

GREYSTON (WILLIAM E. and SARAH T. HOADLEY DODGE, JR., ESTATE) GATEHOUSE, 4695 Independence Avenue, Riverdale, the Bronx. Built c. 1863-68; attributed to [James, Jr.] Renwick & [Joseph] Sands, architect.

Landmark Site: Borough of the Bronx Tax Map Block 5924, Lot 480.

On December 15, 2009, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the Greyston (William E. and Sarah T. Hoadley Dodge, Jr., Estate) Gatehouse and the proposed designation of the related Landmark Site (Item No. 4). The hearing had been duly advertised in accordance with the provisions of law. The president of the Cleveland H. Dodge Foundation, the property's owner, opposed designation. Two people spoke in favor of designation, including a representative of the Historic Districts Council. Bronx Community Board 8 passed a resolution on February 9, 2010, to oppose designation.

Summary

The Greyston Gatehouse is a significant surviving component of the William E. and Sarah T. Hoadley Dodge, Jr., Estate, known as Greyston, located in the Riverdale section of the Bronx. A grey granite villa, Greyston was built in 1863-64 to the design of preeminent architect James Renwick, Jr., and his long-time partner, Joseph Sands. It is one of the city's finest examples of a villa in the Gothic Revival style of the mid-19th century and is a designated New York City Landmark. The Greyston Gatehouse, built c. 1863-68, is a premier example in New York of the picturesque rural cottage style popularized by architectural theoreticians such as Andrew Jackson Downing and Calvert Vaux, though the design is undoubtedly by Renwick & Sands. The one-and-a-half-story frame building is irregularly massed, clad in clapboards in the first story and board-and-batten above, and features cusped vergeboards accenting the jerkinhead roofs, which are covered with polychrome slate shingles. Dramatically sited on a bluff overlooking the Hudson River, Riverdale first developed in 1853 as the earliest planned railroad suburb within today's New York City, following the completion of the Hudson River Railroad, and the area became a favored summer retreat with villas for wealthy New Yorkers.



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William Earl Dodge, Jr., was a partner in his father's firm, Phelps, Dodge & Co., an international tin and copper dealer and manufacturer, as well as president of the Ansonia Clock Co. and Ansonia Brass Co. and director of a number of railroad and mining companies. The Gatehouse property, which remained in the Dodge family until 1977, also includes two schist piers at the original entrance to the drive leading to Greyston. Not only a rare example within New York City of a 19th-century estate gatehouse whose villa also survives, it is also one of the very few such known structures associated with James Renwick's firm.

DESCRIPTION AND ANALYSIS

The Initial Villa Era of Riverdale¹

The Riverdale area of the Bronx was part of the large region inhabited by the Mahican Indians until 1646. In that year, the land bounded by the Bronx, Harlem, and North (Hudson) Rivers as far north as the present northern border of Yonkers came under the patroonship of the first lawyer in Dutch New Netherland, Adriaen Van der Donck, whose honorific title *jonkheer* (“squire”) gave Yonkers its name. His *Remonstrance of New Netherland* in 1649, which was a plea for democratization, urged the emancipation of the children of theoretically free black families.² Van der Donck’s family retained title to his holdings following his death around 1655 and the English takeover of the colony in 1664. Most of this acreage was sold in 1672, with the majority going to Frederick Philipse I over a period of years. In the 1680s, Philipse built a simple stone house (later incorporated into Philipse Manor Hall, Yonkers, still standing), as well as another stone house and mill farther north (Philipsburg Manor, North Tarrytown, still standing); in 1693, the entire property was royally patented as the Manor of Philipsburg. Frederick Philipse owned ship, lumber and lime kiln businesses, as well as rented land to farmers, and in 1693 built a toll bridge called Kingsbridge over Spuyten Duyvil Creek to Manhattan. In the 1680s and 1690s, Philipse was also active in the slave trade in the West Indies and Africa.³ During the American Revolution, his great-grandson, the loyalist Frederick Philipse III, fled with his family to England and the Philipse land was confiscated by the state. In 1785, the old Manor of Philipsburg was divided into a number of parcels which were sold by the Commissioners of Forfeiture; land that comprised the area of today’s Riverdale was sold to George Hadley, a local farmer. According to the census, Hadley owned five slaves in 1790, but none in 1810.⁴

As early as the late 1820s, several wealthy New York families, such as the Schermerhorns and the Delafields, began purchasing large tracts of land in this area along the Hudson River. By the late 1830s and 1840s, those American urban dwellers with sufficient means sought, in increasing numbers, to escape the city for the countryside for the entire summer and, if possible, on weekends. Many early 19th-century Americans, such as writers, artists, reformers, transcendentalists, religious leaders, and politicians, promoted a view of the countryside as fostering health, virtue, and democratic values. In contrast, cities were often seen, realistically or not, as associated with congestion, disease, heat in the summer, poverty, corruption, and vice. As the United States grew in population and its commerce and industry expanded rapidly in the 19th century, certain sections of the nation became increasingly urbanized, and one result of these changes was that the character of established urban residential areas was often threatened by commerce. This was particularly true in New York City, as it grew as the nation’s major urban center; during the years from 1830 to 1850 the population of the city increased two-and-one-half times to over 500,000, most living south of 42nd Street. In this same period, sizable merchant and professional upper-middle classes emerged that settled newer neighborhoods in the city, but also had the desire and means to maintain a “country” house.

Major Joseph Delafield, president of the Lyceum of Natural History in New York, acquired 257 acres (south of today’s West 247th Street) from Hadley in 1829. Delafield named his estate “Fieldston” after the family seat in Ireland, established a profitable lime kiln here in 1830, and built a Gothic Revival style cottage in 1849. In 1836, William Lewis Morris, a prominent New York lawyer, and his wife, nee Mary Elizabeth Babcock, purchased other Hadley property (to the south of today’s West 252nd Street) and established an estate (at some point named Wave Hill) with a stone Greek Revival style residence built in 1843-44.⁵ Fonthill, a stone castellated Gothic Revival style residence constructed for actor Edwin Forrest in 1848-52 just south of Yonkers, was another early example of a villa estate in the vicinity.⁶

The Hudson River Railroad, proposed in 1842 and chartered in 1846, was completed from New York City to Poughkeepsie in late 1849 and ran along the eastern shore of the Hudson River. With its construction, land along this virtually undeveloped riverbank immediately acquired a higher speculative value, and development of more estates followed. The attractions of the Hudson River valley as a picturesque location for villas had been promoted for some time by painters, writers and others, and although the lower Hudson valley had less hilly topography, the New York side in particular did have the advantages of proximity to New York City and scenic views of the Palisades in New Jersey. By 1851, the editor of the *American Agriculturalist* noted that “within the past twelve years, the number of country houses for gentlemen, on the banks of the Hudson River have [sic] greatly increased, and the style of them has undergone an entire change.”⁷

In 1852, William G. Ackerman sold his 100-acre farm (that he had purchased in 1843 from George Hadley) to a syndicate of businessmen who planned to create a suburban development known as “Riverdale,” beside what became the (then) only railroad stop between Spuyten Duyvil and Yonkers. Initially conceived as a summer retreat, it is the earliest known suburban railroad development within New York City. This tract was bounded by the railroad on the west, the Schermerhorn property on the north, the Morris (Wave Hill) property on the south, and just beyond what became Riverdale Avenue on the east. William Woodworth, a former U. S. Congressman who was a major real estate developer in the Yonkers area, as well as the contractor for the construction of the section of the railroad between Spuyten Duyvil and Hastings-on-Hudson (1847-49), appears to have been the leader of this syndicate. The other four men were Samuel D. Babcock, a financier, Charles W. Foster, an auctioneer, and Henry L. Atherton and William D. Cromwell, both importers.⁸

