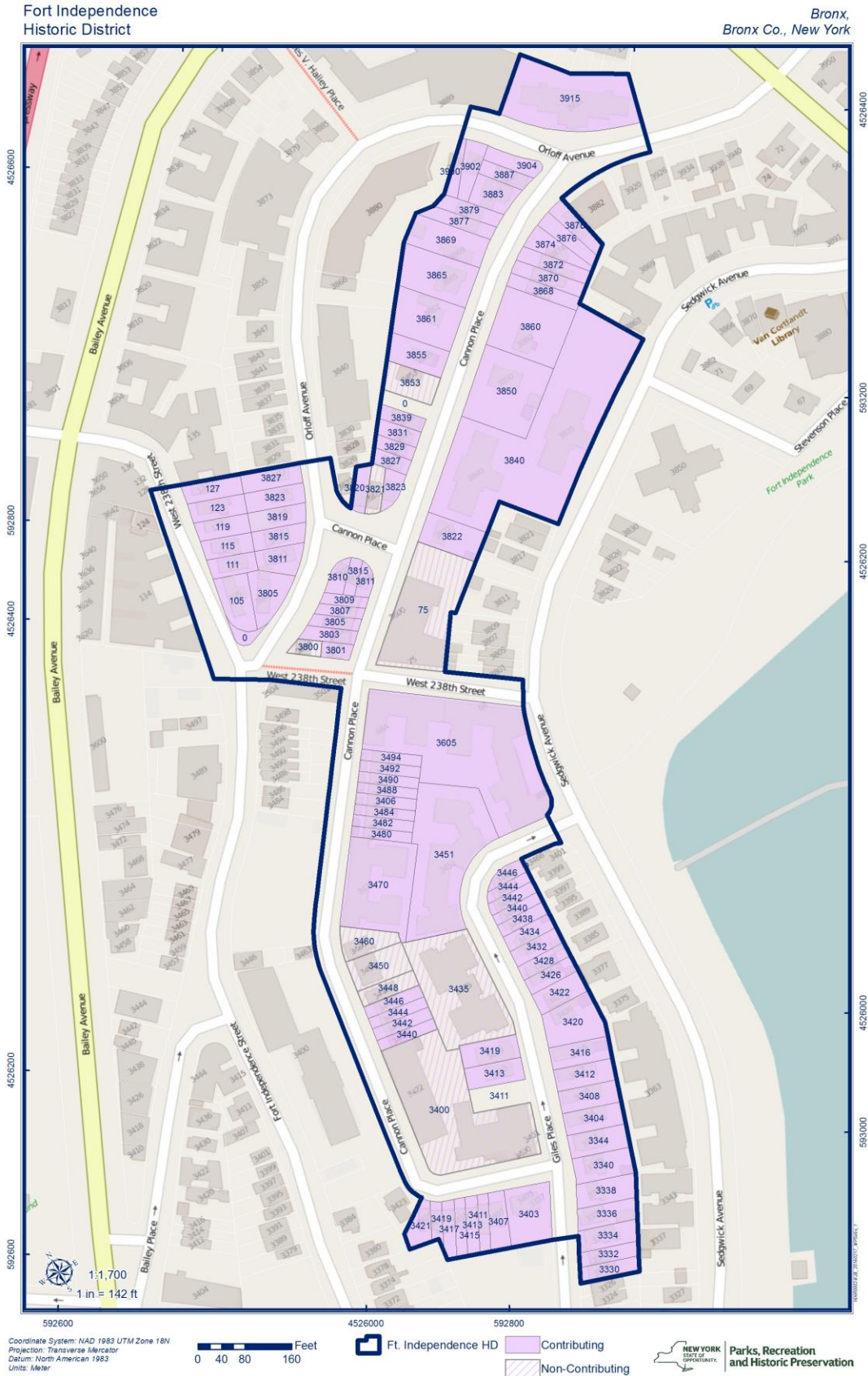
Ft. Independence HD



Parks, Recreation
 and Historic Preservation

Fort Independence Historic District
Name of Property

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County and State



Fort Independence Historic District
Name of Property

Bronx Co., NY
County and State

11. Form Prepared By

name/title Fort Independence Park Neighborhood Association, based on Anthony Robins
(edited by Jennifer Betsworth NY SHPO)

organization _____ date March 2016

street & number 3488 Cannon Place telephone 718-877-9043

city or town Bronx state NY zip code 10463

e-mail _____

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:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Fort Independence Historic District

City or Vicinity: Kingsbridge

County: Bronx State: New York

Photographer: Fort Independence Neighborhood Association

Date Photographed: March 2016

Description of Photograph(s) and number:

NY_Bronx Co_Fort Independence Historic District_0001
3484-3480 Cannon Place, facing southeast

NY_Bronx Co_Fort Independence Historic District_0002
3868-3870 Cannon Place, facing southeast

