

GREYSTON (WILLIAM E. and SARAH T. HOADLEY DODGE, JR., ESTATE)
GATEHOUSE

4695 INDEPENDENCE AVENUE, RIVERDALE, THE BRONX

The Greyston Gatehouse is a significant surviving component of the picturesque ensemble of buildings and grounds constituting the (former) William E. and Sarah T. Hoadley Dodge, Jr., Estate, known as Greyston, located in the Riverdale section of the Bronx. The grey granite villa, built in 1863-64 to the design of architect James Renwick, Jr., 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.

Dramatically sited on a bluff overlooking the Hudson River, Riverdale developed in 1853 as the earliest planned railroad suburb within today's New York City, following the start of the Hudson River Railroad's passenger service by 1849. Riverdale and the area to its south became a favored summer retreat with villas for wealthy New Yorkers, including the community south of the Morris (Wave Hill) Estate, laid out as Park-Riverdale in 1856. William Earl Dodge, Jr. (1832-1903), and his wife, nee Sarah Tappan Hoadley, in 1863 purchased the land for their estate, bordering on Park-Riverdale, that was part of the large estate of Joseph Delafield. Dodge was a partner in his father's firm, Phelps, Dodge & Co., international dealers in copper and other metals, as well as director of a number of railroad and mining companies and president of the Ansonia Clock Co.

The Greyston Gatehouse, built c. 1863-68, is a premier example of the picturesque rural cottage style popularized by two of the foremost architectural theoreticians of the era, Andrew Jackson Downing and Calvert Vaux, who published popular books on country houses in 1850 and 1864. It is currently unknown whether the gatehouse design is Renwick's and/or inspired by one of Downing's or Vaux's. The 1½-story frame building is irregularly massed, clad in clapboards on 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.

The Dodge family donated Greyston to Teachers College in 1961 for use as a conference center; it became Buddhist retreat in 1980 and a private residence in 1988. The parcel containing the gatehouse remained in Dodge family ownership until 1979, and is currently owned by the Cleveland H. Dodge Foundation. This property also includes two historic granite piers at the original entrance to the drive leading to Greyston.

PERCY R. PYNE-ELIE NADELMAN HOUSE
4715 INDEPENDENCE AVENUE, BRONX

The Percy R. Pyne-Elie Nadelman House is significant as a rare surviving example of the rural estates constructed in the Riverdale section of the Bronx in the second half of the nineteenth century, as a superlative example of picturesque architectural design, and as the home of Polish-American sculptor Elie Nadelman (1882–1946).

Dramatically situated on bluffs overlooking the Hudson River, Riverdale developed as a summer retreat for wealthy New Yorkers following the opening of passenger rail service along the eastern banks of the Hudson River in 1847. The area was known as Riverdale-on-Hudson until it was incorporated in 1874, along with western portions of the Bronx, into the City of New York. This 2½-story brick house was erected circa 1880 by Percy Rivington Pyne (1820-1895), an English-born financier who was president of the National City Bank and also served as a director of numerous corporations and charitable institutions including the Delaware, Lackawanna and Western Railroad Company and St. Luke's Hospital.

Although its architect is unknown, the Pyne-Nadelman House, with its irregular massing, fanciful detailing, and picturesque siting, clearly displays the romantic design principles popularized by Andrew Jackson Downing and Calvert Vaux in the middle of the nineteenth century. Elements such as gables, bays, brackets, flaring eaves, king-post trusses at its gable peaks, corbelled chimneys, round-arch windows, and porches combine to give the house an Italianate-Gothic Revival appearance.

In the twentieth century, this house became the residence of avant-garde sculptor and Polish émigré Elie Nadelman, who influenced the work of Picasso and other Modern artists. He was well-known and respected in Europe before emigrating to the United States in 1914. Nadelman's early work was included in the groundbreaking 1913 Armory Show in New York City, while his later work was shown at the Metropolitan Museum of Art and the Brooklyn Museum of Art. In 1919, Nadelman and his wife founded the Museum of Folk and Peasant Art in Riverdale, opening it to the public in 1935. Two years later, the Nadelmans sold their collection of over 50,000 objects to the New-York Historical Society. Nadelman also created the sculptural motifs for the Fuller Building at 593-599 Madison Avenue (a designated New York City Landmark) and a reclining figure of Aquarius for the Bank of Manhattan on Wall Street. The artist lived in this house from the early 1920s until his death in 1946. Today, the Pyne-Nadelman House retains its peaceful wooded setting and picturesque character, and remains largely intact.

6 PLOUGHMAN'S BUSH BUILDING, Bronx

The No. 6 Ploughman's Bush Building appears to be a rare example in New York City of a 19th-century rural bracketed, board-and-batten estate outbuilding. In 1829, Major Joseph Delafield, president of the Lyceum of Natural History in New York, acquired the 257-acre Hadley farm in (then) Yonkers that spread eastward from the shore of the Hudson River. Delafield named his estate Fieldston after his family's seat in Ireland, and established a profitable lime kiln on the property in 1830. A cottage, named Fieldston Lodge,

was built in 1849 as a three-bay, 1-1/2-story Gothic Revival style summer home in the mode of Alexander Jackson Davis and Andrew Jackson Downing. This area, known as Riverdale after 1852, became popular for the estates of wealthy New York families, who acquired large tracts of land here beginning in the late 1820s. These included lawyer William Lewis Morris' residence (later called Wave Hill), built in 1843-44, and actor Edwin Forrest's Fonthill, built in 1848-52. The Hudson River Railroad, completed in this vicinity in 1849, provided convenient access to New York City.

For some time prior to Major Delafield's death in 1875, Fieldston Lodge was in use as the summer cottage of his eldest son, Lewis Livingston Delafield. The father's will, written in 1867, mentions that the property then contained two cottages, one in use by the father and one in use by the son, as well as outbuildings such as a stable and coachhouse and laundry. Lewis Delafield expanded Fieldston Lodge in 1877-78 to five bays and two full stories plus a slate-covered mansard roof, with a wide front verandah. Local builder Samuel L. Berrian executed this addition. The building that is today No. 6 Ploughman's Bush is similar in style and details to the expanded Fieldston Lodge (which remained until at least the 1950s). A review of real estate maps, however demonstrates that the Ploughman's Bush building may appear as early as 1867.

The eastern portion of the Joseph Delafield Estate was developed by the Delafield family as the community of Fieldston in 1909-23, and the western part of the estate was later subdivided. This outbuilding is the only surviving building remnant of the original Delafield Estate, an estate associated with one of New York City's, and the Bronx's, leading families. It is also a significant reminder of the era when the Riverdale section of the Bronx was largely a private community of rural, and later, suburban summer estates.