The syndicate secured mortgages from Ackerman and proceeded to plan streets (based partially on the existing Ackerman farm road – what is today West 252nd Street, Sycamore Avenue, and part of West 254th Street) and to subdivide a portion of the land in the middle of the proposed development for the immediate construction of five villas on smaller estate lots as a community nucleus. A *Map of Riverdale in the Town of Yonkers*, as drawn by civil engineer Thomas Clapp Cornell, was filed at the end of December 1853. This map (and deeds) indicate that by that time the five villas were completed, the estates were under separate ownership by syndicate members (and appear to have been held for a combination of personal use, investment, and sale to family and associates). Parts of the remaining surrounding land were soon used for the creation of larger villa estates, while some land was held for future development. William D. Cromwell built a stone villa that came to be known as “Stonehurst” (1856-58) on his property west of Sycamore Avenue.⁹ The core of this planned development is today the Riverdale Historic District.

During this initial period of Riverdale’s development, the area received some attention in published accounts and became increasingly attractive for the construction of villas. Henry F. Spaulding, a woolens merchant, led another group of businessmen (Henry L. Atherton, Levi P. Morton, and William Kent) in the development after 1856 of a community of villas known as “The Park-Riverdale” south of the Morris (Wave Hill) property, which included a park. An English visitor remarked in 1855 that villas were

starting up like mushrooms on spots which five years ago were part of the dense and tangled forest; and the value of property everywhere, but especially along the various lines of railroad, has increased in a ratio almost incredible. Small fortunes have been made by owners of real estate at Yonkers, and other places on the Hudson River.¹⁰

The *Gazetteer of the State of New York* of 1860 dryly noted “a group of villas and a R.R. station”¹¹ at Riverdale, while *Godey’s Lady’s Book* in 1864 enthused that “if we were asked to point out the

most delightful place for a residence on that most noble river, we should at once mention Riverdale...," remarking that steamboats were not even allowed to dock there, presumably because it was such an exclusive enclave.¹² A.A. Turner's *Villas on the Hudson*, published in 1860, included photographs and plans of the Atherton villa (extant at 5247 Independence Avenue in the Riverdale Historic District), Babcock's "Hillside" villa (extant but altered, north of the historic district), and Spaulding's "Parkside" villa (Thomas S. Wall, architect; now part of the Riverdale Country Day School) in The Park- Riverdale. A road across the Morris property connected Riverdale and The Park-Riverdale after 1864. Two other surviving villas in The Park-Riverdale are "Alderbrook" (c. 1858-59), 4715 Independence Avenue, probably built for Oscar C. and Ada Woodworth Ferris,¹³ and "Oaklawn" (c. 1871), the home of George H. Foster (now part of the Riverdale Country Day School).

William Earl and Sarah Tappan Hoadley Dodge, Jr., and Greyston¹⁴

In January 1863, William Earl Dodge, Jr., and his wife, nee Sarah Tappan Hoadley, purchased for \$12,760 a 6.3-acre tract of land for an estate that was part of the northern section of the large holdings of Major Joseph Delafield, and adjacent to The Park-Riverdale (south of a lane leading to a dock on the river -- today's West 247th Street). The Dodges bought an additional two-acre parcel from Delafield in 1864. Their grey granite villa, known as "Greyston," built in 1863-64 to the design of the eminent architect James Renwick, Jr., and his long-time partner, Joseph Sands, is one of the city's finest examples in the Gothic Revival style of the mid-19th century and is a designated New York City Landmark.¹⁵

Dodge's father, William Earl Dodge, Sr. (1805-1883), had married Melissa Phelps, the daughter of Anson Greene Phelps (1781-1853), a leading exporter of cotton and importer of metals in the firm of Phelps & Peck. This business was based on the "Cotton Triangle" trade route in which cotton produced through slave labor in the South was shipped to New York City from Charleston, South Carolina, then shipped by Phelps & Peck to a partner in Liverpool, England, who sent back metals and metal goods.¹⁶ In 1833, the senior Dodge and his father-in-law co-founded Phelps, Dodge & Co., which continued this Cotton Triangle trade but became an increasingly important international dealer, processor, and manufacturer in tin, tin plate, copper, and iron. Their Ansonia Manufacturing Co. (established 1845), making such items as kettles, lamps, and buttons, reaped large profits with the westward travels of miners during the California Gold Rush, as well as from copper wire with the invention of the telegraph. Dodge, Sr., also acquired extensive land holdings and had substantial lumber and railroad business associations. He was a founder of the Young Men's Christian Association (YMCA) in America, was active in a number of social movements, including temperance, and at first advocated the African re-colonization of slaves, but later was a benefactor for the education of African-Americans. In 1861, Dodge, Sr., purchased as a country seat the former J.G. Dudley estate "Cedar Cliff" in Tarrytown.¹⁷

William E. Dodge, Jr. (1832-1903), born in New York City and the eldest of the seven Dodge children, in 1854 married Sarah Tappan Hoadley (1832-1909), daughter of David Hoadley, Jr., a former drug merchant and banker and, after 1851, president of the Panama Railroad Co. Also in 1854, Dodge, Jr., became a junior partner in Phelps, Dodge & Co., along with his cousin, Daniel Willis James (1832-1907). (D. Willis James owned an estate, "Spring Lawn," in the original Riverdale development). After the retirement of Dodge, Sr., in 1881, Dodge, Jr., and James jointly administered the firm for the rest of their lives and transformed it into one of the world's largest and most powerful integrated mining and manufacturing corporations. By the 1880s, Phelps, Dodge had expanded westward with the acquisition of the Detroit Copper and Copper Queen Mines in Arizona,

operated through the subsidiary Detroit Copper Mining Co. and Copper Queen Consolidated Mining Co., and had formed the Arizona & South Eastern (later El Paso & Southwestern) Railroad. Dodge, Jr., served as director of a number of railroad and mining companies and was president of the Ansonia Clock Co., Ansonia Brass Co., one of the world's largest manufacturers of copper wire, and Atlantic Mutual Insurance and New York Life Insurance Cos. Like his father, he was also active in the YMCA, serving as president beginning in 1866, and the temperance movement, and had many institutional affiliations. Dodge was active during the Civil War as a member of the Union League Club, advisor to the Women's Central Association of Relief and the Allotment Commission supervising the conditions of New York's regiments in the field, and was cited for his service during the Draft Riots in 1863 for assisting the militia in securing ammunition necessary to quell the mobs. He played an important role in the development of the School of Mines at Columbia College in the 1860s, and later donated the funds to Columbia University to construct Earl Hall (1901-02, Charles McKim and William Kendall), a student activities center, was a founder of the New York Botanical Garden, and trustee of the Metropolitan Museum of Art, trustee and vice-president of the American Museum of Natural History, and president of the pacifist Evangelical Alliance. At his death, Dodge, Jr.'s estate was worth an estimated seven million dollars.

