

Village of Montebello

RECONNAISSANCE-LEVEL HISTORIC RESOURCE SURVEY

Final Report



August 2010

Prepared by:

Larson Fisher Associates

Woodstock, NY

www.larsonfisher.com

Village of Montebello

RECONNAISSANCE-LEVEL HISTORIC RESOURCE SURVEY



Final Report

August 2010

Prepared by:

Larson Fisher Associates

PO Box 1394

Woodstock, NY 12498

www.larsonfisher.com

854-679-5054

Village of Montebello

RECONNAISSANCE-LEVEL HISTORIC RESOURCE SURVEY

Final Report August 2010

TABLE OF CONTENTS

I. Project Overview.....	1
A. Survey Objectives.....	1
B. Survey Methodology.....	1
C. Selection Criteria.....	2
1. Significance.....	3
2. Integrity.....	3
II. Historical Overview.....	4
III. Survey Findings.....	10
A. Overview.....	10
B. Montebello's Historic Resources.....	10
<i>Native American</i>	10
<i>Early Farm Buildings</i>	11
<i>19th Century Rural Development</i>	20
<i>Antiquarian Country Retreats</i>	21
<i>Country Retreats of the Gilded Age</i>	29
<i>Early 20th Century Houses</i>	35
<i>Post-World War II Suburbanization</i>	46
<i>Late 20th & early 21st Century</i> <i>Development</i>	58
<i>Regionally-Oriented Development</i>	62
<i>Landscapes</i>	67
IV. Observations & Potential Next Steps.....	70

APPENDICES

- A. Chronology of Development
- B. Maps:
 - Locally Designated Landmarks
 - Potential Thematic & Historic District Designations
 - Potential Future Districts
- C. List of Properties Selected for Potential Designation
- D. Bibliography
- E. Sample booklet guidelines for changes to mid-20th century dwellings
- F. Database of buildings 50 years old with defining features (Digital file on CD)

COVER PHOTO

The Stanley and Blanche Morse House, now the Montebello Village Hall, was built c. 1920. Attributed to the architect George Fowler, it is an interpretation of the Tudor or English Cottage Style. The building was designated a Montebello Historic Landmark on December 17, 2008.

Acknowledgements

Larson Fisher Associates wishes to thank the members of the Montebello Historic Preservation Commission for the opportunity to undertake this fascinating and important survey of the Village's Historic Resources. We are especially grateful for the generous and extensive assistance of Village Historian Craig Long—his first-hand knowledge of Montebello and the Town of Ramapo, along with his extensive files on specific properties, was an invaluable aid to the project. In addition, Mr. Long provided important factual corrections to this final report. Thanks are also due to Village Clerk Debra Mastroeni and Shelly Flanagan-Ramos, Deputy Village Clerk, for their assistance in securing necessary background documents and general administration of our contract.

This historic resource survey has been financed in part with federal funds from the National Park Service, Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior. The grant has been administered by the New York State Office of Parks, Recreation and Historic Preservation. This program receives Federal funds from the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Dept. of the Interior, National Park Service.

I. Project Overview

A. Survey Objectives

One of the duties of the Montebello Historic Preservation Commission (HPC) is to conduct surveys of significant historic, architectural, and cultural landmarks and historic districts within the Village of Montebello. To meet this duty, the HPC obtained a Certified Local Government (CLG) grant for a reconnaissance survey through the auspices of the State Historic Preservation Office, which is a section of the New York State Office of Parks, Recreation, and Historic Preservation. After issuing a Request for Proposals and interviewing several professional historic preservation consulting firms, the Village, at the behest of the HPC, hired Larson Fisher Associates, Inc. for the project.

The goal of this survey was to compile a basic level of architectural data on all buildings in the Village of Montebello constructed on or before 1960 and to associate each of them with periods and themes determined to have historic and/or architectural significance. A number of historic properties had been previously identified, which provided a starting point for the fieldwork undertaken and an understanding of the development eras they represent. The information from this survey is provided in two formats: 1) this report which provides an overview and an analysis of the findings, and 2) a digital database with specific information on each of the buildings surveyed. These products are intended to aid the Montebello HPC in its preservation efforts.

B. Survey Methodology

A first step in this survey was to develop an understanding of the history of the Village, which necessitated a review of Rockland County history to develop a context for the physical development of the Village. The Village Historian's files were also read for both general historical background and specific information about known historic properties. (See Appendix A for a "Chronology of Development.") Obtaining a comprehensive list of properties in the Village with their tax parcel identification and associated address in a spreadsheet format (Microsoft Excel) was the second step. With this accomplished, fieldwork could begin. There are still no state or federal standards or models for digital survey projects, so a basic method has been created by the consultant. Descriptive building data and architectural classifications were collected in the field during March and April, 2010, and entered into this database so that the historic resources in the village can be sorted and analyzed in terms of type, form, construction method, material, period, style, location, etc. (See Appendix F.) Photographs of Montebello buildings and structures also were taken during the Spring of 2010. The digital format will allow information about these properties to be updated on an ongoing basis and mapped in the future. The database includes a column for key historical information along with the field data, which may also be supplemented as future research is undertaken. In addition, an initial assessment of which significance category has been included.

The relatively recent incorporation of the Village of Montebello in 1986 means that only the development since that date can be considered Montebello development, as opposed to development of the Town of Ramapo, out of which it was formed. Thus to provide a basis for future evaluation of properties as they meet the 50-year threshold to be considered historic, all developed properties as of 2010 were documented with respect to estimated construction dates.

The survey project involved visual inspection of nearly all of the 1294 developed properties in the Village of Montebello.¹ Vacant land was not included in the survey as it was difficult to determine a clear functional or historic association with extant buildings in the field within the scope of work involved at a reconnaissance level. Over 350 digital photographs were taken to document these buildings. Construction dates for the primary structures on the surveyed properties were determined by several means. Assessor data from the Town of Ramapo was the initial starting point. However, as is common, the dates provided by the Assessor were “effective construction” dates that reflected remodeling, additions, and general updating since the actual time of construction. Thus, historic maps were consulted to determine when the older buildings were depicted, which allow a closer determination of particular building’s period of construction.² For properties developed after the late 1930s, the Rockland County Clerk of Court records were searched online for subdivision plat maps, 92 of which were downloaded for reference.³ Visual analysis of the architectural expression of the buildings and structures provided a final check on what the construction date would most likely have been. The historic and subdivision maps have been referenced in the database/spreadsheet. From this initial step, buildings and structures that are at least 50 years old were identified—there are 388 of these, which comprise a second database into which the defining characteristic of these buildings (as noted above) were entered. This second database is provided in digital form on CD and represents the core results of the reconnaissance level historic resource survey.

Identification of archeological sites, prehistoric or historic, was beyond the scope of this survey. Information about archeological site should not be made available to the general public in order to protect against unauthorized digging and vandalism. When a previously undisturbed property is being newly developed, it should be assumed there is the potential that such archeological resources could be uncovered and, if this results, steps need to be taken to ensure their preservation.

C. Selection & Designation Criteria

A number of Montebello’s historic resources are recommended for designation, protection, and future study. (See Section IV.) Selections were guided by the criteria established for evaluating nominations to the National Register of Historic Places. When applied at a local level of significance, the National Register criteria is a valuable tool for determining a property’s importance in the broader historical contexts and themes that are reflected in local history. It is important to maintain a focus on the local perspective; otherwise notable properties can be overlooked. Because specific historic documentation is limited at a reconnaissance level of survey, the condition assessment is necessarily superficial and the contexts and themes only broadly developed. Thus these selections have been as inclusive as possible. Whereas not all of the selected properties will necessarily achieve State and National Register listings, it will be important for the HPC to be familiar with all of the village’s significant resources, including those at the margins. Just because the New York State Historic Preservation Office or the National Park Service may choose not to confer their distinctions on a property does not in and of itself mean the historic resource is not important to Montebello. The National Register criteria

¹ At least 2 properties were inaccessible and were viewed using birdseye photographs available online at <http://www.bing.com/maps/>. Parks were not included in the total number of 1294; two cemeteries were.

² Historic Maps included the 1854 O’Connor Atlas of Rockland County, the 1876 F.W. Davis Atlas of Rockland County, the 1887 Goldthwaite Driving Map, and the 1911 Map of Suffern and Vicinity by Frederick Washburn, surveyor. The Claire Tholl Map of 1975, depicting historic buildings and roads, was also referenced as necessary.

³ <http://www.rocklandcountyclerk.com/>

will still provide the HPC with the basis to make their own evaluations within an established evaluative framework.

1. SIGNIFICANCE

There are four fundamental criteria by which the National Register assesses the significance of historic resources. Properties are categorized as significant for:

- a. their relationship to a historic event or theme significant in American history, such as settlement, agriculture or tourism;
- b. their association with an individual who made a significant contribution to the history of the local community, state or nation;
- c. their distinction as an example of a type, period or method of construction; and
- d. their archeological potential to provide information about an important aspect of prehistory or history.

Property must be at least fifty years in age to establish a suitable context for the evaluation of significance unless it can be demonstrated that it has achieved significance in less than fifty years. For example, buildings with outstanding architectural merit may be considered for nomination to the National Register. Because this survey considered *all* development up to present, there are a number of buildings that are noted for their potential significance under this exception.

Section 195.60-D of the Montebello Code also establishes criteria for historic landmark and district designation based on significance. These criteria directly mirror those of the National Register. The HPC may recommend a property for designation as a local landmark if it:

- (1) Is associated with events that have made a significant contribution to the broad patterns of the history of the Village of Montebello, Rockland County, the Hudson River Valley region, New York State or the United States of America;
- (2) Is associated with the lives of persons significant in [Montebello's] past;
- (3) Embodies the distinctive characteristics of a type, period or method of construction or that represent the work of a master or that possesses high artistic values or that represent a significant and distinguishable entity whose components may lack individual distinction;
- (4) Has yielded or may be likely to yield, information important in prehistory or history; or
- (5) Because of unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood in which it is situated.

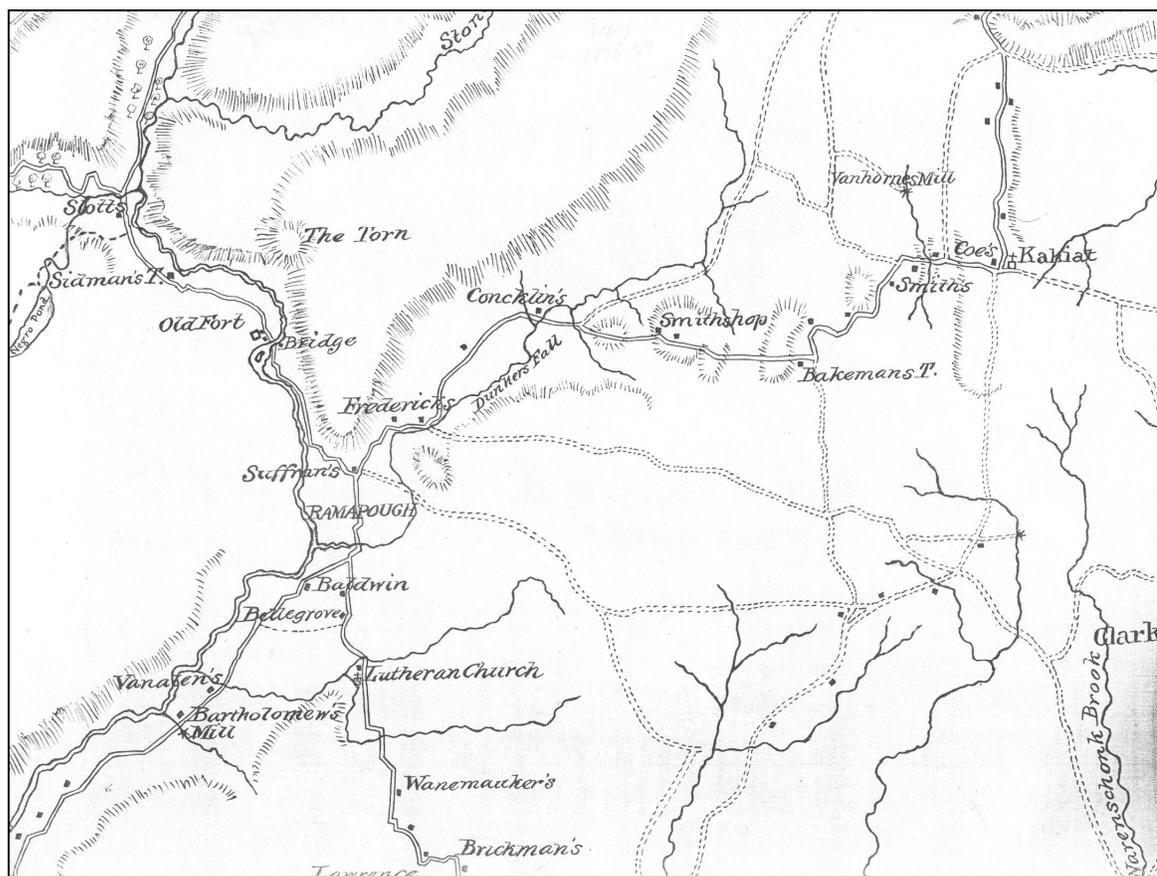
2. INTEGRITY

A property must retain sufficient physical integrity from its period of significance to be authentic. The National Register criteria contain an integrity test to ensure that only authentic buildings receive listings. At this reconnaissance level of survey selections are not based on physical integrity—all properties with the potential to meet one of the criteria were recorded. The physical integrity of a particular property should be considered only if it reaches the status of being considered for local designation or nomination to the National Register. However, in documenting the village's historic properties, a preliminary assessment was included, consisting of three classifications: "intact," "minimally altered," and "significantly altered." The "intact" classification includes those changes, additions and alterations, that can be considered historic within the 50-year historic timeframe.

II. Historical Overview

Montebello's incorporation in 1986 means that the historical context for the development of its built environment largely reflects that of the Town of Ramapo and Rockland County. As with virtually all early European settlement, it was determined by available modes of transportation. Initially development followed the navigable rivers and natural pathways. With the Ramapo mountains forming a barrier in the western section and the Mahwah River being little more than a stream, development of this middle portion of the county was slow in the 17th and 18th centuries. The first purchase of land in the Ramapo area from the native people occurred in 1700 by Blandina Bayard, a name that lives on in the Village of Montebello in the form of Bayard Lane. While there was some settlement, it was 1724 before another large tract of land was purchased in the area with resultant rampant land speculation. However, legal issues with patents and boundaries restrained settlement to isolated farms and small milling industries reliant on the water power afforded by the Mahwah river and its tributaries.

In the second half of the 18th century John Suffern settled in the area that would later bear his name, the boundary line between New York and New Jersey would finally be set, patent claims settled, and the Revolutionary War would result in land surveys and road improvements in the area, and the State of New York would pass legislation calling for construction of new roadways. The early roadways in Rockland County ran primarily east-west, allowing for farm goods and natural resources to be moved from the Ramapo hinterlands to the Hudson River and shipment to the ready market of New York City.



1778-1779 Map drawn by Robert Erskine, Geographer and Surveyor General of the Revolutionary War.

With the coming of the steamboats on the Hudson in the early 19th century and continued roadway improvements, rural development in the area picked up pace. As technology advanced, railroads made the western portions of Rockland County increasingly accessible. The Ramapo area was served by a station in Suffern, which was established in 1841.

“The construction of the Erie Railroad was an invaluable aid to the growth of this County...Not alone did it bring in ready money, by the erection of its car works and round house, and the residence of its employees at its eastern terminus [Piermont], but it also left a more lasting impress in the permanent development of our agricultural and mineral resources.”⁴

By 1860 nearly half of the acreage in Ramapo was improved and cultivated and the town was second only to Clarkstown in total area. Even with less area, Ramapo’s production of grain and potatoes exceeded that of Clarkstown, while the tonnage of hay produced was only slightly less than its neighbor to the east. Ramapo’s production of apples exceed that of Clarkstown by 75% and also greatly topped it in pounds of butter produced. (Clarkstown was the only town in Rockland County that produced cheese, however.) Ramapo farmers kept a range of livestock—horses, oxen, cows, sheep and swine. Although not quantified, considerable quantities of milk were sent to the New York City market as well.⁵ And although poultry was not specifically enumerated in 1860, the farmers undoubtedly kept birds, for their own use if not for sale. It is to this mid-19th century period that many of Montebello’s extant farmhouses can be traced.

Orchards continued being a predominant form of the cash crops raised. The 1880 Census revealed that the agricultural and mineral wealth of Rockland and Orange counties outperformed all other provincial sections of the State of New York.

The railroads also fostered tourism in Ramapo, which in the Montebello area, overlapped with and bolstered the rural farm economy. The New York Times noted the phenomenon in an 1883 article:

SUMMER RESTING PLACES – WHERE THE WEARY CITY MAN CAN DROP HIS CARES – THE ATTRACTIONS OF COUNTRY QUIET, HUNTING, AND FISHING OFFERED ALONG THE SOUTHERN BORDER OF THIS STATE. Over 25,000 New-York people spent the Summer of last year at the different resorts along the Erie Railway and its branches and connections in Rockland, Orange, Sullivan, and Delaware counties, N.Y.... their “Summer boarder” capacity has been much increased since last season...the territory now open to city folk [is] more than double its area of 1870...To-day, besides the hundreds of large hotels and commodious private boarding-houses that the demand for quarters has made necessary, there is scarcely a farm-house between the Passaic River and the head-waters of the Delaware which is not prepared to “take boarders”....Suffern, 32 miles from New-York, is the beginning of the Ramapo Valley resorts, which include Ramapo, Sloatsburg, Lorillard, and Southfields. This valley would be the Summer home of thousands of city people if its great advantages were utilized...The Ramapo Valley is a narrow pass between the Hudson Highlands and the Southfield Mountains, the river being a succession of rapids and falls, widening into miniature lakes in many places. The

⁴ Frank Bertanguie Green, MD, *The History of Rockland County*. (New York: A.S. Barnes, 1886) pp 219-220.

⁵ J. H. French, *Gazetteer of the State of New York*. (Syracuse, NY: R. P. Smith, 1860.)

entire region is wild and picturesque, and although within an hour and a half of New-York, combines all the attractions that have made the fame and fortune of localities that require long hours of tiresome railroad and stage travel to reach...Board at... the smaller boarding-houses and farm-houses the rate runs from \$5 to \$10 a week.⁶

With the increasing ease of access from the New York metropolitan area, the nascent country retreat or estate era of the Gilded Age blossomed in the region, including the area that would become the Village of Montebello. A number of fine examples of country estates were built in this period and many of the old farmhouses were transformed into rustic retreats. The railway connection and continued roadway expansion also allowed for commercial development in neighboring Suffern and with it construction of residences to house the middle class merchant class. This resulted in the more urban built environment in the southwest corner of Montebello (Orchard Street)—that may have been related to the recreational amenity provided by Lake Antrim. The technological advance of the automobile, which became increasingly available in the first decades of the 20th century, also served to disperse residential development in the town, but still primarily along established roadways.

The Depression in the 1930s slowed development considerably, and the country estates and farmsteads were sold for pennies on the dollar. Indicating this is the headline that appeared in the local press in 1930:

Magnificent Suffern Estates Assessed Way Below True Value⁷

Only in the 1940s, particularly after World War II, would development pick up again. The progressive era—a reaction to the ills of the industrialized city—that eschewed political patronage in favor of rational standards and quantitative bases for a variety of government service, led to a host of modern approaches to development. The construction of the Suffern High School in Montebello reflected this mindset. Planners schooled in this approach would rely upon per-capita models for both local and regional park development and promoted specific projects based on their health benefits. Development of the Rockland County Park Commission in the 1960s and its subsequent development of parks and recreational facilities in the Montebello area grew out of this philosophy.

By the mid-20th century, transportation improvements in the form of the Tappan-Zee Bridge and Interstate 287 spurred a dramatic increase in development in the Town of Ramapo that continues to this day. Only periodic economic downturns have temporarily slowed this expansion. Efforts by the Town in the late 1960s and 1970s to control and shape the explosive post-WW II growth with new comprehensive planning and growth management techniques ultimately proved ineffective. (Indeed, 77% of the buildings in the Village were constructed 1960 or later.) In an effort to control its own destiny, the community that would comprise Montebello sought incorporation as a Village, becoming one of six that doubled the number of villages in the Town to twelve by 2003.