NY_Bronx Co_Fort Independence Historic District_0003
3874 Cannon Place, facing southeast

NY_Bronx Co_Fort Independence Historic District_0004
3872 Cannon Place, facing southeast

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NY_Bronx Co_Fort Independence Historic District_0005
3434 Giles Place, facing east

NY_Bronx Co_Fort Independence Historic District_0006
3421 Cannon Place, facing southwest

NY_Bronx Co_Fort Independence Historic District_0007
3432 Giles Place, facing east

NY_Bronx Co_Fort Independence Historic District_0008
3440 Giles Place, facing east

NY_Bronx Co_Fort Independence Historic District_0009
3805 Orloff Street, facing north

NY_Bronx Co_Fort Independence Historic District_0010
3811 Orloff Street, facing north

NY_Bronx Co_Fort Independence Historic District_0011
115-119 238th Street, facing east

NY_Bronx Co_Fort Independence Historic District_0012
3827-3831 Cannon Place, facing northeast

NY_Bronx Co_Fort Independence Historic District_0013
3902 Orloff Avenue, facing southwest

NY_Bronx Co_Fort Independence Historic District_0014
3805 Cannon Place, facing northwest

NY_Bronx Co_Fort Independence Historic District_0015
3878 Cannon Place, facing south

NY_Bronx Co_Fort Independence Historic District_0016
3338-3340 Giles Place, facing southeast

NY_Bronx Co_Fort Independence Historic District_0017
Shalom Alechem, facing east

NY_Bronx Co_Fort Independence Historic District_0018
Shalom Alechem, facing northeast

NY_Bronx Co_Fort Independence Historic District_0019
Park Reservoir Mitchell-Lama Complex, from Sedgwick Avenue (outside of the district), facing northeast

NY_Bronx Co_Fort Independence Historic District_0020
Park Reservoir Mitchell-Lama Complex, facing northeast

Property Owner:

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

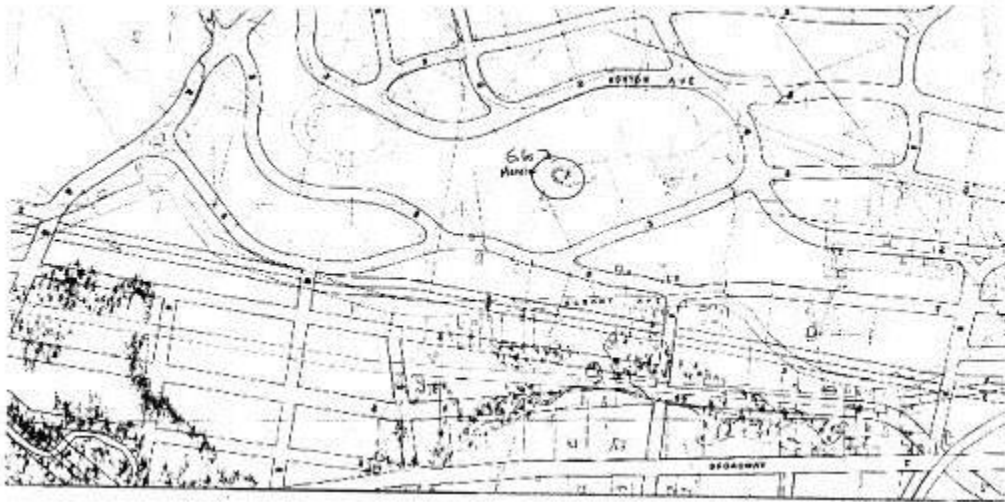
name Multiple
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Fort Independence Historic District
Name of Property