William E. Dodge, Jr., had a number of direct associations with architects Renwick & Sands, aside from the commission of Greyston. Dodge was one of the five men who founded the Riverdale Presbyterian Church in 1863, for which Renwick & Sands designed both the church and its manse (later Duff House), 4765 Henry Hudson Parkway.¹⁸ Dodge as president and chairman of the building committee was largely responsible for the construction of the Young Men's Christian Association (1868-69, Renwick & Sands; demolished), East 23rd Street and Fourth Avenue, the first purpose-built YMCA in the United States. And the Park Avenue residence (1869-70; demolished) of Dodge's cousin, D. Willis James, was also designed by the firm.

[James, Jr.] Renwick & [Joseph] Sands, Architect¹⁹

James Renwick, Jr. (1818-1895), one of the preeminent American architects of the 19th century, had a long and varied practice for a half-century that included residential, institutional, and, particularly, ecclesiastical commissions. He was part of a wealthy and influential aristocratic family (his mother was a Brevoort, his wife an Aspinwall), with his father a successful merchant and engineer, and later, Columbia College professor. Renwick, Jr., received an education from Columbia College (degrees in 1836 and 1839), and worked for the Erie Railroad and as assistant engineer supervising construction (1837-42) of the Croton Aqueduct water system's distributing reservoir at Fifth Avenue and 42nd Street. Through a competition, he received his first architectural commission at age 24, for Grace Church and Rectory (1843-47), 800-804 Broadway, one of the city's wealthiest congregations, which garnered him national attention.²⁰ In his early practice, Renwick produced designs in New York for such structures as Calvary Episcopal Church (1846), Park Avenue South and East 21st Street;²¹ the Free Academy (later City College) (1848-49; demolished), Lexington Avenue and East 23rd Street; and a number of the city's leading hotels.²² He won the prestigious competition for the design of the Smithsonian Institution (1847-55), Washington, D.C., among his most notable designs and one of the earliest and best American essays in the Romanesque Revival style, and was awarded the mammoth commission by Archbishop John J. Hughes for St. Patrick's Roman Catholic Cathedral, Rectory, and Cardinal's Residence (1853-88), Fifth Avenue and East 51st Street, a project that took over three decades.²³ Renwick was also appointed architect of the New York City Dept. of Public Charities and Corrections, for which he executed the Workhouse (1850-51; demolished), Smallpox Hospital (1853-56),²⁴ and Charity Hospital (1858-61; demolished) on

Blackwell's (later Roosevelt) Island.

With the growth of his practice, including these large and complex institutional commissions, Renwick took on partners beginning in 1858, in the firms of Renwick & [Richard Tylden] Auchmuty (1858-59); Renwick, Auchmuty & [Joseph] Sands (1860-61); and Renwick & Sands (1862-77). Two additional significant institutional projects in the earlier phase of these partnerships were the Corcoran (later Renwick) Gallery (1859-61, 1870-71), Washington, D.C., and Vassar Female College (1861-65), Poughkeepsie, New York, both designed in the Second Empire style. Though Joseph Sands (1830-1879) was Renwick's partner for nearly two decades and was one of the original founders (with Renwick) of the American Institute of Architects in 1857, his life and career have been little studied. Born in New York City, Sands graduated in architecture from Columbia College in 1850 and became the partner (1854-57) of the English-born architect Alfred Janson Bloor (1828-1917).²⁵

After Greyston (1863-64), the prolific firm of Renwick & Sands was responsible for numerous ecclesiastical commissions, including: Riverdale Presbyterian Church and Manse (1863-64); St. Ann's Episcopal Church (1866-69), Clinton and Livingston Streets, Brooklyn;²⁶ Church of the Holy Sepulchre (Episcopal) (now Church of the Resurrection) (1867-69), 115 East 74th Street;²⁷ Irvington Presbyterian Church (1868-69), Irvington, New York; First Presbyterian Church (1870), Hartford, Connecticut; Second Presbyterian Church (1871-74), Chicago; and Grace Church Chantry (1879).²⁸ Among the firm's many commercial and institutional buildings were: Booth Theater (1867-69; demolished), Sixth Avenue and West 23rd Street; store-and-loft buildings at Nos. 29 and 34 Howard Street (1868);²⁹ Young Men's Christian Association (1869; demolished), Fourth Avenue and East 23rd Street; Appleton Building (1870-71; demolished), Broadway; and the cast-iron-fronted Matthews Building (1870-71; demolished), 551 Broadway.³⁰

Renwick resumed an independent practice in 1878-82, then formed a partnership in 1883 in Renwick, [James Lawrence] Aspinwall & [William H.] Russell. Aspinwall (1854-1936), born in New York City, had entered the office of Renwick (Aspinwall was a cousin of Renwick's wife) as a draftsman in 1875. William Whetten Renwick (1864-1933), a nephew, entered the office in 1885 as a draftsman and was admitted as a junior partner in 1890. Born in Lenox, Mass., he graduated from the Stevens Institute of Technology in 1885 after studying mechanical engineering, and also studied sculpture at the Ecole des Beaux-Arts, Paris, and painting in New York, Paris, and Rome. The firm became Renwick, Aspinwall & Renwick in 1892; after the senior Renwick's death in 1895, it became Renwick, Aspinwall & [Walter T.] Owen, with Aspinwall as senior partner.

The Greyston Gatehouse³¹

The Greyston estate's Gatehouse, which would have housed a caretaker's family, appeared on a "Yonkers, Westchester Co., N.Y." map published in 1868, thus dating its construction c. 1863-68. It is a premier example of the picturesque rural cottage style popularized by 19th-century architectural theoreticians such as Andrew Jackson Downing and Calvert Vaux. Perhaps the earliest rustic "prototype for the American Gothic cottage,"³² following English examples, was architect Alexander Jackson Davis' gatehouse (1836) for Robert Donaldson's estate "Blithewood" in Annandale-on-Hudson, New York, which was published in Davis' *Rural Residences* in 1837. Andrew Jackson Downing became the most influential proponent of the rustic or rural cottage style, which was seen as appropriate, and of moderate cost, for farmhouses, workers' dwellings, and gatehouses and other estate or farm outbuildings. These designs were characterized by features such as board-and-batten siding, high gables, intricate vergeboards, tall chimney pots, bay windows, decorative verandas, and simple pent window hoods. Many patternbooks followed Davis' and Downing's lead in this regard. The Greyston Gatehouse bears some resemblance to such examples

as Downing's Design VI ("A Gate Lodge") in *The Architecture of Country Houses* (1850) and Calvert Vaux's "Rural Cottage" (Design No. 4) in *Villas and Cottages* (1864).

The actual design of the Greyston Gatehouse is undoubtedly by Renwick & Sands, an attribution based on the facts that the firm designed the Greyston villa and that there were a number of significant associations between the Dodge family and the Renwick firm, making it unlikely that another architect or builder was involved; and the commonality of a gable type on both villa and gatehouse. The one-and-a-half-story frame Gatehouse building is irregularly massed, clad in clapboards in the first story and board-and-batten above, and features cusped vergeboards accenting the jerkinhead roofs, which are covered with polychrome slate shingles, with sections set in a diamond pattern. Jerkinhead gables are a feature also found on the Greyston villa. The estate's stable, located just to the northwest of the Gatehouse, appeared on an 1876 map.³³ The 1870 census of Yonkers had a listing, following that of the family of William E. Dodge, Jr., at Greyston, with an Irish-born gardener, John Henderson, his wife, and a laborer – they were possibly early occupants of the Gatehouse.