“The villages were all formed because of a loss of confidence in the capacity of the town government to adequately protect their neighborhoods against an influx

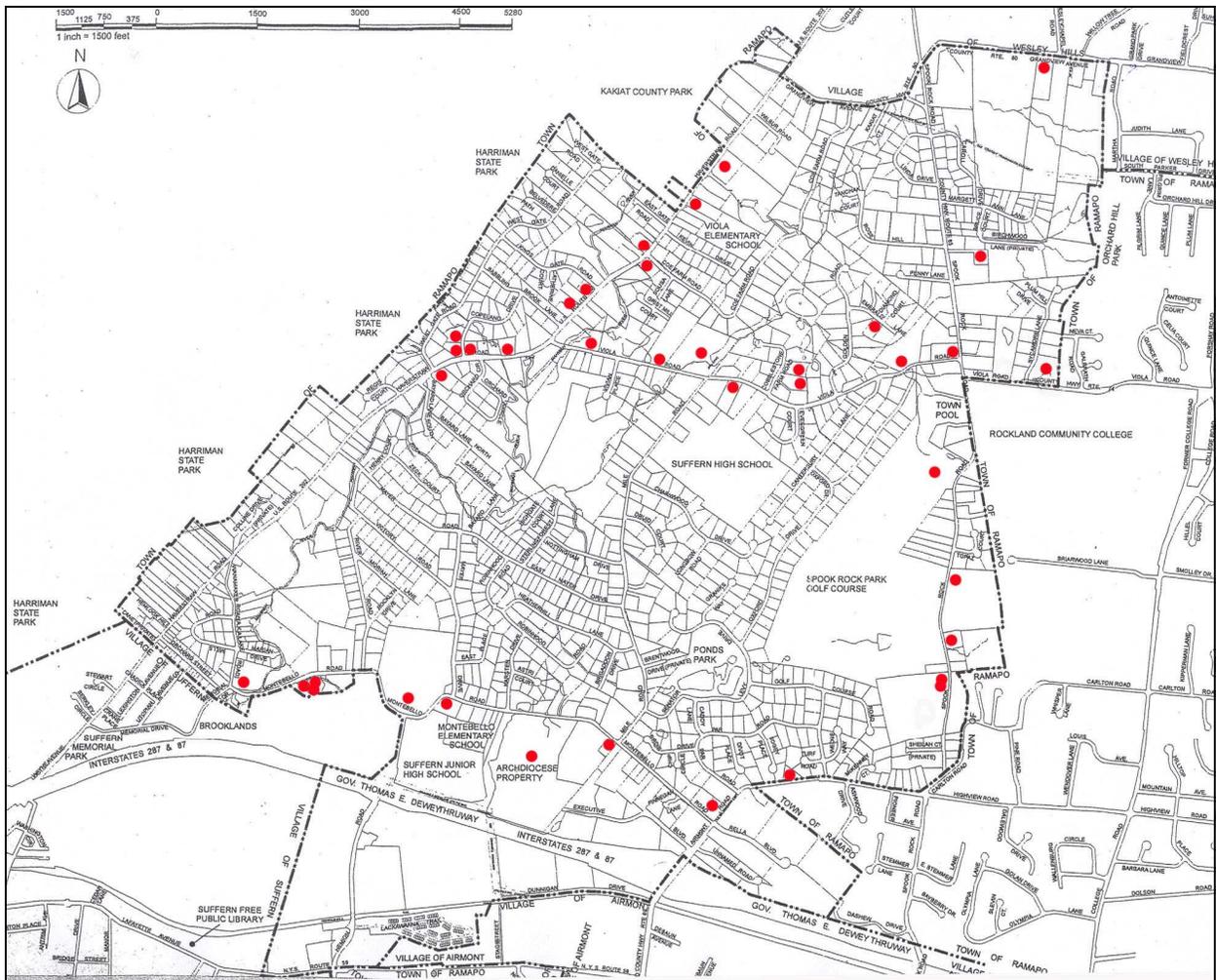
⁶ *The New York Times* 7-2-1883.

⁷ *Evening Rockland County Journal*, 3-6-1930.

of non-conformists who disdained the constraints of the town zoning ordinance," McAlevey says. "But no villages formed as a result of the Ramapo master plan."⁸

This character-defining mid- to late-20th century development in Montebello suggests that the more recent construction deserves special attention. The earliest of the post-WWII suburban residential enclaves are now turning 50 years old and embody the history of that time. What's more, the Modern architectural style was just taking hold in this same period, so there are several notable examples of it that warrant preservation. With the coming of regional office complexes, Montebello boasts several large-scale Modern buildings that may well be outstanding historic architecture, if not now, in the relatively near future.

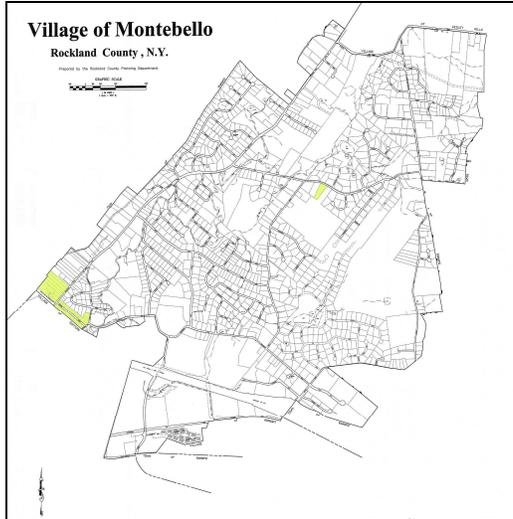
The maps on pages 8 and 9 illustrate the major residential subdivisions occurring in Montebello from the early 20th century onward. Also, please see Appendix A for a Chronology of Development, which has more date-specific information about Montebello's historic context.



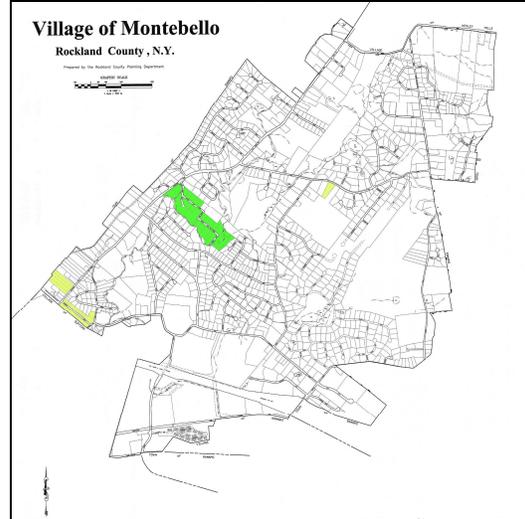
Early Farmhouses, Country Retreats & Montebello Designated Landmarks.

⁸ *Julienne Marshall*, "Whatever Happened to Ramapo?" *Planning* magazine, December, 2003.

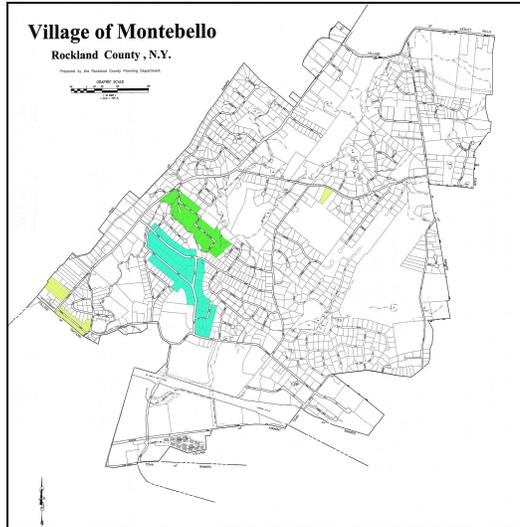
DEVELOPMENT OF THE VILLAGE OF MONTEBELLO



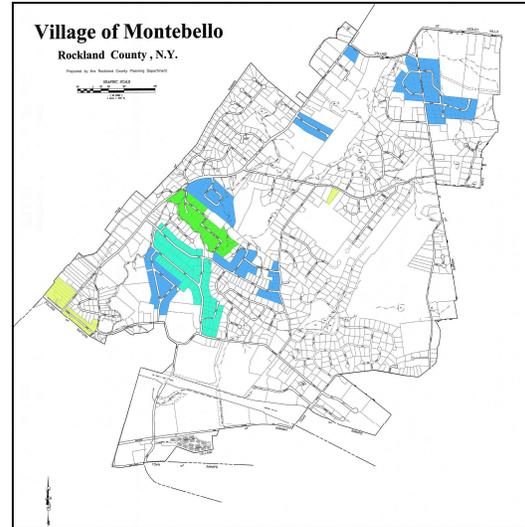
Subdivisions through the 1920s.



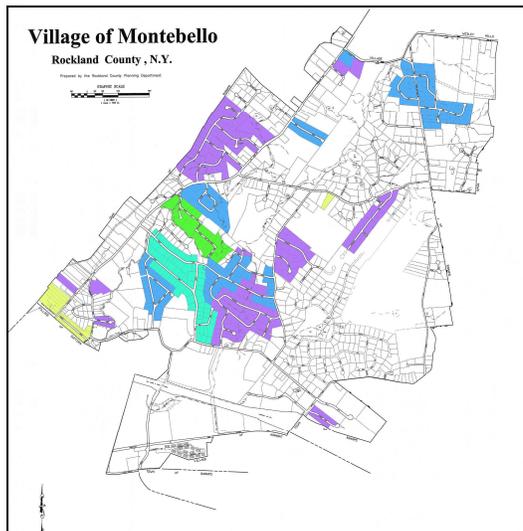
Subdivisions through the 1930s



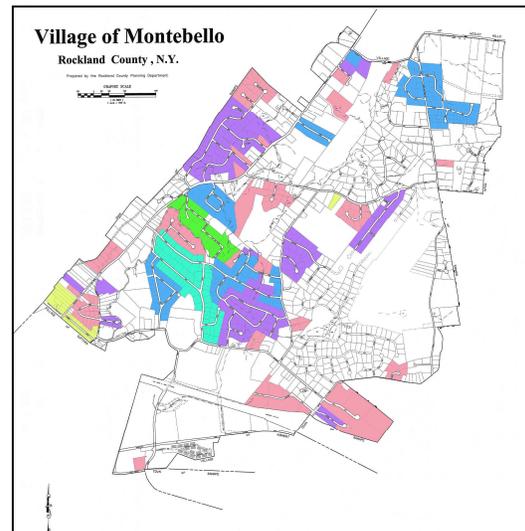
Subdivisions through the 1940s



Subdivisions through the 1950s

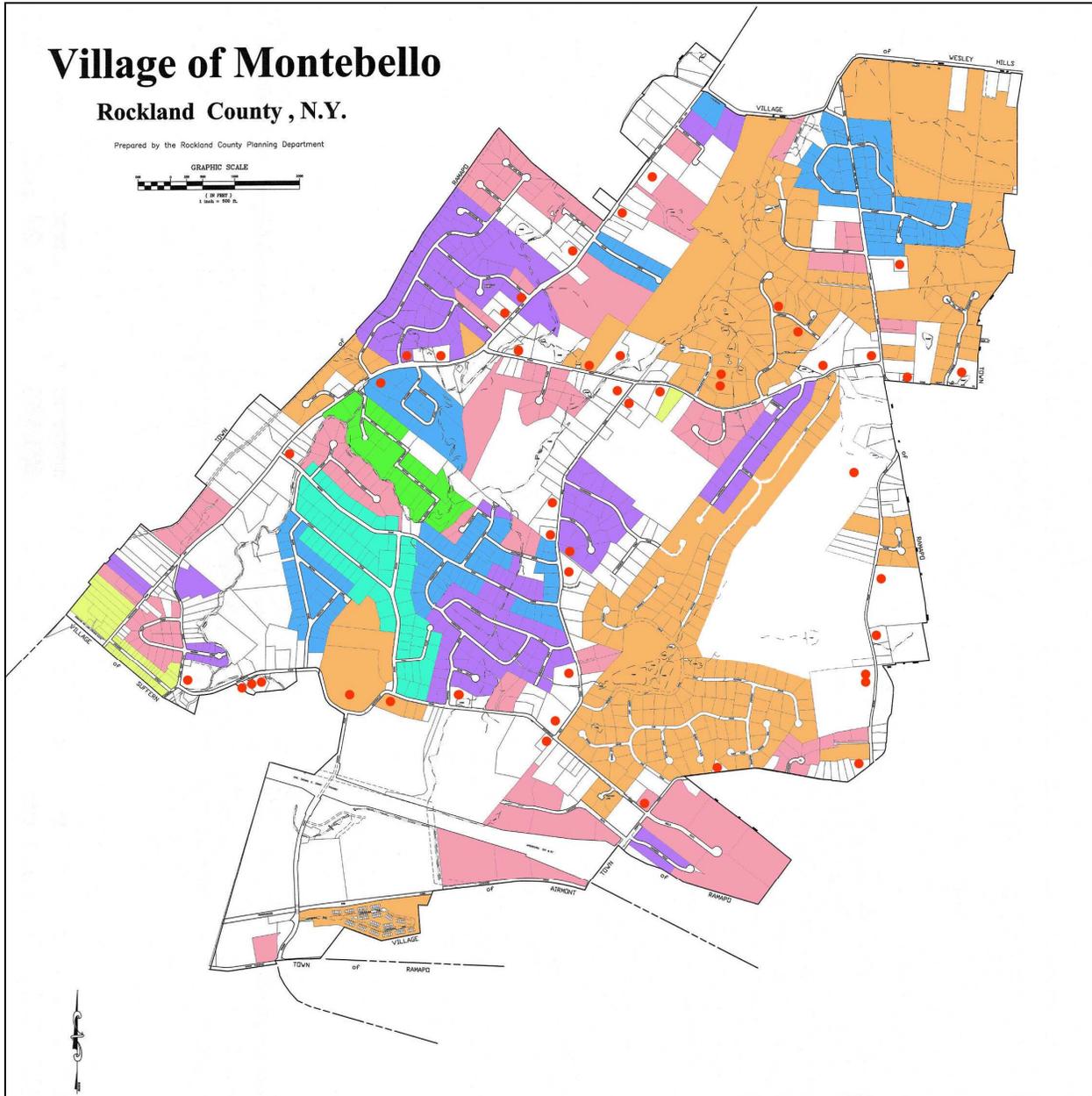


Subdivisions through the 1960s



Subdivisions through 1986

DEVELOPMENT OF THE VILLAGE OF MONTEBELLO



Subdivisions of Montebello, including those after Montebello was incorporated as a Village in 1986

Red Dots indicate early farmhouses & Country Retreats
Subdivisions in the 1910s & 20s
Subdivisions in the 1930s
Subdivisions in the 1940s
Subdivisions in the 1950s
Subdivisions in the 1960s
Subdivisions in the 1970s & up to 1986
Subdivisions from 1987 on

III. Survey Findings

A. Overview

The historic resources of the village of Montebello fall into three broad periods of significance: initial rural development; the country retreat era, spanning the late 19th and early 20th centuries; and the mid- to late-20th century suburban expansion. To some extent the periods overlap, and each period has had various expressions represented by the current built environment. The following discussion and analysis seeks to illustrate the various ways these periods are exemplified.

As stated in Section I-B, Methodology, this survey observed *all* of the 1294 developed properties in Montebello. The following table provides a breakdown of their estimated construction dates.

Estimated Construction Dates of Extant Developed Properties in the Village of Montebello*

Before 1870	31
1870-1879	11
1880-1889	5
1890-1899	6
1900-1909	16
1910-1919	13
1920-1929	40
1930-1939	34
1940-1949	22
1950-1959	128
1960-1969	321
1970-1979	134
1980-1989	85
1990-1999	163
2000-2010	285
TOTAL	1294

* Count does not include utility facilities but does include 2 cemeteries

B. Montebello's Historic Resources

Native American

The earliest inhabitants of the area now within Montebello's corporate boundaries left few know remains. The only one included in this survey is the site known as "Indian Rock" around which a 20th-century shopping mall has been built. Fortunately the site now seems to be widely recognized (the shopping mall taking its name from it) and preserved for the foreseeable future. Other undisturbed areas may contain other remnants of Native American habitation, though these could not be identified.

Early Farm Buildings

Remnants of Montebello's rural past are effectively obscured by the overwhelming amount of 20th century development. Still, judging from historic maps of the area, a surprising number are extant, albeit often in altered and expanded forms and/or adapted to new uses. These buildings, which consist of farmhouses, barns, and the occasional outbuilding, are located along the historic routes that traverse the village—Haverstraw Road, Montebello Road, Viola Road, Mile Road and Spook Rock Road. Their wide but relatively regular spacing along these routes is a clue to the size of the farm tracts that dominated the land use of the late 18th century and most of the 19th century. Primarily farmhouses, they fall into two categories: those that are still small in size and recognizable as 19th century forms and those which were expanded and remodeled as country retreats, primarily for New Yorkers. The second type is discussed in the section, *Country Retreats*.

The typical form of early farmhouses is rectangular having a gable roof and 3- or 5-bay front facade, with regularly spaced fenestration. They are either 1½ or 2-stories in height. These generally date to the late 18th century and early decades of the 19th century. Just before the Civil War, a Picturesque taste took hold and architectural styles such as Gothic Revival, Italianate, and Romanesque found expression in the houses being constructed, with the addition of front gable features, brackets, verandas, and more asymmetrical massing. This remained the predominant taste through to the end of the 1800s. Virtually all of the extant early houses in Montebello have been altered over time, most of them in ways that reflect later, but still historic, design periods. A few have lost their architectural significance due to remodelings that hide the original form.

The Henry Wanamaker House, built c. 1778 and located at 51 Montebello Road, is one of the earliest extant farmhouses in Montebello. Stone houses are a distinctive regional type and, although the Wanamaker House has been significantly modified, its stone construction remains visible. Another aspect of this house that comports with its early date is the recessed right side ell, which was probably the original kitchen wing. The house now has a mansard roof, characteristic of the Second Empire style of architecture that became widely popular in the 1870s, denoting when the house was remodeled. Its barn, though likely of a later date than the house, remains a testament to the original farming function of the property.



Henry Wanamaker House, c.1778, at 51 Montebello Road & Barn located behind the house, to the southeast.

Nearby, at 37 Montebello Road, the J. Wanamaker farmstead was established, c. 1820 (not shown). Although it has been significantly expanded it retains and the original lot subdivided, it

retains its architectural integrity. In addition, its association with the Wanamaker family makes it historically significant.

Portions of the Coe farmhouse at 500 Haverstraw Road may date to as early as 1817, as evidenced by the 3-bay front facade and left side ell (probably the original kitchen expanded with a second floor addition). Like the Wanamaker House (above) it was remodeled c. 1870, but in the Gothic Revival style. This style is expressed with the two front gable broken-eave dormers and a full front porch having chamfered posts, incised facia, and saw-toothed frieze. There are several rear extensions, one of which is a building moved from a property to the south of this near the intersection of Viola Road.⁹ A couple of extensions are smaller lean-tos. The barns at the rear of the property have also been expanded and remodeled in typical fashion. A wellhouse in the front yard speaks to an earlier era without interior plumbing.



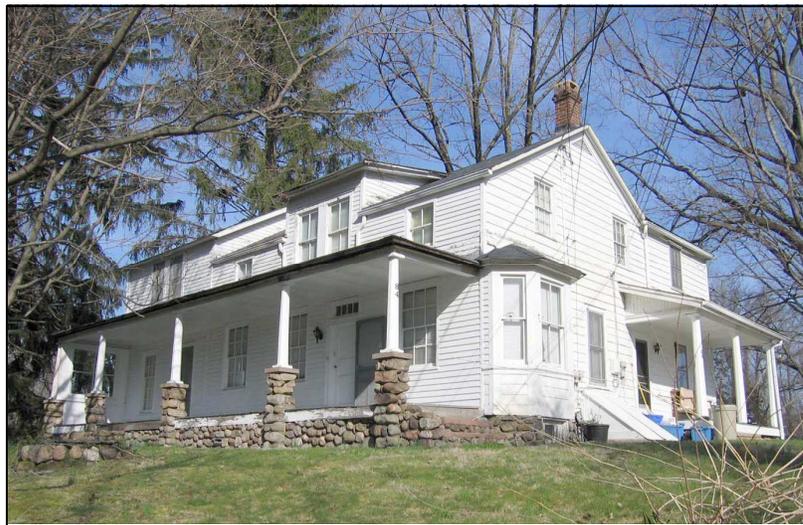
The house at 500 Haverstraw Rd. appears to be the John and Hannah Coe House, later depicted as L.D. Coe on the 1854 O'Connor Map.¹⁰

The original 3-bay, 2-story form of the Johnson farmhouse at 84-86 Viola Road, built c. 1778, can still be discerned despite the addition of a taller 2-story wing on the west end, a 1-bay extension off the east side with faceted bay window, and the addition of a broken-eave shed-roofed front dormer.¹¹ The front porch was also a later addition, further modified in the early 20th-century with rustic cobblestone piers. This farmhouse typifies the ongoing alterations made to the oldest buildings in the attempt to meet changing functional requirements, changing lifestyles, and, in this case, an increase in the number of inhabitants. This property was designated Montebello Landmark on July 19, 2006.

⁹ The late Mr. Herb Bunting reported to LFA that his father told him the rear building, which is connected to the main house through a 1-story hyphen, was moved “up from the corner.” He also stated that the second floor joists in this building were 3x10s very closely spaced to support heavy machinery. Many pencils were found in the walls and so there is speculation about this having been a pencil factory at one time. The 1854 map of the area indicates there was a blacksmith shop near and south of this location, which was still extant when the 1975 Bicentennial/ Clair Tholl map was made. This suggests the possibility this rear addition was once a part of that complex. Further research is needed to confirm either possibility.