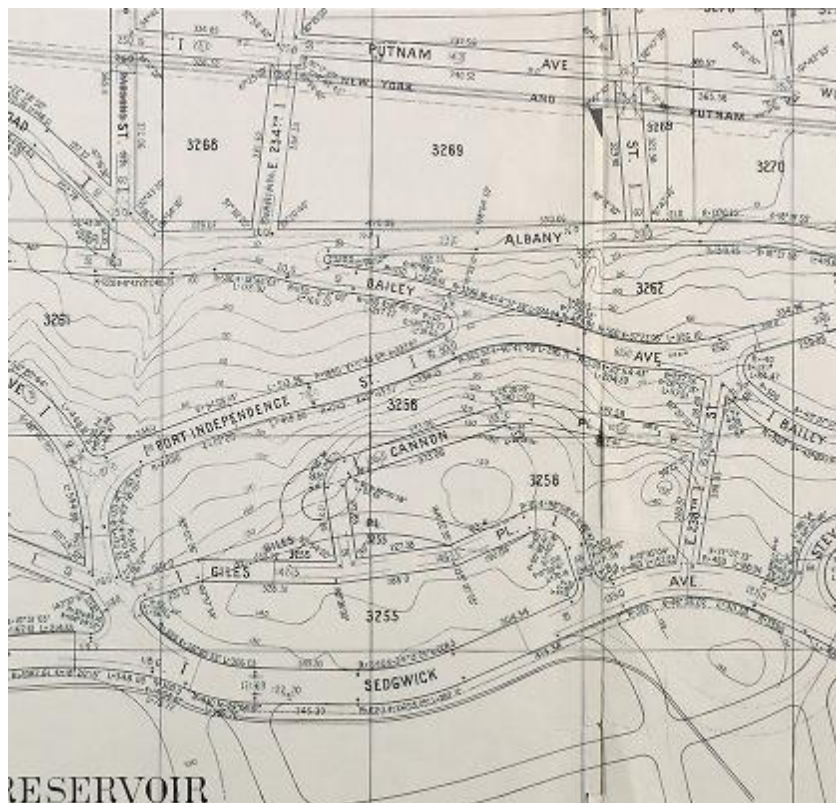
Bronx Co., NY
County and State

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.



**Parks Department map of Fort Independence area (Giles Mansion circled at center)
Proposed plan dated 1877 and signed by Olmsted**



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1892 map showing street layout compared to topography (New York Public Library)



Ad, New York Times



Original appearance on West 238th Street (NYPL)



Kindergarten group at Sholem Aleichem Houses, 1933

Photo courtesy Esther Nelson Sokolsky, life-long resident (pictured in the front row at the far right)



3480















3440





3611

3611

3611



One Hundred

115



3827





GCD-7909



CSN

84

RANGER SPORT

1205-8700







PRIVATE PROPERTY
NO LOITERING





ZIMMERMAN

3915
ORLOFF

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Fort Independence Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: NEW YORK, Bronx

DATE RECEIVED: 7/08/16 DATE OF PENDING LIST: 7/26/16
DATE OF 16TH DAY: 8/10/16 DATE OF 45TH DAY: 8/23/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000551

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: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 8/23/16 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____

REVIEWER Christina _____

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.

PATRICIA & MORTIMER MURPHY

3460 CANNON PL Bx N.Y 10463

MAY 7 2016

Re: Fort Independence Historic District.

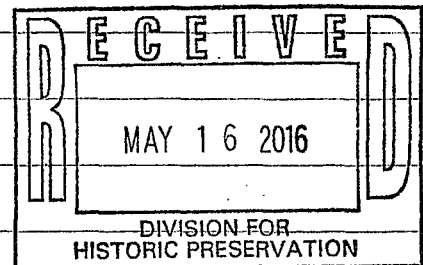
Please be advised. We do not wish our house to be listed in the National Register listing. We strongly object to such a listing.

Signed: Mortimer Murphy
P. MURPHY

Catherine Melo

CATHERINE MELO
Notary Public, State of New York
Registration #01ME6333245
Qualified in Bronx County
Commission Expires Nov. 16, 2019

Sworn to me on 5/12/16.





**Landmarks Preservation
Commission**

Meenakshi Srinivasan
Chair

May 25, 2016

Sarah Carroll
Executive Director
SCarroll@lpc.nyc.gov

Ruth Pierpont, Deputy Commissioner
New York State Office of Parks, Recreation
and Historic Preservation
P.O. Box 189
Peebles Island
Waterford, NY 12188-0189

1 Centre Street
9th Floor North
New York, NY 10007

212 669 7902 tel
212 669 7797 fax

Re: Fort Independence Historic District, The Bronx

Dear Deputy Commissioner Pierpont:

I write on behalf of Chair Meenakshi Srinivasan in response to your request for comment on the eligibility of the Fort Independence Historic District in The Bronx for the State and National Registers of Historic Places.

The New York Landmarks Preservation Commission's Director of Research Mary Beth Betts has reviewed the materials submitted by the Historic Preservation Field Services Bureau and has determined that the Fort Independence Historic District appears to meet the criteria for inclusion on the State and National Registers of Historic Places. Thank you.

Sincerely,

Sarah Carroll

cc: Meenakshi Srinivasan, Chair
Mary Beth Betts, Director of Research



**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

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Nat. Register of Historic Places
National Park Service

5 July 2016

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

Re: National Register Nomination

Dear Ms. Abernathy:

I am pleased to submit the following nine nominations, all on disc, to be considered for listing by the Keeper of the National Register:

Alton B. Parker Estate, Ulster County
Hepburn Library of Lisbon, St. Lawrence County
Benner-Foos-Ceparano Estate, Suffolk County
Fort Independence Historic District, Bronx County
Old Lowville Cemetery, Lewis County
Haxtun-Tower House, Dutchess County
Orator F. Woodward Cottage, Wyoming County
Webster Grange No. 436, Monroe County
Austin R. Conant House, Monroe County

Please feel free to call me at 518.268.2165 if you have any questions.

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office