Not only a rare example within New York City of a 19th-century estate gatehouse whose villa also survives, the Greyston Gatehouse is also one of the very few such known structures associated with James Renwick's firm. Another pair of such buildings by Renwick survives on Staten Island: the Gothic Revival style "Hawkhurst" (William H. Townsend Residence) (c. 1846?), 57 Cleveland Place, and its gatehouse, at 360 Fingerboard Road.³⁴ The Greyston Gatehouse property, which remained in the Dodge family until 1977, also includes two schist piers at the original entrance to the drive leading to Greyston (the piers have been re-built;³⁵ Gothic style iron gates were still in place until at least 1978).

Later History of Greyston and the Gatehouse³⁶

William E. and Sarah T. Hoadley Dodge, Jr., continued to occupy Greyston as their summer residence until their deaths in 1903 and 1909 respectively. The villa was enlarged and altered in 1891-92 by the firm of Renwick, Aspinwall & Russell. Dept. of Buildings records indicate that there were some alterations made to the Gatehouse in 1900 (S.F. Quick & Sons, Yonkers); at some point in the 20th century, an addition was placed on the roof on the east side. The 26-acre estate property was inherited jointly by the two eldest surviving children, Grace Hoadley Dodge (1856-1914) and Cleveland Hoadley Dodge (1860-1926). Grace, who was unmarried and had lived with her parents in their Madison Avenue residence, also inherited the Greyston villa, which she continued to use as a summer residence until her death. A teacher, social worker, and reformer who was instrumental in the founding of Teachers College in 1887, and served as its treasurer from 1892 to 1911, Grace H. Dodge was the first woman to serve as a member on the New York City Board of Education, and was active in the Young Women's Christian Association and other charities. Her biographer observed that Greyston was the center of virtually all of her activities. This biography and an 1894 journal article mention John Beatty as the gardener of the Greyston estate, making him perhaps a resident of the Gatehouse.³⁷

At Grace's death, Greyston and her half of the estate's land were left to her brother. Cleveland H. Dodge had entered the Phelps, Dodge business as a partner in 1883, and established the Cleveland H. Dodge Foundation in 1917, using funds "for the betterment of mankind" from the huge surge in Phelps, Dodge profits during World War I. He was married to Grace Parish (1858-1949), sister of architect Wainwright Parish, of [Francis L.] Ellingwood & Parish and then Parish & [J. Langdon] Schroeder, who executed many family and institutional commissions over the years for the Dodge family. Cleveland H. and Grace Dodge resided at Naumkeag (1893, Wainwright Parish), constructed on the Greyston estate property.

Greyston was briefly occupied by the father of Grace Parish Dodge after Grace H. Dodge's death in 1914, and then was occupied as a rest home for Army nurses until 1919. From 1920 until 1961, Greyston was the residence of Cleveland Earl Dodge (1888-1982), the son of Cleveland H. and Grace P. Dodge, who eventually inherited the entire property after his parents' deaths in 1926 and 1949. Married to Pauline Morgan (1893-1971) in 1918, Cleveland E. Dodge served as chairman of the board at Phelps, Dodge, president of the Cleveland H. Dodge Foundation, and president of the YMCA. By 1950, there were multiple residences and outbuildings on the original Greyston estate property. Then chairman of the Board of Trustees of Teachers College, Cleveland E. Dodge donated Greyston to Teachers College in 1961 for use as a conference center; the Greyston Conference Center of Teachers College was dedicated in May 1963. That year, the original estate grounds were separated into two tax map blocks, thus splitting off the Gatehouse from the villa property. Greyston was designated a New York City Landmark in 1970 and listed on the National Register of Historic Places in 1977. Sold by Teachers College in 1979, it became a Buddhist retreat in 1980, and reverted to a private residence in 1988.

The parcel containing the Gatehouse remained under the ownership of Cleveland E. Dodge until 1977, when it was subdivided into smaller lots, and the Gatehouse was acquired by John Jay and Emilie Heffron Sisson Osborn, Jr. An attorney and professor of law, Mr. Osborn was the author of the popular novel *The Paper Chase* (1971), set at Harvard Law School (while he was a student there) and later made into a movie and a television series, as well as *The Only Thing I've Done Wrong* (1977), *The Associates* (1979), and *The Man Who Owned New York* (1981). In 1981, the Gatehouse property was conveyed to Dr. Melville Elizabeth (Jo) Ivey Boufford (married to physician Timothy Peter Boufford). Dr. Jo Ivey Boufford, a pediatrician, has had a highly distinguished and extensive resume in the field of public health, serving (among many other positions) as a vice president, and then president (1985-89), of the New York City Health and Hospitals Corp., the nation's largest municipal system; director of King's Fund College (1991-93), London; Principal Deputy Asst. Secretary for Health, U.S. Dept. of Health and Human Services (1993-97), and Acting Asst. Secretary (1997); U.S. representative on the Executive Board of the World Health Organization (1994-97); Dean of the Robert F. Wagner School of Public Service, New York University (1997-2002); and is currently president of the New York Academy of Medicine, and holds professorships of Public Service, Health Policy and Management, and Pediatrics, at NYU.

In June 1999, the Gatehouse property was transferred to the Cleveland H. Dodge Foundation, administered by Cleveland E. Dodge, Jr. (1922-2007), president 1981-2001, and then by William Dodge Rueckert.

Description

West Side: This side has two sections, the southern one is slightly protruding. The first story is clad in clapboards, and each section has a central double window with a molded wooden surround, with four-over-four wood sash and storm windows. The northern section has a cross gable roof with a jerkinhead end and clad in polychrome slate shingles with an intermediate diamond pattern. The brick chimney was altered post-1981. The second story of the southern section is clad in board-and-batten wood siding and has a double window with a molded wooden surround, with two-over-two wood sash and storm windows. This section has a jerkinhead gable with cusped vergeboards, and a 20th-century clapboard-clad addition on the south slope of the gable.

South Side: This side has two parallel sections, each clad in clapboards on the first story. The southern section has the main entrance at the western end, with a pointed-arched opening and a paneled wooden door. The enclosed porch, apparently altered or built in the 20th century, is set on a

concrete base with a step, has paneled wood lower sections and glazing above (sidelights, transom, and multi-pane side windows), a screen door, and a bracketed pent roof clad in slate shingles. To the east is a triple window with a molded wooden surround, with one-over-one wood sash and storm windows and a bracketed pent roof clad in slate shingles. The northern section has an eastern end window with a molded wooden surround, with four-over-four wood sash and storm windows. The roofs of both sections have jerkinhead ends and are clad in polychrome slate shingles with an intermediate diamond pattern. The southern section has the 20th-century clapboard-clad addition on the south slope of the gable, with two windows with simple wood surrounds with two-over-two sash and storm windows. The northern section had a chimney that was removed post-1981, and has a small skylight (pre-1978).