¹⁰ The 1860 Federal Census lists John and Hannah Coe, ages 59 and 55, respectively, with son Lawrence, age 24, whose occupation is farmer like his father.

¹¹ The 1854 O'Connor Map labels the house as “W. Johnson.”



The Johnson Farmhouse, c. 1778, 84 Viola Rd.

Another Johnson farm is located at 236 Spook Rock Road—the S. R. Johnson House. It is a simple wood frame, 5-bay gable-roofed building, oriented with the front facade to the south for solar access, as were many early rural houses in the region. Reclad in darkly stained wood shingles and having a shed dormer addition, it belies the c. 1778 date ascribed to it. Nevertheless, its association with the Johnson family and the early rural development patterns of Montebello makes it a significant, if somewhat endangered, historic property.¹²



The S. R. Johnson House, built c. 1778, 236 Spook Rock Road

The R. Johnson House at 96 Viola Road may have been constructed as early as 1820. Despite being expanded, its original 2-story, 5-bay gable roof form is clearly visible. This farmhouse was one of those adapted as a country retreat in the late 19th or very early 20th century, without extensive changes. The property also contains several outbuildings, of varying ages. No barn is extant, however.

¹² The property appears to be vacant and as such may be endangered by lack of maintenance as well as by being a tempting target for vandals.



The R. Johnson House, c. 1820, at 96 Viola Road; a fieldstone outbuilding—possibly a dairy cooler (above right). An ice house is also located on the property (illustrated on page 19).

An early Johnson house, located at 26 Mile Road, which is depicted on the 1876 Davis Map and labeled “Adam Johnson,” has been significantly altered such that its original form is obscured by a large 2-story extension off the front. (Not pictured.)

The Young homestead located at 62 North Airmont Road was built c.1810 and retains its simple vernacular 2-story form with a 5-bay front facade and gable roof. Its proximity to the road and stone wall along the right-of-way indicates its rural origins. Labeled as “Jas. Young” on the 1854 O’Connor Map, by 1876 it was the property of “Mrs. Young.” A number of Youngs are enumerated in the 1850 census as living in Ramapo—among them, James, age 66, a farmer, married to Maria Young, age 68.¹³ The 1854 map also labels a house off Mile Road, along with a grist mill, as “J. Young,” neither of which is extant. As with the Johnson farmsteads, the Young properties represent a significant part of the community’s rural past and contribute to the historic character of Montebello.



The James Young House, built c. 1810, at 62 North Airmont Road.

¹³ 1850 Federal Census.

Although expanded and remodeled, the J. Young House at 199 Spook Rock Road still incorporates its early 19th century section (the c. 1820 recessed west wing was raised to 2 stories at a later date). The house was expanded c. 1840 with a 2-story, 3-bay addition, which now occupies the center portion of the structure. This section can be roughly dated due to its Greek Revival style with its wide frieze. The front porch and 1-story right (east) side ell were later modifications, as are the rear extensions.



J. Young House, built c. 1820 - 1840, at 199 Spook Rock Road.

Another Young farmhouse, the “J. T. Young House,” is located at 46 Mile Road. Built c. 1850, it has a 2-story, front gable form with a 3-bay front facade that hints at the Gothic Revival style becoming popular at this time. One-story ells extend from the main house, but do not obscure its original form.



J. T. Young farmhouse at 46 Mile Road, built c. 1850.

The T. Hillard farmhouse at 565 Haverstraw Road is an intact example of the traditional 1½-story form still prevalent when it was built c. 1860.¹⁴ It still retains characteristic horizontal frieze windows and its simple 3-bay gable roof form. Barns and outbuildings on the property continue to shelter livestock, although its rural setting has been altered by the presence of the large Viola School building to its east.



The T. Hillard House, built c. 1860, at 565 Haverstraw Road; more recent barn at right.

The George S. and Mary E. Conklin House, built c. 1870, at 603 Haverstraw Road, although greatly expanded and altered, can still be read as an early farmhouse, with the original gabled roof section defined by the large brick chimney on the original left façade. (The two-bay section to the left of the chimney, along with the repeated gable section at the rear are much later additions.) George was a house carpenter and so probably built this house himself.¹⁵ The Conklins lived here with their daughter Amelia through at least 1887. W.F. Gurnee bought it by 1911; a large Gurnee clan, most of whom were farmers, resided in Ramapo by 1880.¹⁶



George S. & Mary E. Conklin House, c.1870, 603 Haverstraw Rd.

¹⁴ Depicted on the 1876 Davis Map.

¹⁵ 1870 Federal Census lists George S. Conklin's occupation as "works in Carpenter's Shop;" in the 1880 Federal Census his occupation is "carpenter (house)."

¹⁶ 1800 Federal Census.

Other early farmhouses include the following:



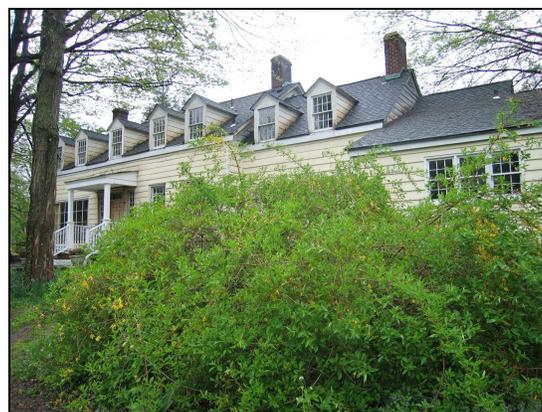
Daniel Sherwood House, c. 1840, 395 Haverstraw Rd.



The James J. Wanamaker House, c. 1840, at 104 Montebello Rd.¹⁷



J. N. Wanamaker House, c. 1850, 115 Montebello Rd.



S. Johnson House, c. 1850, at 126 Viola Rd. (now listed as #4 Sycamore Lane)



Mrs. Wanamaker House, c. 1860, 33 Mile Rd.



Springsteen-Young House, c. 1870, 37 Viola Rd.

¹⁷ *The Rockland Co. Journal*, 10-9-1886: "Jas. J. Wanamaker is putting a new shaft in the old mill near his place. Mr. Wanamaker put a similar wooden shaft in this mill over forty years ago. Few water wheels have wooden shafts nowadays."



The T. W. Howell House, c. 1870, 32 Montebello Rd.



The S. Blauvelt House, c. 1870, 144 Spook Rock Rd.



Jas. J. Wanamaker House, c. 1870, 77 Mile Rd.



R. W. Blauvelt House, c. 1875, 578 Haverstraw Rd.



The Benson House, c. 1890, 29 Mile Rd.

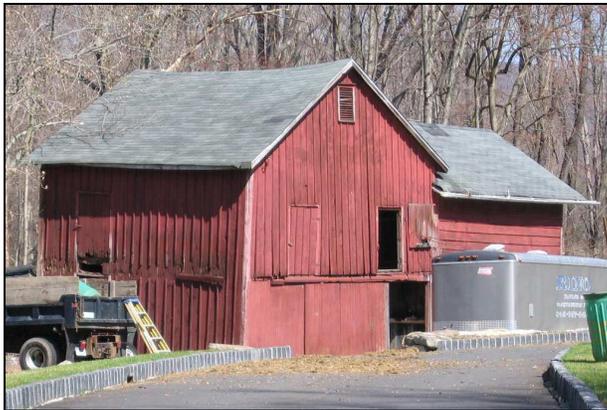
Barns range in size from small to substantial and cover a hundred-year time span from the early 19th to the early 20th century. Like the early farmhouses, they are rectangular in form with simple gable roofs. Only later, at the end of the 19th century, did more advanced farming methods provide a catalyst for the gambrel roofed barn. Although orchards were prevalent throughout Montebello at one time and references to cider mills were found in early newspapers and historic maps, no building of this type could be identified in this survey. Two ice houses however, are extant.



Ice house at 24 Viola Road (converted to first to boathouse, later to studio), the Goldberg Estate.



Ice house at the R. Johnson House at 96 Viola Road.



Barn at 20 Viola Road; the associated historic house was demolished in 2008.



Coe Farmstead barn at 519 Haverstraw Road.

19th Century Rural Development

Small industrial, commercial, and non-agricultural structures were scarce in the Montebello section of Ramapo, as it was primarily settled by farmers. These buildings typically were utilitarian and generally devoid of architectural embellishment. The best extant example of this period and type is the remnant of the Wanamaker Saw and Grist mill, which dates to c.1840 (and replaced an earlier mill established by John Suffern). The picture of the mill, below, shows it prior to its conversion to a dwelling.



James J. Wanamaker's saw and grist mill, built c. 1840, this picture, c. 1900.¹⁸



J. Wanamaker's saw and grist mill today in its current incarnation as a single family dwelling. On the right, 108 Montebello Road, constructed c. 1900 is another building originally associated with the mill and which has also adapted for residential use (it is in the background of the historic photograph at top).

¹⁸ *The Rockland Co. Journal*, 10-9-1886: "Jas. J. Wanamaker is putting a new shaft in the old mill near his place. Mr. Wanamaker put a similar wooden shaft in this mill over forty years ago. Few water wheels have wooden shafts nowadays."

Antiquarian Country Retreats

Country Retreat refers to a dwelling being a second and/or seasonal homes for affluent families with permanent residences in New York City. Many of these originated as farmsteads. At the turn of the 20th century local farms struggled economically and long-established farmsteads became available at quite low prices—to those who wished to escape the heat and ills of the city. A 1901 newspaper article headlined *Revolutionary Relics – Those in Rockland County, N.Y., Rapidly Disappearing* noted the changes taking place at this time:

...Millionaires have bought large tracts of land, and have either demolished or greatly altered buildings dear to the residents for their historical associations...¹⁹

Some of these newcomers had antiquarian interests spurred by the nation's recent centennial and sought older properties they could both appreciate and remodel. These country retreats also proved to be solid financial investments for buyers with the means to support more than one abode, at least until the Depression.

The Conklin-Sherwood House at 1 Copeland Drive is a good example of a prosperous farmhouse from the rural period that would end up becoming a country retreat. The Conklin Family genealogy states that the land was bought from the Indians in 1750.²⁰ Not far from here, across Haverstraw Road, is a small graveyard with a number of headstones attesting to the Conklin's early settlement of this area. Historian Clair Tholl dated portions of the house to c.1778.²¹ (The current address is 1 Copeland Drive.)



The Conklin-Sherwood House, built c.1778, at 1 Copeland Drive.

The house remained in the family through at least 1876 and was owned for a time by J. D. Wanamaker.²² George P. Day, a New York banker who started Yale University Press and became the treasurer for Yale University was the next owner together with his wife

¹⁹ *New-York Tribune Illustrated Supplement* 1901, from the files of the Village Historian.

²⁰ Conklin genealogy from the files of the Village Historian.

²¹ Landmarks of Rockland County with Old Roads and Early Buildings. Historical Society of Rockland County, 1975.

²² "J. Sherwood" on 1854 O'Connor & 1876 Davis maps; "J.D. Wannamaker" on 1887 Goldthwaite Map.

Wilhelmine.²³ In 1916 a New York City ophthalmologist, Royal S. Copeland, bought the farm, which he called "Dexter Manor" after the town in Michigan where he was born. Copeland's successful career included the position of Dean of New York Flower Hospital Medical College, appointment as the New York City Commissioner of Public Health and election to the presidency of the New York Board of Health in 1918 and election to the U.S. Senate in 1922, re-elected in 1928 & 1934. The houses at numbers 2 and 4 Copeland Drive, located to the south and across Copeland Drive from the farmhouse, were associated with the Sherwood farmstead.



Left: 2 Copeland Drive, c.1880, (now known as Dr. Birkett's House); Right: 4 Copeland Drive, c.1880.

The house at 452 Haverstraw Road may have been a tenant house for a farm laborer located north of the main house on the Dexter Manor property (discussed above).²⁴ It may also be the farmstead established c. 1830 by Reverend Benjamin Sherwood.²⁵ It has been depicted on historic maps as one of two houses west of Haverstraw Road under the same ownership at different times, the other being the Conklin-Sherwood House at 1 Copeland Drive.²⁶ The farmhouse has an exposed stone basement on the front facade and "outshot" extending across its rear, typical for this period.²⁷ It exhibits the Greek Revival architectural style which predominated from 1830 through 1860; e.g. the 3-bay front facade, gable roof, and horizontal frieze windows. However, later alterations are evident (lack of a front door in the earliest 3-bay section, and large side extensions). Still, these later additions do not unduly compromise the original dwelling. A small barn in the lower portion of the property, now used as a garage, is undoubtedly a later erection.

The house was purchased by David Hall McConnell Jr. in the early 20th century. His father founded the California Perfume Co. in New York City in 1886. When he died in 1937 McConnell Jr. became president of the company and during his tenure the company was renamed Avon Products, Inc. and its headquarters established 30 Rockefeller Plaza.²⁸ By 1936

²³ *The New York Times* 6-22-1910 and 10-25-1959 (obituary).

²⁴ A 1913 Survey of the Lands of George P. and Wilhelmine O. Day by Frederick Washburn depicts the main house plus a "cottage" northeast of the house, and an outbuilding (probably a barn) to the rear and west of the house.

²⁵ Frank Bertanguie Green, MD, *History of Rockland County*.

²⁶ "J. Sherwood" on 1854 O'Connor & 1876 Davis maps; "J.D. Wannamaker" on 1887 Goldthwaite Map.

²⁷ "Landmarks of Rockland County with Old Roads and Early Buildings" Rockland County Historical Society, 1975 [Claire Tholl Map].

²⁸ <www.avoncompany.com/about/history.html>

the McConnells had relocated to the Village of Suffern, where his first wife died tragically, and by 1940 McConnell and his second wife had relocated to Southampton, Long Island.²⁹



The Conklin-Sherwood House, built c. 1778, at 452 Haverstraw Road; birdseye view at left.

“Joylands” is what the Second Empire-style house at 6 Viola Road came to be called when the Joy family purchased it in the late 19th century. Initially the house was associated with a sawmill run by the Coe family in the 1870s. At some point it was moved and expanded to its current appearance. The mansard roof is punctuated with steeply pitched gable dormers with diamond-paned casement windows that reveal a Queen Anne taste in the later remodelings, as does the second story porch projecting from the left side ell.



J. J. Coe House, c. 1860, at 6 Viola Road.

The Montebello Historic Landmark, “Fant Farm” (more properly referred to as the J. Conklin Farm), is located at 253-257 Spook Rock Road. The property dates to c.1850. The property

²⁹ *New York Times*, 12-6-1930 (article reporting that Mr. & Mrs. David H. McConnell played golf with John D. Rockefeller); 12-6-1936 (article reporting the death of Mrs. McConnell: “Woman Found Dead in Suffern Garage – Wife of D. H. McConnell Jr., Perfume Manufacturer, Held Victim of Accident – Investigation is Started – Servant and Husband Failed to Discover Body Wedged Between Door and Auto.”)

changed hands a number of times within the course of its first 50 years and, as a result, the house has been expanded with additions.³⁰ The double front wall dormers reveals its original Gothic Revival style, while the Classical Revival style of the front porch is a later amendment.



The Fant Farm, or J. Conklin House, built c. 1850, at 257 Spook Rock Road.



Barns at 257 Spook Rock Road

As an alternative to selling their homesteads, farmers ran summer boarding houses, catering to New York City residents in particular. This became increasingly common throughout the Hudson Valley and Catskill Mountains as railroads made these areas accessible. An advertisement appearing in a New York area newspaper in 1900 attests to the practice in Ramapo:

SUMMER RESORTS; AT SUFFERN, NEAR RAMAPO MOUNTAINS
nicely furnished house, with best sanitary plumbing; can accommodate few
select people who appreciate first class table and accommodations house

³⁰ Labeled as "J.Conklin" on 1854 O'Connor Map; "J. Hunter" on 1859 map; "G. H. Soule" on 1876 Davis Map; "Mrs. Hunter" on 1887 Goldthwaite Map; "Abbott" on 1911 Washburn Map.

situated on high, large, shady lawn, overlooking beautiful, healthy country; raise own vegetables, fruit, poultry, milk, butter and eggs carriage will meet trains free daily. AUGUSTUS COE, SUFFERN, N.Y.³¹

The advertisement could have referred to either of two early farmhouses that straddle Haverstraw Road—one at number 519 (east side) and the other at number 556 (west side). Both houses date to c. 1850 and exhibit the upper end of the farmhouses remaining in Montebello and both show the physical characteristics of summer boardinghouses—large wings and extensive verandas. The John J. and Hannah Coe House (Augustus Coe’s parents) at 519 Haverstraw Road exemplifies how prosperous farmers upgraded their houses in the mid- to late-19th century. Its Italianate style was just becoming popular at this time—the bracketed eaves being the main expression on this dwelling. However, a wide frieze on the main 3-bay gabled building hints that it may have started out with a simpler Greek Revival style, with the brackets and veranda added a decade or two later when the east side ell was added or expanded.



John J. and Hannah Coe House at 519 Haverstraw Road, built c. 1850.

The house at 556 Haverstraw Road was originally owned by an I. or J. Depew.³² By 1876 it was owned by J. H. Jordan and at some point before 1911 A. W. Coe bought the place.³³ The Depew House appears to have been remodeled from its original appearance—perhaps with the addition of the square tower and expanded wrap-around porch, later in the 19th century—suggesting that it too became a summer boarding house.

³¹ *Brooklyn Daily Eagle*, 6-24-1900.

³² The label on the 1854 O’Connor Map is unclear as to the first initial.

³³ The 1876 Davis Map labels the property J.H. Jordan, while the 1911 Washburn Map labels it A.W. Coe which may or may not be Augustus Coe.



J. or I. Depew House at 556 Haverstraw Road, built c. 1850.



"Fieldstone Farm" at 62 Montebello Road was built c. 1898, designed by C. Ritterbush

The property at 62 Montebello Road had greenhouses run by D. Groesbeck in 1876 prior to it being purchased and redeveloped by Thomas F. Ryan in 1898 as his "winter home."³⁴ Although the property was being transformed into a country retreat, its name, "Fieldstone Farm," retained a sense of its rural past and was a description of the material used in its construction. Classical details like the Doric columns, pedimented dormers were melded with a simple gambrel roof form that, together with a porte-cochere, reflect the eclectic architectural tastes of the time.

³⁴ 1876 Davis Map; *Real Estate Record Guide*: "Aug. 27, 1898 At Suffern, NY 2 ½-story 30 X 40 stone and frame dwelling for Thomas F. Ryan, Metropolitan Traction Co."; From Village Historian, Craig Long: "Inside the house, on the back of the stairs leading to the basement are the instructions from a NYC plumber (Quick) how to turn the water off & on for the 'winter home of Thos. F. Ryan'." J. J. Ryan" on 1911 Washburn Map.



The C. Fredericks House, c. 1850, at 63 Mile Rd.

The C. Fredericks homestead at 63 Mile Road, built c. 1850, would come under the ownership of James J. Wanamaker by 1876, whose family owned substantial tracts along Montebello and Haverstraw roads. By 1910 it had become the home of Anton and Ella Schweickart. Anton was born and had lived in New York City, and by the time he moved to this house, he was a designer for the Gorham Silver Co. He also became a stained glass artist renowned for his church windows.³⁵ The Schweickarts' son, Harry, inherited the property and lived here until his untimely death at age 53 in 1961.³⁶ The property appears to have been divided up at this point and James and Hope Daly purchased that portion of the property with the current house.³⁷ James Daly was a star of stage, film and TV and his daughter, actress Tyne Daly, lived here for a time as well.³⁸

Other country retreats that remain as testaments to the early development of Montebello when it was still an unincorporated section of the Town of Ramapo, include the following:



The E. J. Stuart House, c.1850, 314 Haverstraw Rd.; bought by the prominent NYC lawyer William Beaumont Putney in the early 20th century. (The house is currently under renovation.)



The C. Zavistowki House, c.1870, 10 Colline Dr.; became the home of Dr. Frank and Elaine Shirley Hollister by 1911.

³⁵ *The Journal News*, 11-16-1953; 1910; 1870, 1910, & 1920 Federal Census.

³⁶ *The Journal News*, 7-6-1961.

³⁷ Rockland County Clerk of Court Deeds; Bk. 593 Pg. 251 (12-17-1954); Bk. 595 Pg. 378 (1-31-1955); Bk 595 Pg. 1955; Bk. 596 Pg. 441 (2-17-1955); Bk. 600 Pg. 321 (4-20-1955); Bk. 601 Pg. 257 (5-4-1955); Bk. 606 Pg. 423 (7-25-1955)



T. Cookfaice, c. 1870, 106 Viola Rd.; home of Henry A. Paul by 1911.



J. J. Quackenbush House, c. 1870, 40 Mile Rd.; home of Allan A. Ryan by 1911.

Country Retreats of the Gilded Age

The most extravagant and famous of the mansions or “country retreats” of the Gilded Age is the Thomas Fortune Ryan Mansion, “Montebello,” after which the Village is named. Built in 1901, it was situated on a promontory with spectacular views of the Ramapo Mountains and Mahwah River Valley. The tract at one time contained 822 acres, at least 702 of which were in his wife’s name—the former Ida M. Barry, whom Ryan married in 1873. Thomas Ryan was a Virginia native, orphaned at the age of 5, who became a renowned financier worth an estimated \$1.5 billion upon his death in November 1928.³⁹ His fortune was largely due to his financial interest in railroads, though he sat on the boards of numerous corporations.