East Side: This side has two sections, the northern one protruding. The first story is clad in clapboards and set on a fieldstone base (which has a window on the northern section). The southern section has a central window with a molded wooden surround, with one-over-one wood sash on either side of a wide wood muntin and storm windows. The northern section has a double central window and a northern window, each with a molded wooden surround, with four-over-four wood sash on either side of a wide wood muntin and storm windows. The second story of each section is clad in board-and-batten wood siding and has a central window with a molded wooden surround, with six-over-six wood sash and storm windows. Each section has a jerkinhead gable with cusped vergeboards (with the 20th-century clapboard-clad addition on the south slope of the southern gable); the cross gable roof and central chimney are visible to the west. A large drainpipe is placed at the northern end, and the northern section has an electrical conduit with a meter.

North Side: This side has two sections, the eastern one protruding. The first story is clad in clapboards and set on a fieldstone base. The eastern section has a 20th-century built-out addition with a pent roof clad in slate shingles. To the west is an entrance with a simple wood surround, a wood-and-glass door, and screen door; a sconce is placed above. An L-shaped stone stairway and porch, both with wrought-iron railings, leads to this entrance. The second story of each section is clad in board-and-batten wood siding and has a central window with a molded wooden surround, with six-over-six wood sash and storm windows. Each section has a jerkinhead gable with cusped vergeboards; the cross gable roof is visible to the south (the eastern end has a ventilating pipe).

Property Features: A flagstone walk leads to the front entrance on the south side of the house; a lamppost is placed to the west of the walk. There is a driveway paved in asphalt to the south and west of the house, with granite edging. Two schist entrance piers (marking the original entry to Greyston) flank the driveway (the piers have been re-built); small non-historic wrought-iron lamps are placed atop the piers. There is a parking lot paved with gravel to the east of the house.

Report researched and written by
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Research Department

NOTES

¹ Adapted from: Landmarks Preservation Commission (LPC), *Riverdale Historic District Designation Report* (LP-1663) (New York: City of New York, 1990), researched and written by Jay Shockley, Elisa Urbanelli, Marjorie Pearson, Gale Harris, Michael Corbett, and Betsy Bradley.

² Ira Berlin and Leslie M. Harris, eds., *Slavery in New York* (New York: The New Pr., 2005), 45-46.

³ Kathleen E. Johnson, *Cross Roads and Cross Rivers: Diversity in Colonial New York* (Sleepy Hollow, N.Y.: Philipsburg Manor Gallery, 1999).

⁴ U.S. Census (Yonkers, 1790 and 1810).

⁵ Wave Hill is a designated New York City Landmark.

⁶ Fonthill, now part of the College of Mt. St. Vincent, is a designated New York City Landmark.

⁷ *American Agriculturalist* (1851), quoted in John R. Stilgoe, *Borderland: Origins of an American Suburb, 1820-1939* (New Haven: Yale Univ. Pr., 1988), 99.

⁸ These men are known to have had a number of business, social, and family connections – for example, Atherton and Babcock were next-door neighbors in Greenwich Village – and all but one had membership in common in either the Century or Union Clubs.

⁹ Cromwell's family moved into the house in 1859, but he died in August of that year and the estate was sold the following May for \$52,500 by his widow, Ann, to Robert Colgate, a wealthy businessman of the famous soap manufacturing family. Stonehurst is a designated New York City Landmark, as well as part of the Riverdale Historic District.

¹⁰ W.E. Baxter, *America and the Americans* (London, 1855), cited in John A. Kouwenhoven, *The Columbia Historical Portrait of New York* (New York: Doubleday & Co., 1953), 292.

¹¹ J.H. French, *Gazetteer of the State of New York* (Syracuse: R.P. Smith, 1860), cited in William A. Tieck, *Schools and School Days in Riverdale, Kingsbridge, Spuyten Duyvil, New York: The History of Public Education in the Northwest Bronx* (Old Tappan, N.J.: Fleming H. Revell Co., 1971), 91.

¹² "The Riverdale Institute," *Godey's Lady's Book* (May 1864), cited in Mary E. Kane, *Yesterday in Riverdale and Spuyten Duyvil* (New York: Riverdale Neighborhood and Library Assn., 1947), 14.

¹³ Alderbrook is a designated a New York City Landmark.

¹⁴ Westchester County, Liber Deeds and Conveyances, including deeds dated Jan. 14, 1863, and June 23, 1864; "William Earl Dodge [Sr.]," *National Cyclopaedia of American Biography* 13 (New York: James T. White & Co., 1906), 352, and *Dictionary of American Biography* 3 (New York: Charles Scribner's Sons, 1959), 352-353; Carlos Martyn, *William E. Dodge: The Christian Merchant* (New York: Funk & Wagnalls, 1890), 195; Richard Lowitt, *A Merchant Prince of the Nineteenth Century: William E. Dodge* (New York: Columbia Univ. Pr., 1954); "Phelps Dodge Corporation," *International Directory of Company Histories* 4, Adele Hast, ed. (Chicago: St. James Pr., 1991), 176-177; "William Earl Dodge, Jr., obit.," *New York Times (NYT)*, Aug. 10, 1903, and *The New York Genealogical and Biographical Record* 34 (Oct. 1903), 300-302; "W.E. Dodge's Estate," *NYT*, Jan. 22, 1904, 3; Phyllis B. Dodge, *Tales of the Phelps-Dodge Family: A Chronicle of Five Generations* (New York: New-York Histl. Soc., 1987); Andrew S. Dolkart, *Morningside Heights: A History of Its Architecture & Development* (New York: Columbia Univ. Pr., 1998); Paula Lupkin, *Manhood Factories: YMCA Architecture and the Making of Modern Urban Culture* (Minneapolis: Univ. of Minn. Pr., 2010); LPC, *Greyston Conference Center Designation Report* (LP-0672) (New York: City of New York, 1970); "William E. Dodge House," National Register of Historic Places Nomination Form, National Park Service, U.S. Dept. of the Interior (Aug. 1977).

¹⁵ Greyston was designated a New York City Landmark in 1970.

¹⁶ George Sutton, a captain of ships serving the New York-Charleston route, who had a close business relationship with Phelps & Peck, was the owner of the 143 Allen Street House (c. 1830-31), a designated New York City Landmark. See: LPC, *143 Allen Street House Designation Report* (LP-2350) (New York: City of New York, 2010), researched and written by Christopher D. Brazee.

¹⁷ Martyn, 300; Lowitt, 185. William E. and Melissa Phelps Dodge, Sr., resided at No. 225 Madison Avenue, one of three similar houses built in 1852-53 between East 36th and 37th Streets for members of the Phelps family; John J. Phelps originally owned No. 219 and Isaac Newton Phelps owned No. 229. All three properties were acquired by J. Pierpont Morgan, and Nos. 219 and 225 were demolished. No. 229 is part of the Morgan Library and is a designated New York City Landmark. William E. and Sarah H. Dodge, Jr., lived across the street at No. 262 Madison Avenue.

¹⁸ Both buildings are designated New York City Landmarks.

¹⁹ Selma Rattner, "James Renwick," *Macmillan Encyclopedia of Architects* 3 (New York: Macmillan Co., 1982), 541-549; Dennis S. Francis, *Architects in Practice, New York City 1840-1900* (N.Y.: Comm. for the Pres. of Archl. Recs., 1979), 16, 67; "Sketch of the Professional Life of James Renwick, F.A.I.A.," *Proceedings of the Twenty-first Annual Convention of the American Institute of Architects* (New York: Oberhauser & Co., 1888), 145-147; Renwick obit., *NYT*, June 25, 1895; LPC, architects files and *Upper East Side Historic District Designation Report* (LP-1051) (New York: City of New York, 1981), 1324-1325; Robert A.M. Stern, Thomas Mellins, and David Fishman, *New York 1880* (New York: Monacelli Pr., 1999); David W. Dunlap, *From Abyssinian to Zion: A Guide to Manhattan's Houses of Worship* (New York: Columbia Univ. Pr., 2004), 51, 183, 194, 210; "Joseph Sands," in Columbia University, *Catalogue of the Governors, Trustees, and Officers... of Columbia College* (New York: D. Van Nostrand, 1868), 72, U.S. Census (New York, 1860 and 1870), U.S. Passport Application (1876), obit. notice, *NYT*, Dec. 17, 1879, 5, and Abraham E. Helffenstein, *Pierre Fauconnier and His Descendants* (Philadelphia: Pr. of S.H. Burbank & Co., 1911), 96; "Miss Sands Weds Alfred M. Githens," *NYT*, June 21, 1907; Montgomery Schuyler, *American Architecture and Other Writings* 1 (Cambridge, Mass.: Belknap Pr., 1961), 143; "Renwick & Sands," *Record and Guide, A History of Real Estate, Building and Architecture in New York City* (New York: Arno Pr., 1967), reprint of 1898 edition, 616, 622; W.W. Renwick obit., *NYT*, Mar. 16, 1933, 20; "William Whetten Renwick," *Who Was Who in America* 1 (Chicago: Marquis Who's Who, 1981), 1022.

²⁰ The church and rectory are designated New York City Landmarks.

²¹ The church is located within the Gramercy Park Historic District.

²² These included the Clarendon (1850-51; demolished), Fourth Avenue and 18th Street; Saint Denis (1851-52; altered), Broadway and East 11th Street; Lafarge House (1852, rebuilt 1854-56; demolished), Broadway and Bond Street; and the Albemarle (1859-61; demolished), Broadway and 24th Street.

²³ The cathedral, rectory, and residence are designated New York City Landmarks.

²⁴ The hospital, now in ruins, is a designated New York City Landmark.

²⁵ An intriguing figure, Bloor had begun a practice around 1853, and after his partnership with Sands, was an assistant to Calvert Vaux in 1859-61, until his departure to work for the U.S. Sanitary Commission during the Civil War. Bloor returned in 1865 to work for Vaux, [Frederick Clarke] Withers, & Co., until a falling out with Vaux in 1868; he was active in the A.I.A. as secretary of the national organization (1874-77, 1881-83, and 1887-89) and of the New York Chapter (1867-98). "Alfred J. Bloor," U.S. Census (New Jersey, 1870), eng.archinform.net website, and Francis R. Kowsky, *Country, Park, & City: The Architecture and Life of Calvert Vaux* (New York: Oxford Univ. Pr., 1998), 138, 167, 199, 239.

²⁶ The church is a designated New York City Landmark.

²⁷ The church is located within the Upper East Side Historic District.

²⁸ The building is a designated New York City Landmark. Among the firm's demolished churches were: Church of the Covenant (1863-65), Park Avenue and East 35th Street; St. Albans Church (1869), Lexington Avenue and East 47th Street; St. James' P.E. Church (1869), 153 East 72nd Street; and St. Bartholomew's Episcopal Church (1871-76), Madison Avenue and East 44th Street.

²⁹ No. 34 is located within the SoHo-Cast Iron Historic District and No. 29 is located within the SoHo-Cast Iron Historic District Extension.

³⁰ Among the firm's demolished works were: the Inebriate Asylum (1866-68) and New York City Hospital for the Insane (1869-71), Ward's Island; Foundling Hospital (1868-69), Randall's Island; Dept. of Public Charities & Corrections (1869), 66 Third Avenue; Northwestern Dispensary (1869), Ninth Avenue and West 36th Street; Medical

College (1869), 410 East 26th Street; and Catholic Male Asylum (c. 1870), Madison Avenue and East 52nd Street.

³¹ “Yonkers, Westchester Co., N.Y.” map (New York: J.B. Beers & Co., 1868); U.S. Census (Yonkers, 1870), 29-30; Andrew Jackson Downing, *The Architecture of Country Houses* (New York: Dover Publics., 1969), reprint of 1850 edition, 101; Calvert Vaux, *Villas and Cottages* (New York: Dover Publics., 1970), reprint of 1864 edition, 140.

³² Jane B. Davies, “Alexander J. Davis, Creative American Architect,” in Amelia Peck, ed., *Alexander Jackson Davis, American Architect 1803-1892* (New York: Rizzoli, 1992), 15.

³³ *Property Atlas of the City of Yonkers, Including the 24th Ward of New York City* (E.B. Hyde & Co., 1876). It was re-built or altered in 1893, Ellingwood & Parish, architects. New York City, Dept. of Buildings.

³⁴ “Sketch of the Professional Life...”

³⁵ Letter to LPC from William Dodge Rueckert, March 17, 2011.

³⁶ Phyllis B. Dodge; Bronx County, Office of the Register, Liber Deeds and Conveyances; New York City, Dept. of Buildings (Alts. 1378-1891, 2496-1900, and 261-1977); “Alterations - Bronx,” *Real Estate Record & Builders Guide*, Dec. 1, 1900, 759; “The Building Department,” *NYT*, Dec. 21, 1900, 14; “Grace Hoadley Dodge,” www.educationtechnologyreview.com website; Grace H. Dodge obit., *NYT*, Dec. 28, 1914, 9; “Fortune to Charity from Grace Dodge,” *NYT*, Jan. 5, 1915, 14; Cleveland H. Dodge obit., *NYT*, June 25, 1926, 1, 3; “Dodge Family Gets \$20,000,000 Estate,” *NYT*, July 28, 1926, 21; “C.H. Dodge’s Estate Set at \$15,522,705,” *NYT*, Mar. 1, 1928, 25; “Columbia Given Dodge Mansion,” *NYT*, May 28, 1963, 39; “Emilie Sisson, Radcliffe Senior, Becomes Bride,” *NYT*, July 7, 1968, 47; “Melville E. Ivey Becomes Bride,” *NYT*, June 29, 1970, 49; Pauline Dodge obit., *NYT*, Aug. 23, 1971, 32; “The Paper Chase,” *NYT*, Sept. 12, 1971, BR50; “The Associates,” *NYT*, Feb. 22, 1979, C17; “Gothic Revival: Renwick in Riverdale,” *NYT*, June 28, 1987, R1; “A History of the Cleveland H. Dodge Foundation,” www.chdodgefoundation.org website; “John Jay Osborn, Jr.,” www.usfca.edu website; New York Academy of Medicine, “Jo Ivey Boufford,” www.nyam.org website.

³⁷ Abbie Graham, *Grace H. Dodge: Merchant of Dreams* (New York: The Woman’s Pr., 1926), 311 and 316; *American Gardening: An Illustrated Journal of Horticulture*, Nov. 24, 1894, 468.

FINDINGS AND DESIGNATION

On the basis of a careful consideration of the history, the architecture, and other features of this building, the Landmarks Preservation Commission finds that the Greyston (William E. and Sarah T. Hoadley Dodge, Jr., Estate) Gatehouse has a special character and a special historical and aesthetic interest and value as part of the development, heritage, and cultural characteristics of New York City.