Montebello was designed in a restrained Italian Renaissance style featuring symmetrical massing and fenestration, modillions, quoins, arched entrances and an expansive piazza stretching across the front facade. The house and property were more associated with Mrs. Ryan than Mr. Ryan—this property was in her name.⁴⁰ After she died in October of 1917, a series of 10 deeds from 1919 through 1921 divided the property into tracts ranging from 2.5 to 156 acres.⁴¹ Most of these tracts would provide the land for residential development half a century later.



The Thomas Fortune and Ida Ryan mansion, “Montebello,” built 1901, at 75 Montebello Rd.

Mrs. Ryan was a devoted Catholic who donated millions of dollars as well as land to the Church and its causes; so much so that she was decorated with the “Pro Ecclesia et Pontifice” or “Pope’s Cross” on April 21, 1904.⁴² (Indeed the Church received a lot of Hudson Valley land in this period due to new income tax laws.) Another mansion constructed on her property, at 38 Montebello Road, was built for her son, John Barry Ryan, c. 1905 and called “Barry Moore.” It was designed by the New York architect Thomas L. Nash.⁴³ By 1911 it had a new owner:

³⁹ *The New York Times* 11-24-1928.

⁴⁰ *The New York Times*, 6-18-1905.

⁴¹ *The New York Times* 10-30-1917 (Headline: “THOS. FORTUNE RYAN WEDS MRS. CUYLER – Recently Widowed Financier Marries the Widow of Cornelius C. Cuyler – SURPRISE TO THE RELATIVES.” Rockland County Clerk of Court, “Maps of the Ida M. Ryan Estate” on file, numbers: 1427, 1432, 1435, 1442, 1444, 1453, 1461, 1471, 1488, 1498.

⁴² *The New York Times* 4-22-1904.

⁴³ Henry F. Withey, AIA and Elsie Rathburn Withey, *Biographical Dictionary of American Architects (Deceased)* (1956; Los Angeles: Hennessey & Ingalls, Inc., reprinted 1970) p.437. “A native of New York, the

George W. Morgan.⁴⁴ Morgan died in 1931 and by 1941 his widow, Helen E. Demuth Morgan sold nearly half of the original property to the Ramapo School District.⁴⁵ She sold the remainder, which contained the mansion, by 1946 to the American Brake Shoe Co., which used it for the Otis Cutler Club. In 1960 it became a convent for Sisters of Our Lady of Christian Doctrine and was called "Marydell." That is undoubtedly when the large 4-story wing was added off the building's right side.



The John Barry Ryan House, "Barry Moore," as it originally appeared, built c.1905 at 38 Montebello Rd.



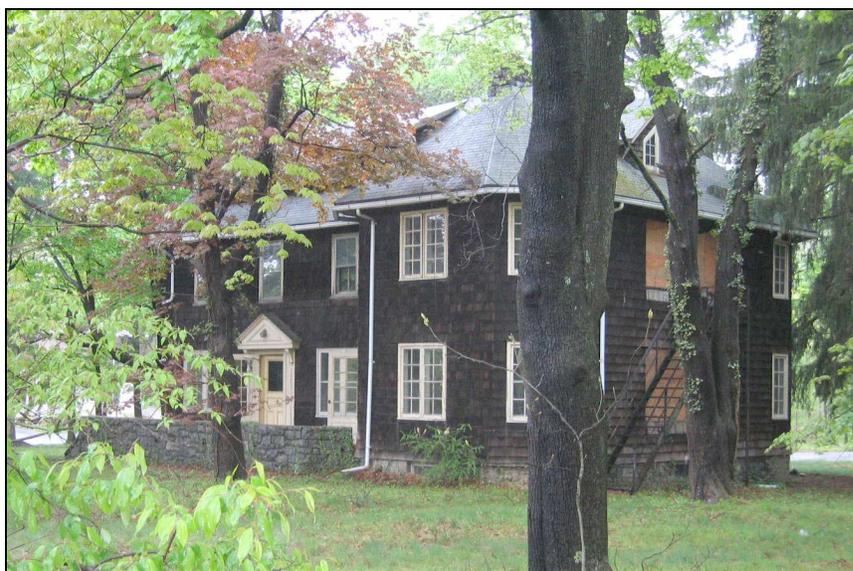
Aerial view of "Barry Moore." A large 4-story extension was constructed (to the left in the above photograph) after it was sold to the Institute of Christian Doctrine in 1960, renamed "Marydell," and used as a convent. It is no longer actively used.

young man studied architecture at Columbia University, graduating in 1882. Shortly after he secured a position as draftsman in the office of J. August Lienau, and during the 'nineties was taken into partnership. Appointed architect of Trinity Parish, the firm designed the Doctor Morgan Dix Memorial Chapel at the Church and various other buildings. Following Mr. Lienau's death in 1906 Mr. Nash acquired a reputation in restoring old houses, one of the most noted being the Grebe house at Woodbury, Conn.

⁴⁴ "G.W. Morgan" on 1911 Washburn Map.

⁴⁵ Rockland County Deed, Liber 392, Page 469.

Another house sited on the extensive land holdings of the Ryan family is located at 103 Montebello Road.⁴⁶ It is possible that the house contains the c. 1850 A. P. Frederick House, or remnants of it.⁴⁷ However it predominantly reflects the architectural aesthetic of the early 20th century with its cross-hipped roof, exposed stone chimney on the left façade, and paired windows to the right of the entrance. (Only a few remaining 2-over-2 windows suggest a 19th century construction date). It is likely that the Ryan family made a number of alterations soon after acquiring the property, c. 1905, such as adding the large stone chimney on the left facade. After Ida Ryan’s death and subsequent division of her estate, this 10.29-acre parcel was sold to Charles A. Pace in late 1920.⁴⁸ He was an Ohio native and lawyer who later worked for the school system as an accountant.⁴⁹ Pace appears to have bought the property as an investment—he and his family appear never to have lived in the house—since he quickly sold the property to the Blind Players Club, Inc. on September 19, 1921.⁵⁰ The style of the 2-story house is classified as Colonial Revival due to having a 5-bay front façade (perhaps from the original farmhouse) with its center entrance distinguished by a pedimented header (an early 20th century modification). The house is clad with wood shingles stained dark brown, which probably date to the 1920s, a period when “extensive improvements were made to the property” that probably included the projecting right side ell to accommodate additional lodgers.⁵¹ The multi-paned casement windows in the ell, along with the shingle siding are typical features of the Craftsman style that became popular in this period.



The house at 103 Montebello Rd. may incorporate a c.1850 farmhouse. It was associated with the Blind Players Club from the 1920s through the 1950s.

The Blind Players Club was organized in 1914 by a group of blind women in Brooklyn who put on dramatic performances in order to raise funds for service projects on behalf of blind people.

⁴⁶ The house is illustrated on the 1911 Washburn Map and occupies “Parcel D” of a survey of the Ida M. Ryan Estate, which was sold to Charles A. Pace on December 3, 1920 per Rockland County Deeds Liber 276, Pg 506.

⁴⁷ “A.P. Frederick” indicated in this general location on the 1854 O’Connor and 1859 French Wood & Beers, and 1876 Davis maps. “J.P. Frederick” is indicated on 1887 Goldthwaite map.

⁴⁸ Rockland County Clerk of Court, “Maps of the Ida M. Ryan Estate,” number 1453.

⁴⁹ The 1910 Federal Census locates Charles A. Pace as living at 30 Wayne Avenue in Suffern along with his wife Elizabeth and 19-year-old son, Fred S.; the 1920 Federal Census has him boarding at a Lafayette St. address in Suffern with Elizabeth and 6-year-old daughter Margery. In the 1910 census his occupation was listed as “lawyer,” in 1920 as “accountant” for a school.

⁵⁰ Rockland County Deeds, Liber 281 Page 503, filed 12-23-1921.

⁵¹ *New York Times* 4-15-1927; *Ramapo Valley Independent*, 10-25-1951 (obituary for Miss Evalyn M. Griswold).

The group initially used the property as a summer camp for blind youngsters and vacation spot for blind women working in New York City, but it eventually evolved into a year-round residence.⁵² By 1956 the wood buildings that provided the camp facilities during the first 3 decades of the club's occupancy became dilapidated and were replaced by the present 1-story concrete block building at 101 Montebello Road. It is the association of these properties with the Blind Players Club that makes both of them historically significant.

The Henry von L. Meyer Farm located along Viola Road represents the largest and most lavish of farm buildings in Montebello. Von L. Meyer bought the old Quackenbush estate and redeveloped it in 1907 as a gentleman's model farm.⁵³ The gambrel-roofed barn he had built is notable—it represents the evolution of agricultural building technology to provide increased storage space in the hayloft. (Virtually all the older barns in the community have gable/front gable roofs.) The barn, now adapted to residential use, still retains the cobblestone first floor that gave the farm its name. The original farm tract was subdivided into residential lots in the late 1990s (now fully developed) and the remaining farm buildings are contained on two of them: barns at numbers 3 and 4 Cobblestone Farm Road.



The original main barn at 4 Cobblestone Farm Rd. (left) has been adapted to a single family dwelling. The barn at 3 Cobblestone Farm Road remains from the original use.



The Henry von L. Meyer Jr. House, built 1939, 60 Viola Rd.

⁵² *New York Times* 6-13-1956 (letter to the editor by Dwight C. Smith, General Secretary, John Milton Society for the Blind.

⁵³ *Nyack Evening Star*, 1-25-1907 & *Nyack Evening Journal*, 1-26-1907.

The house at 60 Viola Road was built for his son, Henry von L. Meyer Jr. in 1939.⁵⁴ The Colonial Revival style was particularly popular at the time it was built and has several features (gable roof, 5-bay front facade, window shutters) in common with the early farmhouses in the area. However, the large scale and more elaborate detailing reveal its later date.

In 1909 Augustine Smith purchased a portion of the old Quackenbush estate from Henry von L. Meyer, which still contained a c.1840 farmhouse that had been occupied by Mrs. Quackenbush until at least 1876.⁵⁵ Immediately Smith hired architect William Adams, who was based in Manhattan, to design him a residence on the site.⁵⁶



Aerial view of the A. J. Smith House, built 1909, at 4 Emerald Lane.

Adams “was a popular designer of handsome, commodious, year-round houses...admired for the way his plans capitalized on their sites, for the straightforward arrangement and good proportion of his rooms...”⁵⁷ He had a number of major residential commissions on Long Island, including the Mrs. S. P. Sampson Residence in Lawrence (as a member of the Adams & Warren firm) in 1900; the J. Edward Meyer Residence in Great Neck, 1909; the Arthur N. Peck Residence in Woodmere, 1910; the Edmund S. Twining Residence in Southampton, 1910; the Frederick I. Richards Residence in Great Neck, 1910; the Howard S. Kniffin Residence in Cedarhurst, 1911;

⁵⁴ *Ramapo Valley Independent*, 6-9-1939: “Mr. and Mrs. Henry von L. Meyer Jr. and son have taken up their residence in their new home on the Viola Road.”

⁵⁵ 1876 F. W. Davis Map illustrates a house labeled “Mrs. Quackenbush” in this vicinity.

⁵⁶ From the files of the Village Historian, a copy of a letter dated Dec. 15, 1909 from William Adams, Architect, to Frederick Washburn [Suffern surveyor]: “Dear Sir: I enclose the survey, which you made, of property just purchased by Mr. Augustine Smith at Suffern. I would like to have a contour made of the portion of the property indicated by the red shading giving contour lines showing differences every 5’ in altitude. What I want is a section of the ground from the little farm house to the north east corner of the property and to a point covering the existing road leading into the woods...Very truly yours, [signed] Wm. Adams”.

⁵⁷ Robert B. MacKay, Anthony K. Baker and Carol A. Traynor, Editors. *Long Island Country Houses and Their Architects 1860 – 1940*. (W. W. Norton & Co., New York & London: 1997) pgs.36-38.

the Dr. Aquin S. Kelly Residence in Hewlett, 1913; the Norton Perkins Residence in Lawrence in 1914; and the James B. Taylor Residence in Syosset, 1928.⁵⁸ In addition, he designed a high school in Lawrence on Long Island in 1913 and a Memorial Hall in Woodmere, completed in 1929.⁵⁹



Historic view of the A. J. Smith House at 4 Emerald Lane, built 1909, designed by Architect William Adams.

⁵⁸ Ibid. & *New York Times* 4-27-1913 & 4-10-1929.

⁵⁹ *New York Times* 2-2-1913 & 11-29-1929.

Early 20th Century Houses

As residential development began to increase in the beginning years of the 20th century due to increased economic activity and a consequent growth of the merchant or middle class, the variety of architectural styles increased as well. However, the pattern of development remained generally consistent with earlier times—residential lots were divided from large tracts with new houses built primarily along established town roads. The resurgence of interest in Colonial-style dwellings coming out of the nation’s Centennial continued into the new century (and this style’s popularity has never really ceased), but along side these were new approaches to residential design. National distribution of plan books and kit houses popularized new and novel plans. The American Four Square, with its economical and commodious plan became a favorite, particularly as it could be easily customized with the application of various styles. The Arts and Crafts Movement also found expression in domestic architecture as the Craftsman style combined modern approaches to house plans with old-world craftsmanship. Bungalows are a type of dwelling that frequently embodied this aesthetic. Revivals of an English Cottage style, such as Tudor Revival also appealed to a taste for more asymmetrical facades that grew out of the Queen Anne style.⁶⁰

An early exception to the pattern of building along the historic roads was “Suffern Terrace,” the first subdivision in the Montebello area of Ramapo. It was a plat of the lands of Jacob Greenfield, which included the newly created Orchard Street. He had the subdivision plan drawn up by 1911 and it was filed in 1937.⁶¹ However, only the part of his vision was fulfilled— Rose Street, Williams Road and the lots along it were not developed. (Eventually that section made a part of the 1985 Rustic Ridge subdivision.⁶²) The subdivision’s proximity to Lake Antrim, which was less than a block south of Orchard street at that time, suggests it may have been conceived as a resort development. Most of the Orchard Street homes were built in the 1920s. However, five houses along Orchard Street are depicted on the 1911 Washburn Map: 7 and 9 Orchard Street, 177 Haverstraw Road, 36 Memorial Drive, and 1 Lake Road.

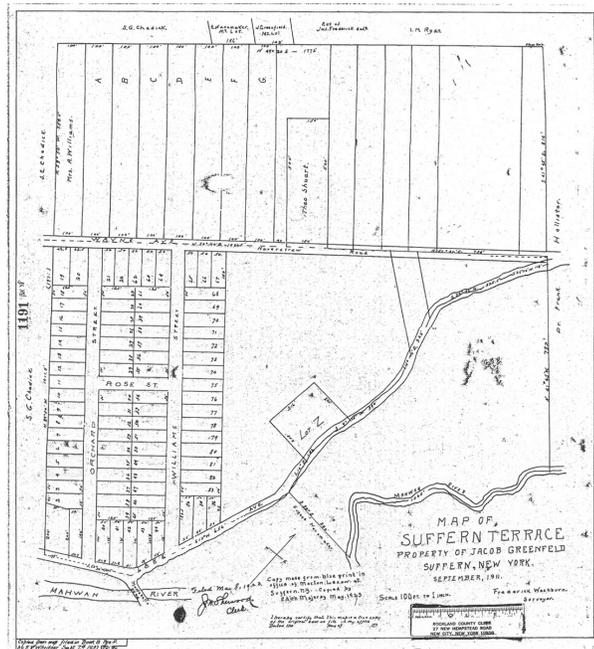


Orchard Street houses, #s 26, 28 & 30, left to right.

⁶⁰ Surprisingly, no Queen Anne-style houses were identified in Montebello in this survey, except for one contemporary interpretation--185 Spook Rock Road.

⁶¹ Rockland County Clerk of Court, Map # 1191, filed 9-7-1937.

⁶² Rockland County Clerk of Court, Map #s 5901 and 5902, filed 6-5-1986.



The 1911 Suffern Terrace Plat.



House at 9 Orchard Street, built c. 1890.

The house at 9 Orchard Street is depicted on the 1911 Washburn map and may well have been the home of Jacob and Rosie Greenfield, as it clearly pre-dates the subdivision.⁶³ Although altered with infill construction under a shed roof at the right front corner, its Gothic Vernacular form is still visible. The steeply pitched front gable roof and 2-story recessed cross-gable ell were common features of late 19th century houses and places its date of construction around 1890.⁶⁴ It was probably reclad with its present asbestos shingle siding at the time of the front corner addition.

⁶³ Rockland County Deeds, Liber 264, Page 252.

⁶⁴ The house is not depicted on the 1887 Goldthwaite Map, which was a “driving map.” The house is set back far enough from Haverstraw Road that it may have simply been omitted.

Suffern Terrace serves as a showplace for early 20th century architectural trends, as its houses display a variety of styles and forms popular in this time period. The Morton and May Lexow House at 36 Memorial Drive, is an early example of the American Four Square form, albeit with substantial rear ell. However, the classic cubic shape is evident along with the standard hipped roof and dormer. A full front porch is also typically found on American Four Squares. In this case, the stone cladding on the first floor and stone porch pillars reflects the Craftsman Style. The property is notable for its coordinating carriage house southwest of the house.



The Morton and May Lexow House, c. 1910, at 36 Memorial Dr., left, & coordinating carriage house, right.⁶⁵

Morton Lexow was a lawyer and the son of Senator Clarence Lexow. He joined his father's legal firm, Harris and Lexow, with offices in New York City and Nyack. Morton Lexow served as District Attorney from 1919 to 1930 and became one of the most influential attorneys in the development of Rockland County from before World War I until his death in 1976.⁶⁶

The Lester and Alice Mitchell House at 1 Lake Road was built c. 1925.⁶⁷ It is designed the Tudor Revival style that became extremely popular during the first couple of decades of the 20th century. The style took its inspiration from English cottages of the medieval period, using stucco for cladding and incorporating multiple steeply pitched roofs with swooping lines.



The Lester & Alice Mitchell House at 1 Lake Road, built c. 1925.

⁶⁵ "Lexown"(sic) is the label that appears on the 1911 Washburn Map; Rock County Deed: Liber 825: Page 1097.

⁶⁶ <http://www.lexowberbit.com/Firm_History.html>

⁶⁷ The Mitchell family appears in this location in the 1930 Federal Census, but not the 1920 Census.

Other early 20th century houses on Orchard Street in the Suffern Terrace subdivision include:



The Dutch Colonial Revival-style house at 18 Orchard St., with false gambrel roof; built c. 1920.



A second Dutch Colonial-style house at 10 Orchard St. with false gambrel roof; built c.1920.



A classic Bungalow with Craftsman treatment at 8 Orchard St., built c. 1920.



A smaller, intact Bungalow-style dwelling at 15 Orchard St., built c. 1925.



An American 4-Square house at 27 Orchard St., c. 1923, altered with the addition of a chimney.



A Cape Cod-style house at 24 Orchard St.; c. 1940.

Along Mile Road, at its northern end, are two early 20th century houses that epitomize the revival styles then becoming popular. The c. 1910 Ames House at 6 Mile Road has an eclectic architectural expression with Craftsman, Bungalow, Shingle, and Queen Anne features. The diamond-paned upper sashes of the dormer windows are typically used in both Queen Anne and Craftsman styles, while the broad gable roof punctuated by hipped-roof dormers appears inspired by Bungalow styling. Shingle cladding is a hallmark of the Shingle Style. In addition, the 3-bay

front facade is symmetrically organized around a shed-roofed entrance porch flanked by triple, multi-paned casement windows, which repeats traditional 19th century houses.



The Ames House at 6 Mile Road, built c. 1910.

A fine example of the Colonial Revival architectural style is represented by the house at 90 Viola Road, built in 1913 for George W. Morgan as a cottage on his property at 96 Viola Road (the R. Johnson farmstead). The builder was the Viola firm of Rose and Scott.⁶⁸ It has the very fine detailing of the Colonial Revival tradition of this era. In this case the main house has a 3-bay facade with center entrance and there are symmetrical side ells on either side.



George W. Morgan had this “eight room cottage” at 90 Viola Rd. built in 1913. Morgan owned the R. Johnson farmstead at 96 Viola Rd.

The house at 11 Mile Road is a classic Tudor Revival with half-timbering, steeply pitched roofs that extend below the top of the first story, double chimneys, and stucco and stone cladding. It was constructed on a parcel created from the property of C. Blanchard after 1911.⁶⁹ Tudor

⁶⁸ *Nyack Evening Journal*, 3-14-1913.

⁶⁹ 1911 Washburn map labels this property “C. Blanchard.”

Revival and English Cottage became the styles of choice for elite neighborhoods in Westchester County in the 1920s, and so it is not surprising it shows up concurrently in Ramapo.

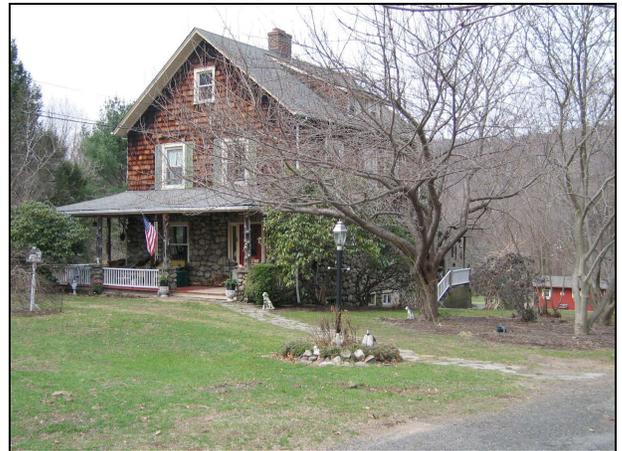


A Tudor Revival-style house at 11 Mile Road, built c. 1925.

Those houses along historic roadways considered infill development are located between the older farmhouses and country retreats, were generally built for middle class residents. Like Orchard Street, these houses include an array of the styles popular in this era.



The J. Furman House at 562 Haverstraw Rd., c.1910, is an American 4-Square with Colonial Revival features.



The house at 592 Haverstraw Rd., c. 1920, exhibits the Craftsman style.



A Colonial Revival style house at 12 Viola Rd., c.1920.



The house at 12 Mile Rd., c. 1920, is a Colonial Revival.



This eclectic house was built by the owner Hans Vendt in 1920. It is located at 213 Spook Rock Rd.



The Craftsman house at 164 Spook Rock Rd., was built in 1926.

Two houses at 1 and 3 Emerald Lane are now contained within the 1987 Golden Estates subdivision.⁷⁰ They evidently were a part of the constructed as a part of the Quackenbush - Smith properties along 4 Emerald Lane. While 1 Emerald Lane exhibits a 1920s Craftsman style—the cross-gable roof is flared at the eaves and repeated on an asymmetrical front facade—it may have begun as a barn on the estate. Number 3 Emerald Lane, shares some of these characteristics, but rather recalls an English Cottage, with its eyebrow dormer and stucco cladding.



On the left is reputedly a barn that was converted to a Craftsman-style house c. 1920 at 1 Emerald Ln. On the right is a house at 3 Emerald Ln. in the English Cottage style.

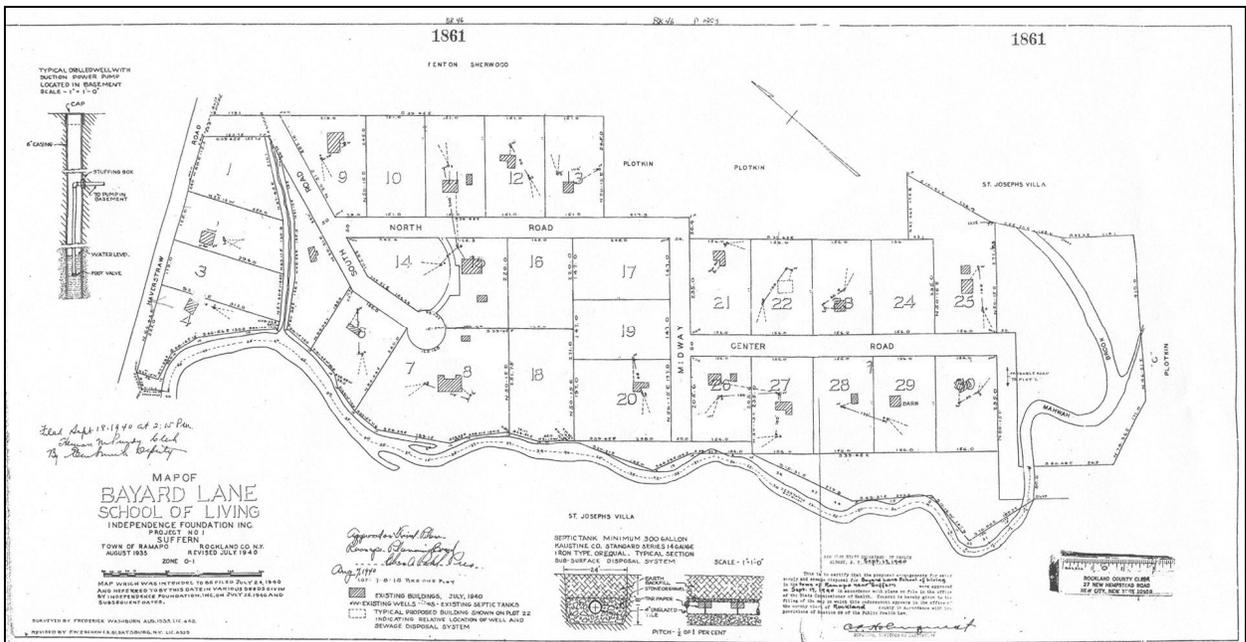
Other notable early 20th century houses lining the historic roads of Montebello include those that don't necessarily fall into clear cut style categories, but reflect changing tastes that leaned toward simplicity and classic forms. Two houses of this type, both of which use stucco siding, are 205 Spook Rock Road and 340 Haverstraw Road. The first, which is dated c. 1925, resembles a French farmhouse, while the Haverstraw Road dwelling, built c. 1930 with its tile roof, has aspects of the Mediterranean or Spanish Revival style. California began to influence architectural taste throughout the nation in this period, partly in response to the 1915 California-Pacific Exposition in San Diego, which fostered stucco as a cladding material for much of the exploding residential development the state experienced in the 1920s and 30s.

⁷⁰ Rockland County Clerk, Map #4363 depicts several extant buildings within the area that would eventually be developed as the Golden Estates subdivision.



The house at 205 Spook Rock Rd., built c. 1925, left, & the house at 340 Haverstraw Rd, built c. 1930, right.

Probably the most notable residential development in the first half of the 1900s is represented by the 1935 planned and unified development underwritten by Independence Foundation Inc. (Only the second subdivision in the Montebello area after Suffern Terrace.) Unlike the prevailing pattern of residential development along historic roads, this was a settlement of 40 acres extending east from Haverstraw Road, with 17 homesteads on lots of 1 to 3 acres centered on Bayard Lane. The cooperative venture was based on Ralph Borsodi's *School of Living* which advocated agrarian self-sufficiency. The historical significance of this movement is compelling and, although there are some intrusions of contemporary houses within the original plat, the development's architectural expression remains relatively visually cohesive. Modest stone and stucco dwellings in the Craftsman style are tucked into a lush riverside landscape that surrounds the development.



The 1935 plat for Independence Foundation/Borsodi School of Living (revised and filed in 1940).

The houses in the Borsodi School of Living comprise a cohesive neighborhood. They share their scale, massing, materials (stone), and architectural features such as gabled dormers. The architectural style is an amalgamation of Craftsman with Colonial Revival.



6 Bayard Lane, built 1939



12 Bayard Lane, built 1939.



9 Bayard Lane, built 1935.



16 Bayard Lane, built



26 Bayard Lane, built 1936.



367 Haverstraw Road, built 1935.



42 Bayard Lane, built 1939.



The abandoned house at 29 Bayard Lane, built c. 1935.

Despite the model that the Borsodi School of Living development provided, roadside lot divisions continued to be the mainstay of residential development well into the 1940s and 50s.

Usually these 20th century houses are set farther back from the road rights-of-ways than those of the 19th century. However, the bends and curves of historic roads have been softened and the roads realigned over time (Haverstraw in particular) with the result that some 19th century houses have greater setbacks than originally.⁷¹ Traditional and revival styles continued to be popular well into the 1940s but their popularity was also due to the fact that initially they were the only types that would be financed by the Federal Housing Administration, which ran the GI Home Loan program in the 1940s. Thus the Cape Cod and Colonial Revival types predominate in this period.



A Cape Cod-style house at 547 Haverstraw Rd, 1941, left, & a modified Cape Cod at 463 Haverstraw Rd, 1946, rt.



A Tudor Revival-style house at 7 Viola Rd., c. 1940.

⁷¹ One example of this is 452 Haverstraw Road, as confirmed by the 1854, 1876 and 1887 maps.

The house at 8 Rose Hill was built c. 1940 on a large lot extending west from Spook Rock Road that was a part of Kakiat Farm until it was subdivided in 1904.⁷² The large endwall chimneys and shed roof dormers on the gable-roofed house reveal its inspiration as the authentic Dutch Colonial architecture of the region, making it one of the most distinctive and notable houses of this period. BMW of North America owned this property in the 1970s.



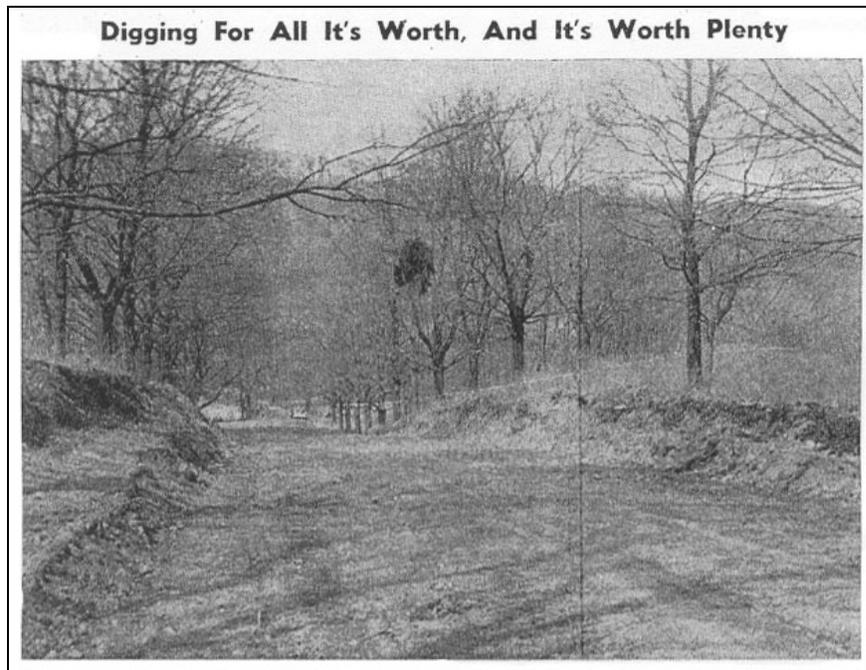
8 Rose Hill Road, built c.1940.

⁷² Rockland County Clerk of Court, Map #541, dated 1904; Deed: Liber 541, Page 9, Lots 11 and 12 on Map of Kakiat Farm.

Post-World War II Suburbanization

The Post World War II development boom had three main causes—the pent-up demand for housing caused by the war, the baby boom that officially began in 1946, and the federal government’s response “to an immediate need for five million new homes by underwriting of a vast new construction program.”⁷³ As a result, single family residential development in the Town of Ramapo took off. This is evidenced by the filing of seven new subdivisions within a decade in the area that would become Montebello: Montebello Estates-Sections 1 & 2 (1949), Brook Knolls (1950-53), Ward Ling Park (1955-57), Montebello Estates-Section 3 (1956), Montebello Estates Section 4A (1958), and Deer Kill Estates (1958). In this period the ranch, split-level, and raised ranch types being built in these subdivisions were at the leading edge of post-war domestic architectural design.⁷⁴ Along side these were a modern version of the 2-story Colonial Revival style. Although extremely popular throughout the following couple of decades, split-level and ranch dwellings, are rarely built these days. Thus these neighborhoods represent the historic districts of the future if they are conserved.

After the Independent Foundation developed the 30-lot subdivision along Bayard Lane in the 1930s, the next major property to be developed was 300 acres of the former Thomas Fortune Ryan estate. Gustave Mayer had bought the property and his sons Sidney and Henry began developing portions of it in a manner that was remarkably sensitive to the existing topography and vegetation, with curvilinear roads that followed the service roads crisscrossing the property.



This photograph of a roadway under development (probably looking northwest along Mayer Drive) in Section 1 of Montebello Estates (called “Ramapo Hills”) appeared in the March 24, 1949, issue of the *Ramapo Valley Independent*.

⁷³ Kenneth T. Jackson. *Crabgrass Frontier-The Suburbanization of the United States*. (New York, NY: Oxford University Press, 1985) pg. 233. The book goes on to state: In the decade after the war Congress regularly approved billions of dollars of additional mortgage insurance for the Federal Housing Administration. Even more important was the Servicemen’s Readjustment Act of 1944, which created a Veterans Administration mortgage program similar to that of the FHA.”

⁷⁴ The various Montebello Estates developments were advertised and popularly known as being in “Ramapo Hills.”

Although a 1949 advertisement for the subdivision pictured a generic one-story house with tuck-under garage, the house types built in this first section of “Ramapo Hills” were ranches and split-levels.⁷⁵



Text for the advertisement at left stated: “The first home in Montebello, Rockland County’s most beautiful residential development is now under construction, and will be completed this Fall. Located on a half-acre site overlooking the Ramapo River, it will cost only \$11,990 with liberal FHA financing. There are many other attractive sites still available, so why not drive out this weekend and see this unusual residential community for yourself. Entrance is on Montebello Road a few hundred yards East of Suffern High School. For complete information, see MAYER, LEWIS & MAYER, 12 Wayne Avenue,” “Suffern.

In the spring of 1950, *The New York Times* ran an article about the development:

300-Acre Ryan Estate Near Suffern Sold To Builders for Housing Development

Plans for a housing development on Montebello, the 300-acre estate of the late Thomas Fortune Ryan at Ramapo, near Suffern, N.Y., were announced yesterday by Valley Builders, Inc., headed by Robert G. Follette, who bought the Sidney Mayer of Suffern Distributors, Inc.

Mr. Follette, who recently was associated in the development of Saddle-Wood-Hills, in Hillsdale, N.J., said the buyers would improve the Ryan tract with homes containing seven rooms and selling for about \$20,000. Construction work on the new homes will be started this week. Clarence Tabor of Ridgewood, N.J., is the architect for the houses which will contain two bathrooms and two-car garages.

Walter L. Drill of Hillsdale, N.J., is associated in the project with Mr. Follette, who handled promotional work at Saddle-Wood-Hills, where \$2,500,000 worth of homes were sold in forty days.

The Ryan property is bounded by Route 202, Mill Road and Montebello Road and is three miles from Route 17. It was acquired by the financier for a country place and still contains the main residence on which the traction magnate is said to have lavished a fortune. Three miles of roadway fifty feet wide were constructed by the owner a generation ago.

The new owners of the property plan to call the development Ramapo Hills. The first model from plans by Mr. Tabor will be called “The Ramapo.”⁷⁶

Interestingly, the developers had not yet secured utility services, which were sought from the Village of Suffern, when the above article ran.⁷⁷ A sewage treatment facility at 2A Lake Road

⁷⁵ *Ramapo Valley Independent*, 7-21-1949.

⁷⁶ *The New York Times* 4-23-1950.

⁷⁷ *The Journal News*, 4-25-1950, reported that: “The mayor told the board he had been asked by Henry Mayer, on behalf of the new owners of the former Montebello estate, whether the village would undertake to extend the village water mains to the proposed development outside the village limits. The mayor stated it had been estimated the cost of laying the water mains from Orchard Street to the development, a distance of six tenths of a mile was about \$22,000. He said he had been told that some 50 houses would be erected on the development, the

was built subsequently to service this first section of the development (date unknown). By June of 1950, it was announced that there were six buyers of planned homes in the development, and that six types of homes were being offered. Lower mortgage interest rates (4% as opposed to 4.5%) were also being offered to veterans of WW II, on 20-, 25- and 30-year mortgages.⁷⁸ With the war over, and the post-war baby boom well under way, suburban development was rampant throughout the region. An advertisement for “The Ramapo” model home in *The New York Times* was followed up three weeks later with an article that pictured the finished house with its floor plan. A selling point for the subdivision was that it was “only 55 minutes from N.Y.C.”

New York State

Acclaimed by Everyone “THE RAMAPO”

Ramapo Hills, Suffern, N. Y.
ONLY 55 MINUTES FROM N. Y. C.

7 rooms • 3 bedrooms • 2 baths • all-purpose den • estate-size plots — more than 2/3 acre • center hall • separate dining room • large cellar • 2-car garage • economical natural gas for heating and cooking.

We the builders of “The Ramapo” are not alone in our enthusiasm of it, for we have heard voices after visitor and buyer after buyer praise this 7-room ranch home.

Each home settles in an estate-size plot—more than 2/3 of an acre, commanding an impressive view of the spectacular country side. Formerly the estate of multi-millionaire Thomas Fortune Ryan is gigantic elm, maple, luxuriant foliage make a vivid panorama of new beauty (formerly forest) yet marvellously convenient to Manhattan—only 15 minutes away.

The Ramapo’s 7 rooms include floor-to-ceiling Thermopane picture windows in living room for sweeping view of mountains • • center hall, separate dining room, ultra-modern kitchen with washing machine, refrigerator, gas range, exhaust fan.

Large all-purpose den over the 2-car garage. The spacious master bedroom has its own bath. All 3 bedrooms cross-ventilated; closets equipped with sliding doors. Two service entrances, two bath rooms, large cellar. All copper plumbing, 3-coat plaster walls, flush doors, hardwood floors, natural gas-fired forced circulation hot water heating plant, over 50’ setbacks. These and other features make “The Ramapo” a top value at \$21,850. See it today!

GENEROUS TERMS FOR ALL—
NO CLOSING FEES

DIRECTIONS: G. W. Bridge and Road 4 or Lincoln Turnpike 1/2 mi. to bridge, 1/2 mile to the house. Open, every day 9:30 a.m. to 6:00 p.m. and all the week-end. Phone: 444-4444. Exhibit Home Open from 10:00 a.m. to 10:00 p.m. Daily 10 a.m. to 8 p.m.

valley BUILDERS INC.

Fabulous 7-Room Ranch Home

RESIDENCE IN DEVELOPMENT AT SUFFERN, N. Y.

The Ramapo, a model home in group built by Valley Builders, Inc., on the former estate of Thomas Fortune Ryan in the Ramapo Hills section. The house contains seven rooms and is priced at \$21,850. The architect for the development is Clarence Tabor.

Floor plan of the model in group in Ramapo Hills tract

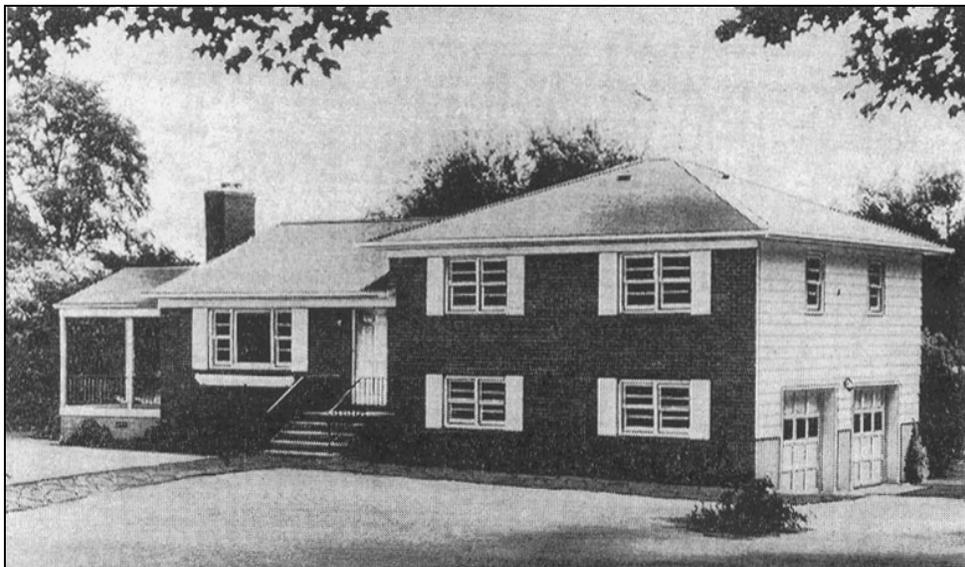
Advertisement in the 6-25-1950 edition of *The New York Times* the follow-up article in the *Times* on 7-16-1950. Below is 32 Mayer Drive, “The Ramapo,” as it appears today, only slightly modified.



lowest cost to be \$19,000. Members of the board took no action on the proposal, Mr. Greene suggesting only that the village first check the extent of its water production.”

⁷⁸ *Rockland County Leader*, 6-8-1950; *New York Times*, 6-11-1950.