The Commission further finds that, among its important qualities, the Greyston (William E. and Sarah T. Hoadley Dodge, Jr., Estate) Gatehouse is a significant surviving component of the William E. and Sarah T. Hoadley Dodge, Jr., Estate, known as Greyston, located in the Riverdale section of the Bronx; that Greyston, a grey granite villa, was built in 1863-64 to the design of preeminent architect James Renwick, Jr., and his long-time partner, Joseph Sands; and is one of the city's finest examples of a villa in the Gothic Revival style of the mid-19th century and is a designated New York City Landmark; that the Greyston Gatehouse, built c. 1863-68, is a premier example in New York of the picturesque rural cottage style popularized by architectural theoreticians such as Andrew Jackson Downing and Calvert Vaux, though the design is undoubtedly by Renwick & Sands; that the one-and-a-half-story frame building is irregularly massed, clad in clapboards in the first story and board-and-batten above, and features cusped vergeboards accenting the jerkinhead roofs, which are covered with polychrome slate shingles; that dramatically sited on a bluff overlooking the Hudson River, Riverdale first developed in 1853 as the earliest planned railroad suburb within today's New York City, following the completion of the Hudson River Railroad, and the area became a favored summer retreat with villas for wealthy New Yorkers; that William Earl Dodge, Jr., was a partner in his father's firm, Phelps, Dodge & Co., an international tin and copper dealer and manufacturer, as well as president of the Ansonia Clock Co. and Ansonia Brass Co. and director of a number of railroad and mining companies; that the Gatehouse property, which remained in the Dodge family until 1977, also includes two schist piers at the original entrance to the drive leading to Greyston; and that, not only a rare example within New York City of a 19th-century estate gatehouse whose villa also survives, it is also one of the very few such known structures associated with James Renwick's firm.

Accordingly, pursuant to the provisions of Chapter 74, Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Landmark the Greyston (William E. and Sarah T. Hoadley Dodge, Jr., Estate) Gatehouse, 4695 Independence Avenue, Riverdale, Borough of the Bronx, and designates Bronx Tax Map Block 5924, Lot 480, as its Landmark Site.

Robert B. Tierney, Chair; Pablo E. Vengochea, Vice Chair
Frederick Bland, Diana Chapin, Michael Devonshire, Michael Goldblum, Christopher Moore, Roberta Washington,
Commissioners



Greyston (William E. and Sarah T. Hoadley Dodge, Jr., Estate) Gatehouse (c. 1863-68)
4695 Independence Avenue, Riverdale, the Bronx

Photo: Olivia Klose (2008)

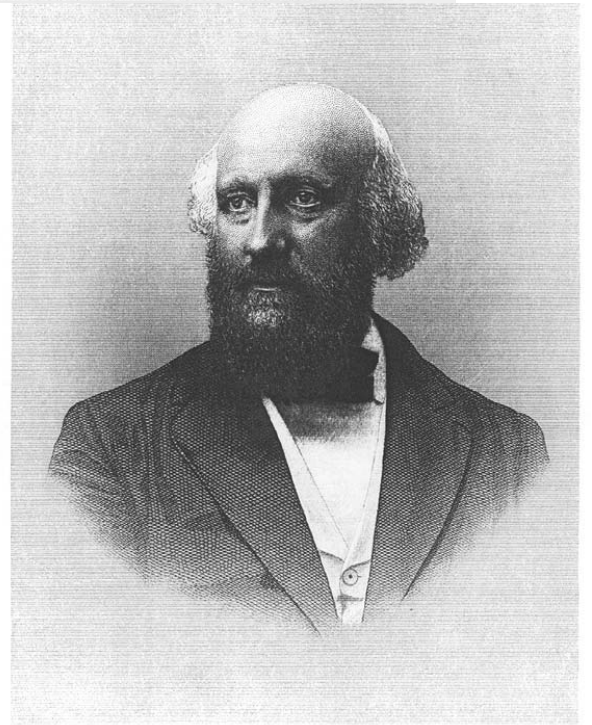


Greyston (1863-64, [James, Jr.] Renwick & [Joseph] Sands)

Source: Landmarks Preservation Commission (1910)

James Renwick, Jr.

Source: Smithsonian Institution



*James Renwick
Architect*

DESIGN VI

A GATE LODGE

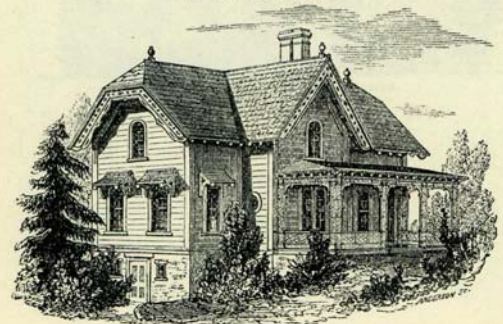
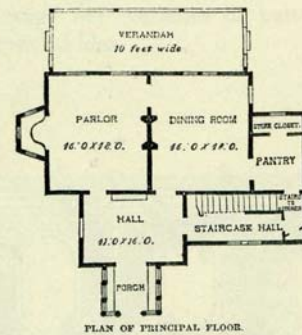