In October of 1950 the names of eight buyers of “Ramapo Hills” dwellings were announced, no doubt to emphasize the high caliber of the residents, such as Dr. Morris Pines.⁷⁹ It was August of 1954, when the “Ramapo Hills” development gained additional attention with the unveiling of a 7-room split-level design.⁸⁰ Billed as “luxury homes,” these early models contained 3 bedrooms, 2½ baths, a 2-car tuck-under garage and wood-burning fireplace in a spacious living room. It also featured a “scientific” kitchen with knotty pine cabinets.⁸¹



RAMAPO HILLS luxury homes, Montebello Road and Mayer Drive, Suffern, Ramapo, offers this 3 bedroom, 2½-bath Colonial multi-level home, priced at \$31,000. Set on a plot in excess of ½ acre, each home has a dining room with paneled dado, brick front, oversize 2-car garage, spacious living room with wood-burning fireplace, scientific kitchen with knotty-pine cabinets and exhaust fan, large, roofed porch, with clutter room underneath, GE equipped laundry, select oak floors, 3-coat plaster and full insulation. George H. Beckmann Realty Co. is the exclusive sales agent.

Achievement
in Distinction

Ramapo Hills

at Suffern, New York

Nestled in a beautiful, wooded setting on the former Thomas Fortune Ryan estate, this distinguished new community of magnificent split-level and ranch homes offers the ultimate in country living. Minutes away are Suffern's fine schools, churches and a complete shopping center. The new Thruway and Glen Burdell are also nearby, bringing New York City within 50 minutes.

**7 ROOM - 2½ BATHS
SPLIT-LEVELS**
on Estate-Size Plots 2/3 Acre & Larger
(125 Foot Frontage)

- Spacious Living Room with Huge Bay Window
- Full Size Dining Room with Fan-Frame Window
- 3 Large Bedrooms (Master Bedroom has Walk-in Closet and Private Bath with Stall Shower)
- 1 and 2 Car Garages
- Science Kitchen with Breakfast Area
- Built-in Tappan Wall Oven and Range
- Hotpoint Dishwasher
- Colored Tile Bath and Fixtures
- Full Basement
- Finished Recreation Room with Adjoining Laundry
- Quality Construction

PRICED FROM
\$27,950

MODEL HOME OPEN
DAILY 6-6:30 PM
DIRECTIONS: Garage
at Rt. 17, turn right at
Boney Circle, turn right
on Franklin Turnpike to
Rt. 282. District, turn
right to Meyer Drive.

MOFFAIRE BROS. Owners - Builders Suffern 5-5321



The rendering, top left, of a split-level home in the “Colonial Style” appeared in an August 1954 newspaper story. Top right, a November 17, 1955 advertisement for “Ramapo Hills.” The house, 1 East Place, as it appears today. Below rendering is a detail from the above advertisement.



⁷⁹ *New York Times* 10-15-1950.

⁸⁰ *The Journal News*, 8-5, 1954.

⁸¹ *The Journal News*, 8-5-1954.

Another version of the split-level, with front-facing tuck-under garage, was on the market by 1955.⁸² The house at 25 Victory Road is similar with a mirror-image plan.



The split-level house at 25 Victory Road, Section 1 of Montebello Estates (AKA “Ramapo Hills”) as it appears today.

A model ranch home was open for public inspection in Section 1 of Montebello Estates in September 1955—this one designed by architect Peter H. Butler.⁸³ The house, located at 29 Victory Road, remains largely intact, except for the replacement garage door. While the form is a ranch, its details hearken back to more traditional designs, e.g. shuttered windows and a cupola and dovecote on the garage.

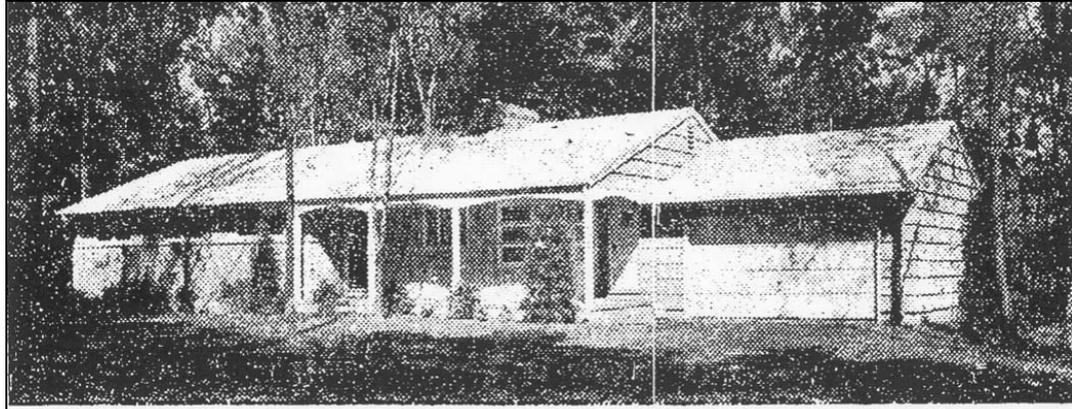


The house at 29 Victory Rd., built 1955.

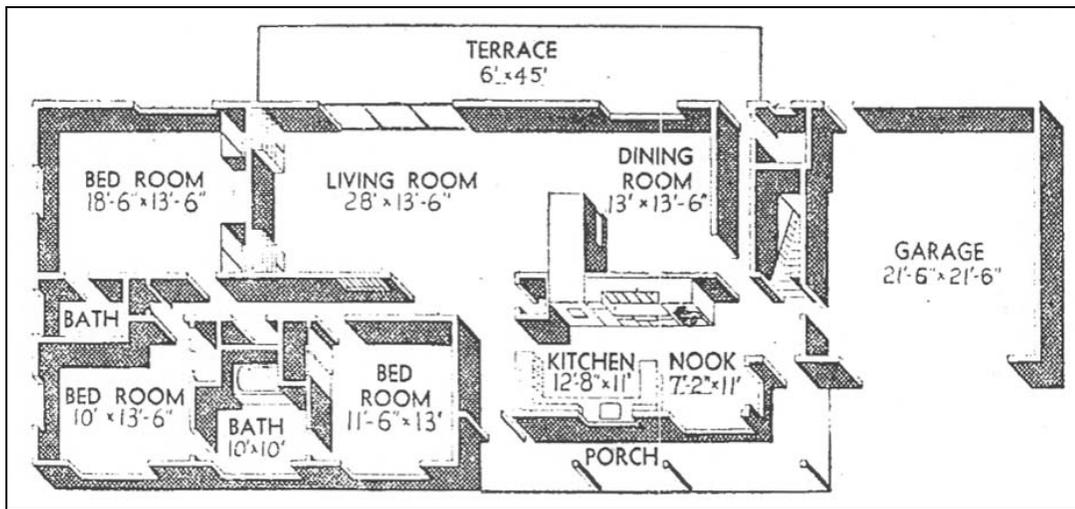
⁸² *Rockland County Leader*, 11-17-1955.

⁸³ *Rockland County Journal-News*, 9-30-1955. *New York Times* 7-10-1949, 5-2-1948, 8-27-1950, 11-19-1950, 2-4-1951, 2-18-1951, 2-17-1952, 4-12-1953, 5-24-1953, 6-12-1955, 5-6-1956, 8-26-1956, 1-13-1957, 5-5-1975, 1-24-1960, 2-7-1960, 11-13-1960, 5-28-1961: Architect Peter H. Butler, of West Englewood and later Teaneck, New Jersey, was a prolific designer of suburban single family homes in large subdivisions from 1949 through 1960, primarily in northern New Jersey (New Milford, Fair Lawn, Secaucus, Haworth, Radburn, Teaneck, Englewood, Woodcliff Lake, Washington Township, Harrington Park). These included ranch, split-level, Colonial-style, Dutch Colonial types. By late 1960 he expanded to include 2-family dwellings in East Patterson and in 1961 he designed a 2-story, 24-unit apartment building in Oradell, New Jersey.

In 1956 a *New York Times* article highlighted another model in “Ramapo Hills” with the heading: “Luxury Homes in Rockland County Offer Huge Living and Dining Room Combination.”⁸⁴ Besides the 42-foot-long living-dining room combination, the house featured sliding glass doors, a built-in counter-top range, wall oven and novel lighting fixture. This particular ranch style, with its modestly arched front porch, is one that was copied in other, later, Montebello developments.



This is a front view of the house, which is priced from \$31,500. The floor plan is below.



The house at 47 Mayer Drive, built 1956.

⁸⁴ *New York Times* 11-18-1956.

With the success of “Ramapo Hills,” (expanded with other sections platted in 1956, 1958, and 1962), other subdivisions quickly followed suit. Brook Knolls was created in 1950 on the east side of Haverstraw Road and adjoining the north side of the Borsodi School of Living subdivision.⁸⁵ It was a self-contained neighborhood around a circular roadway, Orchard Circle, with its sole access from Haverstraw Road. This, together with East Place in Section 2 of the “Ramapo Hills” development, marks the beginning of a slew of cul-de-sac developments that would radiate out from the historic roads of Montebello. Brook Knolls, with its 17 single family lot offered a similar range of house designs as those found in “Ramapo Hills.”

Ward Ling Park was a three-phase development platted in 1955 that straddled Spook Rock Road in the northeast section of today’s Village of Montebello. Nine lots lined the west side of Spook Rock Road, while another 13 lots fronted on a new curvilinear loop road, Linda Drive.⁸⁶ Two years later, the East Section of Ward Ling Park was platted with 13 single family lots fronting the east side of Spook Rock Road, and another 34 lots along new roadways—Caroll Drive, Marget Ann Lane, and Bruce Court—two of which were cul-de-sacs.⁸⁷

Deer Kill Estates was a 1958 18-lot subdivision that incorporated two existing single family homes on an essentially straight cul-de-sac off the east side of Haverstraw Road. The homes there epitomize the typical post-WW II houses that would be built all across the nation in this time period—the ranch, the Cape Cod, and a 2-story Colonial Revival. Note the tuck-under garages on numbers 11 and 14, which became a regular feature of suburban houses in this era.



Ranch house at 11 Kevin Dr., built 1960.



Cape Cod-style house at 14 Kevin Dr., built 1961.



Colonial-style house at 8 Kevin Drive, built 1963.

⁸⁵ Rockland County Clerk of Court, Map #2260, filed 11-2-1953.

⁸⁶ Rockland County Clerk of Court, Map #2329, filed 1-12-1955.

⁸⁷ Rockland County Clerk of Court, Map #2503, filed 5-21-1957.

Residential development more than doubled in the 1960s from that of the 1950s (321 vs. 126). The “Country Homes of Viola,” an 18-lot subdivision was recorded in 1961.⁸⁸ By July 1962 models were being advertised in the *New York Times*.⁸⁹ Initially a cul-de-sac lay-out along Canterbury Lane, the roadway would be greatly expanded and connected to Oxford Drive and Lety Lane when the Henry L. Schwartz estate was platted in 1995.⁹⁰

AIRMONT AREA VIOLA

Grand Opening

1 ¼ ACRE ESTATES

2 STORY COLONIALS
4 BEDROOMS

L SHAPED RANCH
3 BEDROOMS

\$29,990

10% DOWN

DIRECTIONS: Tappan Zee to Thruway Exit 14. Left (west) on Rte 59, 4 miles to Spook Rock Rd. (Delmonico Restaurant) right on Spook Rock Rd (north) 2 miles to Viola Rd. Left 2,000 yards to Models

Country Homes of VIOLA

AT THE FOOT OF THE RAMAPOS

Another Quality Home Community by
McCAFFERTY & MCK, Bldrs
Sales Agent — Mary Elizabeth Heck
ELmwood 7-9746 ELmwood 9-1801

July 22, 1961 Advertisement in the *New York Times*



The house at 16 Canterbury Lane, c. 1962, is an example of the “2 story Colonials” advertised.



The house at 15 Canterbury Lane, built in 1963, is an example of the L-shaped or rotated ranch houses constructed in the subdivision.

While other tracts in the Montebello area of Ramapo were rapidly being platted, spurred by the opening of the Tappan Zee Bridge with its access to Westchester County and the New York City boroughs, Montebello Estates, i.e. “Ramapo Hills,” continued to expand and build on its remaining lots. East Mayer Drive and Nottingham Drive were dedicated, providing connections to Mile Road at their east ends. Robin Hood Road, was initially a cul-de-sac in the 4D Section of the Development and a second cul-de-sac, Sterling Forest Lane, was created in Section 4E. The house types continued to be fairly consistent with those in the early phases of “Ramapo Hills.”

Dexter Manor was platted in early 1966 and was a subdivision of the former estate of Senator Royal Copeland.⁹¹ It utilized a curvilinear street layout for Copeland Drive, West Gate Road, and Babbling Brook Lane, which was now becoming the norm. Generally the style of the 33 dwellings houses constructed there followed the precedent of the early “Ramapo Hills” houses, with the majority being 2-story “Colonials.” However, four raised ranches were constructed in 1966, a style that would find wide acceptance throughout the country and continues today.

⁸⁸ Rockland County Clerk of Court, Map #2898, filed 9-18-1961.

⁸⁹ *New York Times*, 7-22-1962.

⁹⁰ Rockland County Clerk of Court, Map #s 6867-6871, filed 1-6-1995.

⁹¹ Rockland County Clerk of Court, Map #3410, filed 1-12-1966.



The house at 11 Robin Hood Road, built 1965, is a typical “Colonial” in the “Ramapo Hills” subdivision.



This similar, but slightly larger, Colonial Revival-style house at 36 West Gate Road was built in 1967 in the Dexter Manor subdivision.

The Modern period became popular after World War II and found expression in domestic architecture of the 1950s, 60s and 70s. Montebello, with its proximity to New York City and rapidly developing landscape, was fertile ground on which the architectural seeds of that time could be sown. Two subdivisions, along with a number of individual buildings, are notable for their interpretations of these trends. And while these buildings do not meet the 50-year threshold to be considered historic, they do represent locally significant examples of this architectural style and period.

Charnwood Forest was a 29-lot subdivision off the east side of Mile Road filed in late 1965.⁹² It was the first subdivision developed with distinctive Modern homes on its two cul-de-sacs—Charnwood Drive/Longbow Road and Druid Court.⁹³ The facades are asymmetrical; some are split levels. Windows are expansive, reaching up to the roof eaves, and the roof rafters are oversized and exposed. Several of the houses feature prominent round-topped skylights atop pyramidal roof forms; one house combines multiple gable peaks with flat-roofed sections, while another has a tremendous front gabled expanse made possible by technological advances in construction materials and application of industrial approaches.

The now matured naturalistic landscaping throughout the Charnwood Forest neighborhood, with minimal lawn areas, enhances the cohesiveness of this distinctive group of Modern-styled dwellings. Though it will be another decade before all will reach 50 years of age, they represent a good candidate for a future historic district, as shown in the following photographs.

⁹² Rockland County Clerk of Court, Map #3396, filed 11-16-1965.

⁹³ There is one exception to the Modern architectural styles embodied by these late-1960s, early-1970s houses, that being #10 Druid Court, a 2-story Colonial Revival painted white in contrast to the dark brown and natural materials on the neighboring houses.



House at 16 Charnwood Drive, built c.1970.



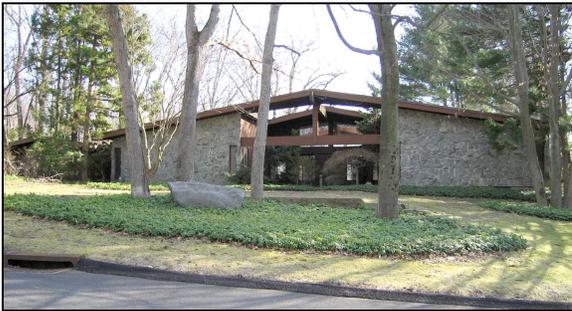
House at 6 Charnwood Drive, built c.1965



House at 17 Charnwood Drive, built c.1967.



House at 20 Charnwood Drive, built c.1966.



House at 1 Druid Court, built c.1970.



House at 3 Druid Court, built c. 1967.



House at 4 Longbow Road, built c. 1966.



House at 10 Longbow Road, built 1973.

The Suffern Knolls subdivision, filed in January of 1966, also offered alternatives to the prevailing Colonials and ranches being developed nearby.⁹⁴ It adjoined the south and east sides of “Ramapo Hills” and extended Robin Hood Road to connect with a new road, Heatherhill Lane, that accessed Mile Road at its eastern end. A cul-de-sac, Brigadoon Lane, ran south from Heatherhill Lane two lots west of Mile Road. Nearly all the houses in this development were raised ranches designed in the Modern architectural idiom. Stripped of unnecessary ornamentation, they feature wide overhanging eaves angled outward at the gable ends, corner window configurations, entrance door surrounds with large plate-glass transoms and sidelights, and angled transom windows up to the eaves in the gable ends. Wood siding is

⁹⁴ Rockland County Clerk of Court, Map #3416, filed 1-28-1966/ revised 6-29-1966.

often vertical, angled, or flush planks rather than the traditional horizontal clapboard. The neighborhood also contains a double house (26 Robin Hood Road). In short, the collective visual expression of these residences is in sharp contrast to the adjacent neighborhood. Like Charnwood Forest, Suffern Knolls is distinctive enough to be a future historic district if demolitions, new construction, and alterations are held to a minimum in the next decade. The following photographs illustrate the cohesive visual character of this neighborhood.



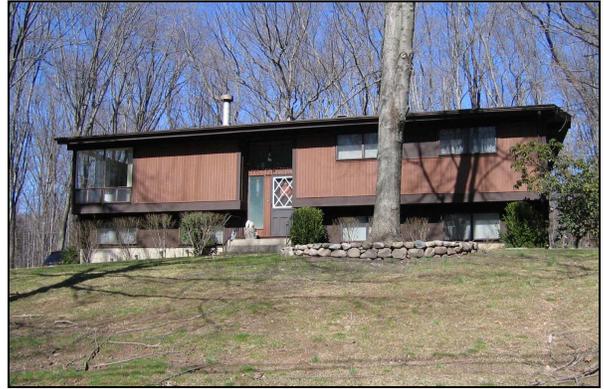
3 Heatherhill Lane, built 1967.



4 Brigadoon Drive, built 1967.



13 Heatherhill Lane, built 1967.



4 Heatherhill Lane, built 1967.



24 Robin Hood Road, built 1967.



27 Robin Hood Road, 1967.

In addition to the homes in these two neighborhoods, there are at least three Modern dwellings on individual lots that could be locally significant as representative of this architectural style. Indeed, the architect-designed house at 646 Haverstraw Road is now over 50 years old and could be eligible for the National Register. All three houses are illustrated as follows:



646 Haverstraw Road, built c. 1951, designed by its architect-owner Alan S/ Ballou.



3 Brentwood Drive, built 1974.



44 Mile Road, built 1978.

Late 20th & Early 21st Century Residential Development

One of the first houses in the last quarter of the 20th century to return to formal architectural classicism is the Damon-Goldberg House at 24 Viola Road. Constructed only 34 years ago, it displays a Neo-Classical style. The property has retained much of the formally designed original landscape of the previous country retreat which dated to the early 20th century. In addition, farm buildings connect it to the property's historical past as a farmstead. It is unknown whether the cider mill that once existed here is still in evidence, but historical accounts suggest that the grounds may contain archeological evidence of this earlier function.



Aerial view of the extensive residential property at 24 Viola Road; house built in 1976 is at bottom center.

In the last years of the 20th century and the first decade of the 21st, residential development in the Village has continued to be strong and is remarkably uniform in the types of houses constructed. Most were built within multi-lot subdivisions—at least 18 were filed during these 30 years. These houses are far larger in scale than those of the immediate post-WW II era and are, for the most part, traditional in their architectural styles. This period would also see the development of numerous apartment complexes in the vicinity, though only one in Montebello.

The house at 100 Montebello Road is an example of the continuing popularity of the Colonial Revival Style with its 5-bay front facade and center entrance into the 21st century. The house was originally built in 1952, but was completely remodeled into its present appearance c. 2005. The entrance door surround has sidelights and fanlight and the nearly full front porch has a gabled feature that highlights the entrance. A right side ell incorporates a 2-stall tuck-under garage.



The house at 100 Montebello Rd., remodeled to its current appearance in 2000.

Grandiose 2-story houses with articulated front facades, multiple roof lines, and large arched windows characterize the single family homes that have been most recently constructed in Montebello. The following photographs illustrate this prevailing contemporary take on traditional architectural styles.



3 Plum Hill, built c. 2000, is located in the 1994 "Plum Hills" subdivision.

The following three photographs are of houses located on the former Henry L. Schwartz estate. That property began to be developed in 1968 as Pine Tree Farms, but it was 1995 when the first sections of the current extensive subdivision were filed.⁹⁵



39 Senator Levy Drive, built 2000, Architect Harry Goldstein.



6 and 4 Lety Lane, left to right; built 2003 and 2005, respectively.



20 Canterbury Lane, built 2005.

⁹⁵ "Pine Tree Farms" subdivision received final approval from the Town of Ramapo in January 1968, per plans on file in Montebello Village Hall.

Two of the few Modern style houses in a subdivision are located on Rose Hill Road.



17 Rose Hill Road, built 1988.



13 Rose Hill Road, built 1995.

The one major multi-family housing complex located within the Village is the Lackawanna Condominiums, dating to 1993.⁹⁶ The 93 units are within 16 buildings on a parcel of land south of I-287 and wedged between the warehouse/distribution center at 20 Dunnigan Drive and the Indian Rock Shopping Center on Rt. 59. The architectural style is a traditional Colonial Revival with gabled roofs and articulated front facades to distinguish each unit.



The Lackawanna Condominiums, built c. 1995, developed by the Indian Rock Corp.

⁹⁶ Rockland County Clerk of Court, Map #6747, filed 8-6-1993.

Regionally-Oriented Development

The local school district, looking to meet growing school populations, found the farms and large estates that dominated Montebello's landscape to be logical choices for new school sites. The "Barry Moore" estate was the first of these to be carved up for such a use. Nearly half of that extensive property was sold by Helen Morgan, widow of George W. Morgan, to the Ramapo School District for construction of the Suffern High School (now Suffern Middle School) in 1941.⁹⁷ The building, though altered, has architectural significance due to having been designed by architects Tooker & Marsh.⁹⁸ They chose the Classical Revival style, which was customary for large public buildings in this time period. Roman-arched windows, quoining, and a substantial limestone cornice, are the architectural features that place the brick school in this stylistic category.



The Suffern Middle School at 80 Hemion Road, built 1942 as a high school.

In 1967 the Ramapo Central School District 1 would purchase a neighboring strip of land from the Institute for Christian Doctrine (which was also previously part of Ryan's "Barry Moore" estate).⁹⁹ This would allow for the construction of the Montebello Road Elementary School to the east of the Middle School building some 25 years later.

⁹⁷ Rockland County Deed: Liber 392, Page 469, 8-14-1941.

⁹⁸ <http://www.pelhampreservationsociety.com/id52.html>: "Tooker & Marsh is best known for its designs in school buildings. The firm was particularly prolific in upstate New York, Long Island and New Jersey and its designs include numerous grade schools, high schools and several colleges... Reginald Marsh... received his Bachelor's Degree in 1906 from Cornell University where he majored in Architecture and his Master's Degree in Architecture in 1907 From Cornell. He worked as a draftsman for Taylor and Levi (1907), McKim, Mead & White (1908), Charles W. Leavitt (1909-11) and Trowbridge & Ackerman (1912-13)...In 1920, Tooker and Marsh wrote an article for *Architecture* entitled "General Principles of School Planning and Construction" in which they outlined underlying design concepts and requirements for school buildings. In 1960, Governor Rockefeller named Marsh as one of eight architects to draw up standards for state schools...Although most of the firm's work focused on school construction, Tooker and Marsh took on other commissions as well. An early work of the firm was the design for Bear Mountain Inn, the headquarters building for the Palisades Interstate Park, Bear Mountain, New York."

⁹⁹ Rockland County Deed: Liber 825, Page 616, 5-1967.



The Montebello Elementary School, located at 50 Montebello Road.

Two other schools would find sites in the Montebello area of Ramapo: The Viola Elementary School was built in 1970 on a site that was once a part of Kakiat Farm, north of Viola Road and east of and accessible from Haverstraw Road.¹⁰⁰



Viola Elementary School, built 1970, at 557 Haverstraw Rd.

In 1970, the Suffern Senior High School, was constructed on land primarily bought nearly ten years previously from Henry von L. Meyer Jr., owner of Cobblestone Farm on Viola Road.¹⁰¹ Both schools exemplify modern school design, with strong horizontal massing and paneled components. Because neither one is 50 years old, their architectural significance will be a matter for future evaluation.



Suffern High School, built 1970, at 49 Viola Rd.

¹⁰⁰ 1911 Washburn Map.

¹⁰¹ Rockland County Deed:

Regionally-oriented development in suburban communities includes religious buildings, such as churches and synagogues, which often draw their congregants from surrounding communities. Grace Lutheran of Suffern is a good example—even being named after the neighboring village to the south. It was built in 1959 at 506 Haverstraw Road.



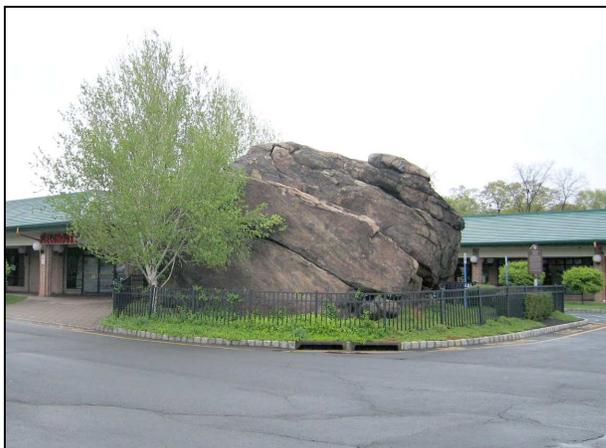
Grace Lutheran Church of Suffern, at 506 Haverstraw Rd., built 1959.

Another aspect of regional development is the warehousing and distribution functions established in the Town of Ramapo. These land uses require large acreages with ready access to major arterials and railroads. Thus once the Tappan Zee Bridge and New York State Thruway were opened in 1955, it was only a matter of time before tracts along the Erie Railroad and the Thruway were developed for these uses. The oldest of several warehouse buildings was built in 1965 and is located at the west end of Dunnigan Dr. Two other buildings with similar functions have been constructed since to the east of this property.



Rockland Warehouse and distribution center at 20 Dunnigan Dr., built 1965.

The market for retail stores grew in direct proportion to the residential development that continued to expand unabated throughout the second half of the 20th century. Rt. 59, which delimits the southern boundary of the Village of Montebello, was the major arterial that became the location of choice for new auto-oriented retail development that would serve the region. (And it had long been the route along which commercial activity was centered, thus zoning regulations allowed for its expansion here.) When the Village was formed in 1986, it included a previously developed commercial tract on the northwest corner of Rt. 59 and Hemion Road intersection—the Rube Goldberg Shopping Center, constructed 1977-80, amended 2000. The northeast corner of that intersection wasn't developed until 1999, when the Indian Rock Shopping Center was constructed under the Montebello's regulatory review. This may have been what saved the famous "Indian Rock" from destruction.



The "Indian Rock," above left, for which the 1999 Indian Rock Shopping Center, on right, is named.

Commercial development in Montebello in late 20th century included office commercial. The trend for large company headquarters and office complexes to move out from city centers to suburban locations came in response not only to cheaper land prices but also to the availability of an educated female work force living in these areas. Like warehouse distribution centers, such office centers need locations accessible from major aerial transportation routes. Consequently, the large tracts of land along the north side of the I-287 corridor at the Airmont Road interchange were logical locations for this land use. Several of the office buildings constructed here represent notable examples of large-scale architecture. They reflect glass curtain wall building technologies and the clean, crisp lines of Modern tastes.



1 Executive Blvd., built 1980.



2 Executive Blvd., built 1990.



29 Airmont Road, built 1980.



400 Rella Blvd., built 1995.



4 Executive Blvd., built 2001.

Landscapes

The relatively recent development of the Village as an outlying suburb of the New York City metropolitan area has resulted in a general loss of open space and rural character. Once open fields were ripe for large housing subdivisions, which have been continuously developed since the mid-20th century. Exempt from such development have been the documented wetlands, which are considered natural versus designed landscapes, even though they have frequently been altered in the past and even, more recently, created to address runoff and habitat issues associated with residential development. Since they are protected by other Village, County, and State regulations, these landscapes do not generally require additional historic preservation regulation.

Similarly, the Mahwah River, is a natural landscape and valuable community amenity that is governed by State conservation protections. With its wooded shores, the river is relatively hidden from public view except at key locations. These vantage points include the stone bridge on Montebello Road, the Viola Road and Mayer Drive bridge spans, and trails through Kakiat County Park (which is outside Village boundaries). Because there are so few serendipitous river-viewing opportunities, the HPC may have a role to play in ensuring that these vantage points are not compromised.



The bridge over the Mahwah River at Montebello Road and Lake Road.

The arterial roads of the Village, which are historic routes,¹⁰² provide the most salient evidence of its rural past, being lined almost continuously with stone walls. Many collector and local roads are also lined with stone walls, both old and new. These structures visually define property

¹⁰² Montebello Road, Haverstraw Road, Viola Road, Spook Rock Road, and Mile Road all serve as minor and major arterials throughout the Village.

boundaries and, despite their disparate construction methods and dates, imbue the roads with a sense of the community's rural past. Where stone piers flank driveway entrances to private properties, they also signal the country retreat period of development in the village—a tradition that continues today. The stone walls visually complement the natural rocky terrain and provide some measure of cohesiveness between the historic and newer properties along these routes. Protective measures to ensure their long-term preservation is indicated.



Stone wall along Mayer Drive East



Stone wall on north side of Montebello Road.



Stone wall south side of Kings Gate Road, at Haverstraw Road.



Stone wall on east side of Mile Road



Stone wall on north side of Victory Road.



Stone wall at 257 Spook Rock Road.

The designed landscape and open areas within the Spook Rock Golf Course provides a provides outstanding views to the Ramapo Mountains from its rolling hills and manicured lawns. These views are also enjoyed by those who simply travel along the southern section of Spook Rock Road. While the 34-acre golf course is not yet 50 years old—three large tracks of land were purchased in 1967 by the Town of Ramapo and the course opened in the fall of 1969—it is a significant landscape that will become increasingly valued over time. It may well deserve special historic preservation protections as it celebrates its 50th anniversary in 2019. This is supported by the fact that it has hosted the MGA Public Links Championship three times in its young life.¹⁰³ Previous to its development as a golf course, the tract was utilized as a Boy Scout camp and Jamboree site—one of the first in the nation, which adds to its historical significance.¹⁰⁴



View of the Spook Rock Golf Course.

¹⁰³ Dr. William L Quirin, the Metropolitan Golf Association. *Golf Clubs of the MGA -A Centennial History of Golf in the New York Metropolitan Area* (Elmsford, N.Y.: Golf Magazine Properties: 1997) p.186.

¹⁰⁴ <http://www.ramapoparks.org/index.php?s=4&b=5>

IV. Observations & Potential Next Steps

As the HPC plans for future preservation efforts, the following observations of the Village's historic resources resulting from this survey and suggestions as to potential actions should provide guidance in its deliberations. William E. Krattinger, the Historic Specialist and Field Representative for Rockland County at the State Historic Preservation Office/NYS Office of Parks, Recreation and Historic Preservation was consulted with regard to whether State and National Register designations would be successful, and the suggested actions reflect this.

1. Consider nominating properties to the National Register of Historic Places in advance of seeking local designations of historic buildings in order to educate property owners and the public of the benefits involved. The National Register designation does not put restrictions on private property owners, but does allow some protection from federal and state government actions that could compromise their historic integrity or context. In the future, as the general public begins to realize the significance of these individual properties and groups of homes, and the owners gain a sense of pride in them, local designation should be more feasible.
2. The Borsodi School of Living colony along Bayard Lane and Haverstraw Road is a good candidate for nomination as a district to the National Register of Historic Places. As an early subdivision it has a unique and compelling history that deserves to be more widely known. More intensive documentation of the houses and a written history of this cooperative settlement, its context, and significance will be necessary to complete a National Register nomination form and see it through the state review process. The boundaries of the original plat provide the best rationale for historic district boundaries, even though this includes a few non-contributing houses. A list of the properties for inclusion can be found in Appendix C.
3. A thematic nomination of historically significant early farm buildings to the National Register of Historic Places would likely meet with approval from the State Review Board as these buildings are the remnants of Montebello's rural history. This survey has identified 23 properties (including the locally designated farmhouse at 84 Viola Rd.) that could be included in such a thematic designation. Intervening new construction makes a historic district impossible. (See Appendix C.)
4. A second thematic nomination to the National Register is suggested for those houses that fall within the two Country Retreats categories identified in this survey. This survey has identified 20 properties (including the locally designated Fant Farm and Montebello properties) that could be included in such a thematic designation. This may be a less pressing need than the previous recommendation as these larger buildings seem not to be threatened at the moment. One exception may be the "Barry Moore" property at 38 Montebello Road, now owned by the Institute for Christian Doctrine, which appears to be underutilized and subject to deferred maintenance. Another concern is the possibility that it could become the target for vandals. (See Appendix C.)
5. National Register Historic District nominations should be considered for a two mid-20th century subdivisions. One of these is the small "Deer Kill Estates" subdivision that dates to 1958 and encompasses the buildings along Kevin Drive. These houses retain their original scale and form to a large degree, which provides the neighborhood with its integrity and visual cohesiveness. Another would encompass Sections 1, 2, 3 and 4A of Montebello Estates, plans for which were filed in 1948, 1956 and 1958. While these may seem like

long-shots for National Register status, a case can be made for these developments having had a great impact on the village's current form. Also, many of the architectural forms found in these neighborhoods are no longer being constructed, and as such are clear representations of a distinct period in construction history. Based on a local level of significance, such nominations would put Montebello on the cutting edge of mid-20th century designations. Additional research into these neighborhoods—the developers, architects, builders, and first residents will be necessary to complete such nominations. (See Appendix C.)

6. Consider local historic district designation for properties at the west end of Montebello Road that includes the stone bridge at that location. While this area may not be a candidate for National Register district designation, it serves as one of the several gateways into the Village and has a significant historic farmstead—the Wanamaker House—anchoring it. These groupings of houses together with the Mahwah River and stone bridge do much to visually convey the historic legacy of Montebello. This would also help ensure that when periodic reconstruction of bridges is undertaken, the HPC would be included reviews of any proposed changes, and be able to advocate for enhanced pedestrian amenities that complement the historic surroundings. (See Appendix C.)
7. Undertake further research into the Suffern Terrace development centered on Orchard Street and consult with the Village of Suffern as to the possibility of a local district designation of a larger area encompassing it and development directly to the south. Suffern Terrace represents the first subdivision in the Montebello area, dating to the early 20th century. As such it may have been a model for similar development in the Village of Suffern in the area immediately to the south. Many of the homes along Orchard Street retain their integrity, while a number of others have been altered and there have been a couple of intrusions. Although the overall level of integrity is not high enough at present to meet National Register standards, the neighborhood still has a historic character that could be revived with careful oversight.
8. Recognize the last remaining properties in Montebello associated with early 19th-century industrial development with designation: 104 and 106 Montebello Road.
9. Consult with the owners of 646 Haverstraw Road to ascertain their interest in nominating the Modern architect-designed house to the National Register of Historic Places as a locally significant building under Criteria C.
10. Initiate a public education and outreach campaign to heighten awareness of Montebello's historic and architectural resources. Produce a booklet that will assist homeowners in understanding the original character of their mid-20th century and Modern houses and suggest ways additions and upgrading can take place without loss of their character. Appendix E provides an example of such a booklet that found great success in the outer suburbs of Minneapolis, Minnesota, dating to the same period as Montebello.
11. Consider advocating for strong village protections for extant stone walls along all historic routes and roadways. New subdivisions in particular perhaps should be required to construct stone walls along their boundaries in order to strengthen the rural character of the roadways.

Chronology of Development

- 1651 First attempt to purchase land in Rockland County/Ramapo area.
- 1680 Rapid land speculation in Ramapo, but no settlement of area to speak of.
- 1696 Kakiat Patent granted by King William III to Daniel Honan.
- 1700 Blandina Bayard purchased 5 tracts of land from the Ramapough, Jaapough, Jandekagh, Arigee and Camguee Indians (the “Gore Line” defines the NW side of these tracts. She improved and settled this land and left it to Petrus and Sarah Bayard. Petrus’ widow moved away but retained ownership.
- 1724 John Van Blarcum purchased 400 acres from the Indians in Ramapo Clove.
- 1700s Land in Rockland County originally claimed by both New York and New Jersey as well as by 3 different patents in New York: Kakiat, Wawayanda and Cheescoks. Peter Sonmans, son of Aavent Sonmans, representing himself as the sole agent of “the 24 proprietors of New Jersey” conveyed 42,500 acres in northern New Jersey lying between the Ramapo and Saddle Rivers (then called “the Romopock Tract”) to John Auboineaur, E. Boudinot, Peter Fauconier, L. Kiersted, Jahn Barbarie, Thomas Barjaux, Andrew Fresneau, and Peter Bard. Land sold by some to Theodore Valleau, David Stout, Magdalene Valleau (daughter of William Fauconier)- Coenard Wannamaker received 05 acres of the 900 granted to M. Valleau.
- David Ackerman sold a mill-right of 1 acre to Jacobus Van Buskirk.
- 1769 Line between New York and New Jersey established; defined the south boundary of Town of Ramapo.
- 1771 Land dispute between Kakiat and Cheescoks settled; Town of Ramapo subsequently divided into two sections—Kakiat patent and vacant lands (illustrated on 1786 map).
- 1773 John Suffern settled in the Village that bears his name.
- Nov 3 1774 The boundary line between New York and New Jersey was reported to have been finally surveyed.¹
- Jan 1 1775 Three persons recognized by the King George III as owning land within the “Vacant Lands” section: John Sobisco (630 acres near Tallmans), Coenard Wannamaker (105 acres near 15th milestone on New Jersey line), and Jacobus VanBuskirk, millwright (1 acre on Mahwah stream at point where the Nyack Turnpike crosses it). (Historian Frank B. Green noted that the Sterling Co. may have held a valid title to a few acres in the extreme west portion of the Vacant Lands.)

¹ Frank Bertanguie Green, MD, *History of Rockland County*, p 257.

Chronology of Development

- Jan 18 1775 King George III granted 4 patents: James Marcus Provost patent, 5000 acres, Robert Harris patent, 2000 acres; Jacob Muller patent, 3000 acres and Spence patent, 1820 acres. [Rev. E. B. Cobb's History]
- Feb 1778 Rockland County was separated from greater Orange County.
- 1778 - 1779 The Scottish-born Robert Erskine, who was appointed Geographer and Surveyor General by George Washington in 1777, drew upwards of 275 maps of the northern sector of the Revolutionary War one of which was dated this year and illustrated a colonial road in the alignment of Haverstraw Road (lower Rt. 202) and Viola Road.
- 1778 Farmsteads Established:
Conklin-Sherwood Farm – 1 Copeland Dr.
Henry Wanamaker Farm – 51 Montebello Rd.
Johnson Farm – 84-86 Viola Rd.
- 1786 Claims of the Cheesecoaks and Waywayanda in area of the Town of Ramapo settled with the running of a boundary line from the northwest corner of the Patent of Kakiat to the 31st mile stone on the New Jersey line. The line was “run” (surveyed) by Charles Clinton jr., son of General James Clinton and called the “Gore Line.” The land area in Orange and Rockland counties bounded by it, the New Jersey Line and the west boundary of Kakiat was familiarly known as the “Jersey Gore,” though it was officially called, in a report to the Legislature, “Vacant lands between the lately established boundary line of the Patent of Cheesecoaks and the State of New Jersey.”² This line divided the Town of Ramapo in two.
- 1791 Area officially becomes the Town of Hampstead.
- 1794 State of New York passes legislation calling for the improvement of road networks.
- 1800 The Federal Census states that the newly created Rockland County had a total population of 6,353, with the Town of Ramapo having the largest population of all the towns with 1,931 residents.
- 1806 First steamship, “The Clermont” built for travel on the Hudson River.
- 1808 Saw and grist mill constructed on the north side of Viola Road by Abbot Cooper.
- 1810 James Young Farm Established – 62 Airmont Rd. N. (Montebello Historic Landmark).
- 1814 State Route 202 established.

² Green, p. 257.

Chronology of Development

- c.1817 L.D.N Coe Farm established – 500 Haverstraw Rd.
- 1820s Farmsteads Established:
R. Johnson Farm - 96 Viola Rd.
J. Wanamaker Farm – 37 Montebello Rd.
- 1823 Forshay and Conklin families settled area at intersection of Old Kings Road (Viola Road) and Haverstraw Road (Rt. 202), formerly known as “Forshay’s Corners; location of an early polling place and distillery; buildings no longer extant.
- 1826-27 Steamship ferry service established across Hudson River between points in Rockland and Westchester counties by the Nyack Steamboat Association. Its first ferry was “The Orange” (facetiously known as “The Flying Dutchman”).
- 1829 Town renamed “Ramapo” to avoid confusion with the Town of Hempstead on Long Island.
- c.1830 Rev. Benjamin Sherwood establishes his farmstead on Haverstraw Rd. on Conklin-Sherwood estate.
- Apr 24 1832 Charter granted to the New York and Erie Railroad by New York Governor Clinton, to connect the Hudson River at Piermont to Lake Erie on the west at Dunkirk. Actual construction began in 1836.
- c.1840 Wanamaker Grist & Saw Mill Constructed – 106 Montebello Rd.
James J. Wanamaker House next to Grist & Saw Mill – 104 Montebello Rd.
- 1840s Numerous farmsteads established:
A. W. Coe House at 519 Haverstraw Road
Quackenbush Farm along Viola Rd/Emerald Lane (later became Henry von L. Meyer’s Cobblestone Farm)
D. Sherwood Farm – 396 Haverstraw Rd.
J. Young Farm – 199 Spook Rock Rd.
- Sept 23 1841 The railroad section from Piermont to Goshen opened, serving the Town of Ramapo, along with other Rockland County communities. Sufferns Depot established.
- 1848 The Paterson and Ramapo Railroad and Union Railroad opened, providing a connection between the NY and Erie Railroad at the village of Suffern and Jersey City, New Jersey.