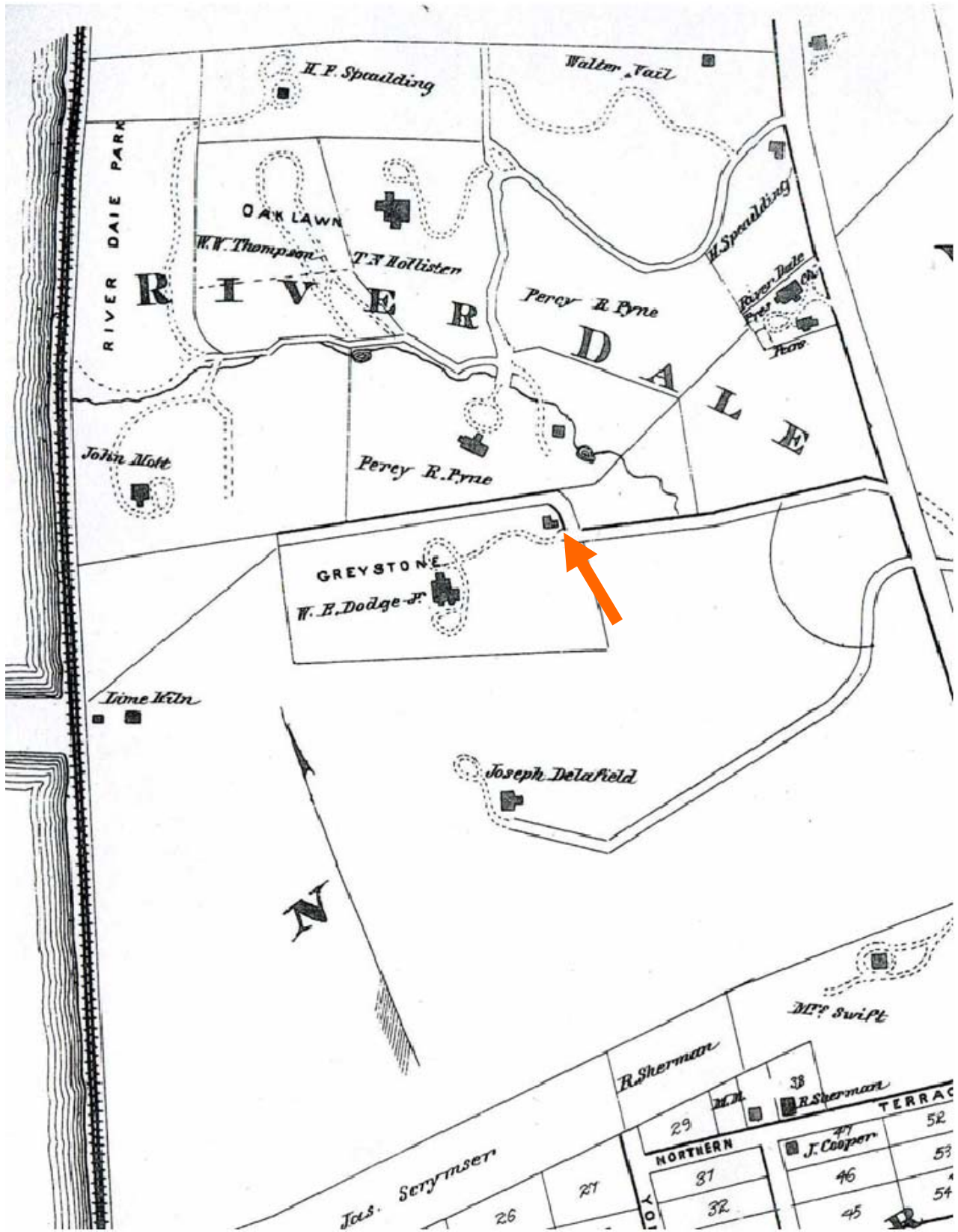
Rural Cottage Designs

(Upper): Andrew Jackson Downing, Design VI (“A Gate Lodge”) in *The Architecture of Country Houses* (1850)

(Lower): Calvert Vaux, “Rural Cottage” (Design No. 4) in *Villas and Cottages* (1864)

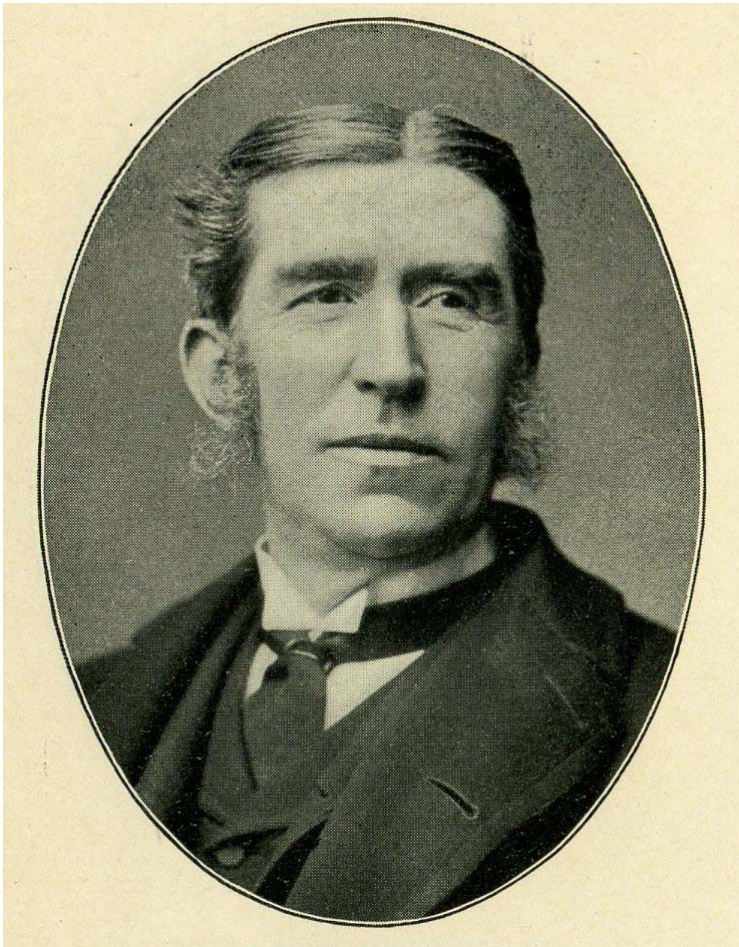
DESIGN No. 4.





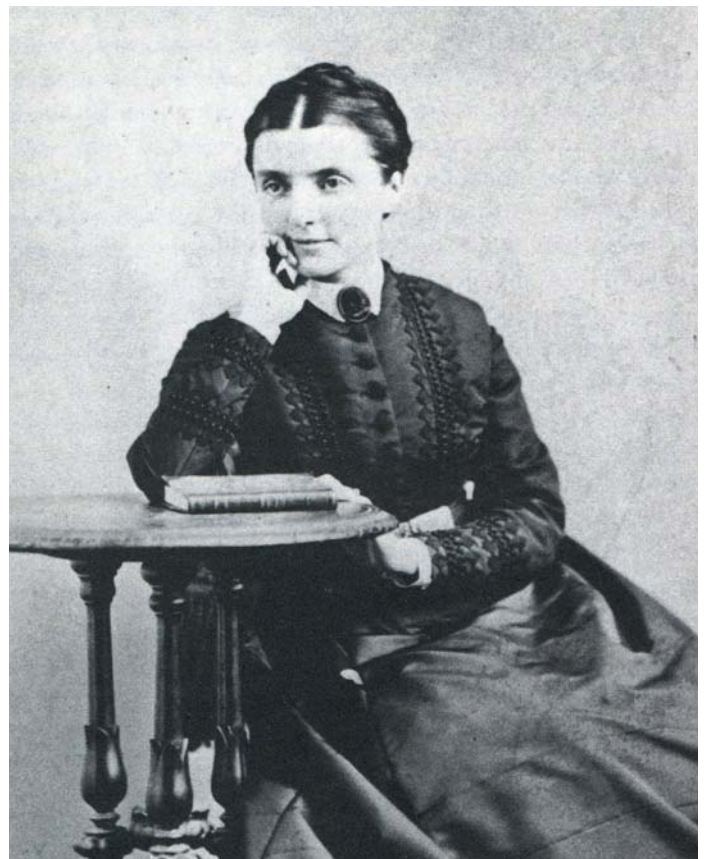
“Yonkers, Westchester Co., N.Y.” Map (1868), showing Greystone and the Greystone Gatehouse (arrow points to the latter)

Source: J.B. Beers & Co., New York



(Upper): **William Earl Dodge, Jr.**

Source: Moses King, *King's Notable New Yorkers* (1899)



(Lower): **Sarah Tappan Hoadley Dodge**

Source: www.educationtechnologyreview.com website



Greyston Gatehouse, south facade

Photo: Olivia Klose (2008)



Greyston Gatehouse, from the southwest (upper) and west façade (lower)

Photos: Olivia Klose (2008)



Greyston Gatehouse, east façade (upper) and north façade (lower)

Photos: Olivia Klose (2008)



**GREYSTON (WILLIAM E. AND SARAH T. HOADLEY DODGE, JR., ESTATE) GATEHOUSE (LP-2396), 4695 Independence Avenue
Landmark Site: Borough of the Bronx, Tax Map Block 5924, Lot 480**

Designated: March 22, 2011