Chronology of Development

- 1850s Farmsteads established:
 J. N. Wanamaker Farm – 115 Montebello Rd.
 J. T. Young Farm – 46 Mile Rd.
 S. R. Johnson Farm – 236 Spook Rock Rd.
 S. Johnson Farm – 126 Viola Rd.
 E. J. Stuart Farm – 314 Haverstraw Rd.
 J. J. Coe Farm – 519 Haverstraw Rd.
 I. [or J.] Depew Farm – 556 Haverstraw Rd.
 C. Fredericks Farm – 63 Mile Rd.
 J. Conklin Farm – 253-257 Spook Rock Rd. (Montebello Historic Landmark)
- August 1859 The New York and Erie Railroad went into receivership due to the large costs of building, and on June 25, 1861 it was reorganized as the Erie Railway.
- 1860s Farmsteads established:
 T. Hillard Farm – 395 Haverstraw Rd.
 Mrs. Wanamaker Farm – 33 Mile Rd.
- c.1860 Grist & Saw Mill established near 6 Viola Rd. (J. J. Coe in 1876)
- 1866-67 The last steamship, “The Chrystenah” constructed.
- 1870 steamship ferry service ended
- 1870s Farmsteads Established:
 James J. Wanamaker – 77 Mile Rd.
 T. W. Howell Farm – 32 Montebello Rd.
 S. Blauvelt Farm – 144 Spook Rock Rd.
 T. Springsteen – 10 Colline Dr.
 G. S. Conklin Farm – 603 Haverstraw Rd.
 J. J. Quackenbush Farm – 40 Mile Rd.
 T. Cookfaice Farm – 106 Viola Rd.
- c.1875 Farmsteads Established:
 R. W. Blauvelt Farm – 578 Haverstraw Rd.
 T. Williams Farm – 224 Haverstraw Rd.
- 1880 Census revealed a population of 116,245 in Rockland and Orange counties, with the agricultural and mineral wealth of these areas exceeded by no other provincial section of the State of New York.
- 1882 Mechanicsville renamed Viola when U.S. government established new post offices.³
- 1893 Ira Young added a wing to his house (apparently at 46 Mile Road).⁴

³ “Remembrances of Viola,” *South of the Mountains*, Vol. 26, No. 1; Jan.-Mar. 1982.

Chronology of Development

- 1896 RR Station established at Suffern; encouraged the development of country estates by wealthy NYC residents.
- c.1896 Barn constructed at 84 Viola Road.⁵
- 1898 Fieldstone Farm constructed by Thomas F. Ryan – 62 Montebello Rd. John Phillips Sousa reputedly rents the A. W. Coe farmhouse on Haverstraw Road.
- 1901 Ida and Thomas Fortune Ryan’s 44-room mansion, “Montebello” constructed on the site of the 1860s homestead of stockbroker David Groesbeck; initially a summer home, later a year-round dwelling for widow Ryan (75 Montebello Road – designated a Montebello Landmark).
- 1905 Mrs. Thomas F. Ryan donated 40 acres of land adjoining her summer residence to the Sisters of Charity of the Good Samaritan Hospital at Suffern.⁶
- c.1905 Lincoln Fisher Log Cabin in Kakait Park constructed.
- 1907 Henry von L. Meyer Sr. purchased 200 acres to create his estate, Cobblestone Farm, on Viola Road, which was established as a model farm.⁷
- J. B. Campbell’s new house [34-36 Montebello Road] reported as being nearly completed.⁸
- 1909 Walter F. Feldmann Farm at 96 Viola Road sold to George W. Morgan.⁹ ["Morgan" on 1911 map.]
- c.1910 A. W. Coe House built on Haverstraw Road.
- Sep 1911 Date on “Map of Suffern Terrace – Property of Jacob Greenfeld [*sic*-Greenfield]”; map not filed until September 7, 1937.
- 1913 George Parly Day, treasurer of Yale University, and wife Wilhelmine O. Day, sold their property on Haverstraw Road [now 1 Copeland Drive] to Walter Hoff Seeley of NYC.¹⁰
- 1915 Ira Young constructing a new home [at 41 Viola Road].¹¹

⁴ *Nyack Journal*, 9-7-1893. The 1911 Washburn Map depicts a house in the vicinity of 46 Mile Road with the label “I. Young.”

⁵ *Rockland County Leader*, 11-1-1966; “100-year-old barn destroyed by fire.”

⁶ *City and Country*, 7-29-1905.

⁷ *Rockland Journal News*, 1997 article, from files of Village Historian Craig Long.

⁸ *Nyack Evening Journal News*, 11-29-1907.

⁹ *Nyack Journal*, 1-16-1909.

¹⁰ *City and Country*, 5-24-1913.

Chronology of Development

- 1916 The George P. Day estate “Dexter Manor” on Haverstraw Road (now 1 Copeland Drive) purchased Dr. Royal S. Copeland, ophthalmologist & Dean of New York Flower Hospital Medical College in NYC, appointed NYC Commissioner of Public Health & President of NY Board of Health in 1918; elected to the U.S. Senate in 1922 & reelected in 1928 & 1934.
- Sep 19 1921 Blind Player’s Club of Brooklyn purchased a 10-acre property on Montebello Road (now number 103) for a summer camp; extensive improvements made in 1926.¹² The concrete-block clubhouse, now on a subdivided parcel, number 101 Montebello Road, was constructed and dedicated in 1956.¹³
- 1922 Richard Roderman of NYC purchased the farm at 96 Viola Road from Walter F. Feldmann.
- Sep 24 1925 Map filed with Rockland County Clerk of Court (file #1532) showing a 2.25-acre lot, which became 41 Viola Rd., created by Ira N. Young.
- 1928 Mrs. Clara Lamborn bought the 110-acre Fenton Sherwood Farm on Rt. 202 [395 Haverstraw Road].
- Jun 19 1929 Map filed with Rockland County Clerk of Court (file # 1919) of Lands of the Heirs of Eugene B. Wanamaker, establishing northerly lot line of 5.25-acre property on NE corner of Montebello Rd. and Lake Ave.
- Mar 28 1931 George W. Morgan, owner of “Barry Moore” at 38 Montebello Road died in Hot Springs, Virginia. His obituary in the *New York Times* outlined highlights of his career, which included the position of Deputy Assistant District Attorney [of NYC], principal in the NYC law firm of Breed, Abbott & Morgan, and former State Superintendent of Elections.¹⁴
- 1933-35 Joseph Bitterman House on Haverstraw Road constructed by him.
- 1934 “The Harry Goldberg place on Viola Road [number 24], ‘Three Brooks’...of 54 acres, dwelling, barns, etc....sold to Mr. William Mills of Suffern...has polo ponies.”¹⁵

¹¹ *Rockland County Journal*, 7-21-1915; File No. 1532, Rockland County Deeds, map dated 1915 and filed 9-24-1925 illustrates the present lot with address of 41 Viola Road which appears to have been divided from his property at 37 Viola Road per the 1911 Washburn Map and subsequently sold to Helen R. M. Peck.

¹² *New York Times* 4-15-1927; *Ramapo Valley Independent*, 10-25-1951 (obituary for Miss Evalyn M. Griswold).

¹³ *New York Times* 6-13-1956 (letter to the editor by Dwight C. Smith, General Secretary, John Milton Society for the Blind.

¹⁴ *New York Times* 3-29-1931.

¹⁵ *The Journal News*, 10-6-1934.

Chronology of Development

- Nov 13 1934 Deed filed transferring property at 126-128 Viola Road from the heirs of Emma R. Johnson (deceased) to William Walter Commons, a Brooklyn native and Senior Executive of Time, Inc. (publisher of Time Magazine). He drowned in Sarasota, Florida in 1942 at the age of 38.¹⁶
- 1934 -35 Borsodi School of Living established, by Ralph Borsodi, whose Independence Foundation advocated agrarian self-sufficiency; a cooperative settlement of 40 acres with 17 homesteads on lots of 1 to 3 acres located along Bayard Lane.
- 1937 “Beautiful Watson Estate Sold to City Physician” “The spacious picturesque country estate of Mrs. Jesse S. Watson and Dr. John C. Watson on the Viola Road near Mile Road...”¹⁷ The 48.6-acre parcel on north side of Viola Road mapped by H. Schumaker and dated May 18, 1937, includes properties at 24 Viola Road and portions of the Montebello Fields and Montebello West subdivision.¹⁸
- 1938 Mrs. M. Marion Barker sold her 6-acre property with 7-room dwelling and a small bungalow (at ~ 26 N. Airmont Road) to Joshua Myron of NYC; he was a druggist who owned a chain of stores in the city.¹⁹
- Sep 18 1940 Map #1861 filed with Rockland County Clerk of Court of the “Bayard Lane School of Living - Independence foundation Inc. Project No. 1” illustrating 30 lots, 19 existing dwellings, and 1 proposed dwelling.
- 1941 Helen Demuth Morgan, widow of George W. Morgan, sold a portion of the “Barry Moore” property at 38 Montebello Road sold to the Ramapo School District for development of the Suffern Middle School.²⁰
- 1942 Suffern Middle School constructed; architect: Tooker & Marsh.

A “Cape Cod dwelling” in the Kakait Farms subdivision sold to Mrs. Marian Berri.²¹
- 1945 Dr. & Mrs. H. S. Patterson sold their 10-acre property with house, cottage, hothouse & swimming pool to Mr. & Mrs. Lincoln Mosley.²²

Mrs. Byron Dexter of New York City, widow of William Walter Commons, sold property at 126-128 Viola Road to Mrs. E. Armand Scala; the property had been rented to the Arthur Ruel Thompson family after the death of William Commons.²³

¹⁶ Rockland County Deeds, Liber 348, Page 244; *The Rockland Leader*, 3-19-1942.

¹⁷ *The Journal News*, 5-7-1937.

¹⁸ Rockland County Clerk of Court, Map No. 537, filed 8-16-2000.

¹⁹ uncited newspaper article, 7-5-1945.

²⁰ uncited newspaper article, 8-14-1941.

²¹ *New York Times* 1-18-1942.

²² *Ramapo Valley Independent*, 7-5-1945.

²³ *The Rockland Leader*, 10-25-1945.

Chronology of Development

- 1948 “[Fenton] Sherwood property on Haverstraw Road near Suffern [number 395] sold to Mr. and Mrs. Donald S. Hastings...well over a century old, situated on 1½ acres.”²⁴ Deed states it was sold to Donald F. and Elizabeth M. Hastings.²⁵
- Oct 25 1949 Map #2077 filed with Rockland County Clerk of Court of a 75-lot residential subdivision, “Montebello Estates – Sec. 1” located between Montebello Road and River Drive, along Mayer Drive and incorporating Victory Road.
- Map #2076 filed with Rockland County Clerk of Court of a 32-lot residential subdivision, “Montebello Estates – Sec. 2” located north of Montebello Road, along Mayer Drive and illustrating the cul-de-sac, East Place.
- 1950 The population of the Town of Ramapo was 20,584. Fewer than 150 farms remained in Rockland County by this year.
- Apr 23 1950 Construction began on homes in the “Ramapo Hills” subdivision; developer Valley Builders, Inc. headed by Robert G. Follette; Clarence Tabor, Architect; Francis X. Rousseaux, General Construction Supervisor; “The Ramapo” model shown by June; WWII veterans offered discounted mortgages (4% vs 4.5%); advertised as being located “only 55 minutes from NYC.”²⁶
- Oct 15 1950 First buyers of homes in “Ramapo Hills” announced. They were: Dr. Morris Pines, Alfred A. Albert, Sigmund G. Bilaief, Alfred W. Cook, William A. McComb, James F. Corbet, John Dee, and Seymour Erdreich.²⁷
- March 1951 Construction began on the Tappan Zee Bridge between Nyack in Rockland County and Tarrytown in Westchester County.
- Nov 2 1953 Map #2260 filed with Rockland County Clerk of Court for a 16-lot residential subdivision, “Brook Knolls,” located east of Rt. 202/Haverstraw Road, north of Bayard Lane, incorporating a new loop road, Orchard Circle.
- April 1954 Heathermont Hills, a 34-lot subdivision by the Elbuff Corp., had two model homes under construction, described as “Georgian split-level” and “1-story Ranch.”
- Sep 25 1954 Map #2454 filed with Rockland County Clerk of Court for 2-lot subdivision of land of Wilbur Ward located at the southeasterly corner of Haverstraw Road and Grand View Ave.
- 1955 “Camp Montebello” dedicated.

²⁴ *Rockland County Journal*, 10-14-1948

²⁵ Rockland County Deeds, Liber 485, Page 293.

²⁶ *New York Times* articles and advertisements in 4-23-1950; 5-21-1950; 6-11-1950; 6-25-1950.

²⁷ *New York Times* 10-15-1950.

Chronology of Development

Ramapo Estates, Inc. of Fort Lee, NJ, announced its plans for a residential development with 134 custom built homes on the former estate of Henry Mayer. The residential lots ranged in size from ½ acre to 2 acres, with homes selling for \$24,500 and up.²⁸

- Jan 12 1955 Map # 2329 filed with Rockland County Clerk of Court for a 22-lot residential subdivision, “Ward Ling Park,” located at the southwest corner of Spook Rock Road and Grand View Avenue, and incorporating the new roadway, Linda Drive.
- Dec 15 1955 The Tappan Zee Bridge opened for traffic, along with a 27-mile section of the New York Thruway between Suffern on the west side of the Hudson River and Yonkers on the east.
- Jan 1 1956 Map #2395 filed with Rockland County Clerk of Court for a 36-lot residential subdivision, “Montebello Estates – Sec. 3” located east of the Mahwah River, south of Victory Road, incorporating a triangular alignment of roadways, Moriah Land, River Road, and Rocklyn Drive.
- Feb 28 1956 Governor W. Averell Harriman signed a bill officially naming the new bridge, “Tappan Zee” (in 1994 the name Malcolm Wilson was added to the name to commemorate the 20th anniversary of his leaving the governor’s office).
- July 1956 Third section of Ramapo Hills subdivision with 36 single family lots ranging in size from 2/3 to 1 acre available.²⁹
- May 21 1957 Map # 2503 filed with Rockland County Clerk of Court for a 50-lot subdivision, “Ward Ling Park – East Section” located east of Spook Road Road and south of Grand View Avenue, incorporating the new roadways Carroll Drive, Marget Ann Lane and Bruce Court.
- Mar 24 1958 Map # 2549 filed with Rockland County Clerk of Court for a 34-lot subdivision, “Montebello Estates – Section 4A,” located east of Mayer Drive, incorporating the new roadways, East Mayor Drive, Nottingham Drive, Robin Hood Road, and Sterling Forest Lane.
- Dec 10 1958 Map # 2619 filed with Rockland County Clerk of Court for a 35-lot subdivision, “Montebello Estates – Section 4B,” (partially reconfiguring Section 4A) located west of Mile Road, incorporating previously platted East Mayer Drive, Nottingham Drive, Sterling Forest Lane, and two new roadways, Little John’s Lane and Friar Way (neither of which were actually developed).
- Dec 24 1958 Map # 2621 filed with Rockland County Clerk of Court for a 18-lot subdivision, “Deer Kill Estates,” located east of Haverstraw Road and roughly midway

²⁸ *New York Times* 6-19-1955.

²⁹ *New York Times* 7-29-1956.

Chronology of Development

- between Grand View Avenue and Viola Road, incorporating the new cul-de-sac, Kevin Drive.
- 1960 Population of the Town of Ramapo was 35,064 (a 70% increase from 1950).
- Oct 28 1960 The Georgian Colonial manor house at 38 Montebello Road (“Barry Moore”) was sold by the American Brake Shoe Co. to the Institute of Christian Doctrine of Nyack, NY for over \$200,000.³⁰
- Sep 19 1961 Map #2898 filed with Rockland County Clerk of Court for a 18-lot subdivision, “Country Homes of Viola,” located south of Viola Road between Mile Road and Spook Rock Road, incorporating the new cul-de-sac, Canterbury Lane.
- 1962 Rockland County purchased 352-acre property that became Kakiat Park, which started the process of creating a Rockland County Parks Commission³¹
- Nov 13 1961 Map #3052 filed with Rockland County Clerk of Court for a 12-lot subdivision, “Montebello Estates – Section 4C,” located along East Mayer Drive, including roadways Friar Way and Nottingham Drive.
- Feb 25 1964 Map #3200 filed with Rockland County Clerk of Court for a 3-lot subdivision, “Montebello Estates – Section 4D,” located south of East Mayer Drive and east of Robin Hood Road.
- Jun 8 1964 Map #3236 filed with Rockland County Clerk of Court for a 2-lot subdivision, “Montebello Estates – Section 4E,” located at north end of Sterling Forest Lane.
- May 7 1965 Map #3333 filed with Rockland County Clerk of Court for a redivision of Lot 56 of Montebello Estates – Section 4 E and Lot 57 of Montebello Estates – Section 4A [lot line change].
- Nov 16 1965 Map #3396 filed with Rockland County Clerk of Court for a 29-lot subdivision, “Charnwood Forest,” located east of Mile Road midway between Viola Road on the north and Montebello Road on the south, incorporating the new cul-de-sacs, Charnwood Drive, Longbow Road, and Druid Court.
- 1966 Developers Norman Sirota and Marvin Putter developing property east of Mile Road with houses in the “California Style” with post and beam construction and open interior atriums.³²
- 1966 Boy Scouts contribute to maintenance of Kakiat Park.³³

³⁰ *The Journal News*, 10-28-1960.

³¹ *New York Times* 10-24-1962.

³² *Rockland County Journal News*, 9-30-1966.

³³ *New York Times* 4-14-1966.

Chronology of Development

- Jan 12 1966 Map #3410 filed with Rockland County Clerk of Court for a 33-lot subdivision, "Dexter Manor Park," located west of Haverstraw Road near its intersection with Viola Road, incorporating the new roadways Copeland Drive, Babbling Brook Lane, and West Gate Road.
- Jan 28 1966 Map #3416 filed with Rockland County Clerk of Court for a 33-lot subdivision, "Suffern Knolls, Inc." located west of Mile Road and north of Montebello Road, incorporating the new roadway Heatherhill Lane, an extension of Robin Hood Road, and new cul-de-sac, Brigadoon Drive.
- Sep 26 1966 Map #3493 filed with Rockland County Clerk of Court for a 10-lot subdivision, "Lake Estates," located east of Lake Road [labeled Wanamaker Road] and incorporating the new cul-de-sac, Marian Drive.
- Aug 31 1967 Map #3622 filed with Rockland County Clerk of Court for an 8-lot subdivision, "King's Gate – Section 1," incorporating an extension of West Gate Road.
- Sep 29 1967 Map #3129 filed with Rockland County Clerk of Court for a 16-lot subdivision, "Monroe Acres," located north of Montebello Road west of Mile Road, incorporating the roadways Karsten Drive [connecting to Robin Hood Road] and cul-de-sac Astri Court.
- 1967 - 68 Joshua Myron acquires land adjoining his at 26 N. Airmont Road from Richard Munn Suffern & Eleanor Suffern Friebely.
- Apr 26 1968 Map #3731 filed with Rockland County Clerk of Court for a 15-lot subdivision, "Sanlin Homes," located west of Haverstraw Road, incorporating an extension of West Gate Road and a new cul-de-sac, East Gate Road.
- Oct 22 1968 Map #3788 filed with Rockland County Clerk of Court for a minor subdivision of property spanning Haverstraw Road, "King's Gate" creating 4 separate parcels (2 with existing houses).
- Aug 29, 1969 Map #3916 filed with Rockland County Clerk of Court for a 37-lot subdivision, "King's Gate – Sections 2, 3, 4" located west of Haverstraw Road, incorporating an extension of West Gate Road, a new roadway, King's Gate Road, and 2 new cul-de-sacs, Belvedere Path and Catherine Court.
- Map #3917 filed with Rockland County Clerk of Court for a minor subdivision for Helen Gelford and Fern and Lewis Lowenfels, creating 2 lots from a 5-acre parcel on the north side of Montebello Road, west of River Road [address numbers 95 and 97 Montebello Road].
- Sep 10 1969 Map #3926 filed with Rockland County Clerk of Court for a minor subdivision for Wilbur W. Ward, creating two lots from a 4.62-acre parcel on the south side of Grandview Avenue east of Haverstraw Road.

Chronology of Development

- Oct 24 1969 Map #3958 filed with Rockland County Clerk of Court for a minor subdivision for Harry J. and Frances T. Walker, creating two lots from a 3.75-acre parcel on the northeast corner of Haverstraw and Wilbur roads.
- Jun 21 1972 Map #4295 filed with Rockland County Clerk of Court for a minor subdivision, creating three lots from a 2.66-acre property on the northwest corner of Haverstraw Road and Babbling Brook Lane.
- Aug 31 1972 Map #4324 filed with Rockland County Clerk of Court for a 4-lot subdivision, “Highgate” with a new cul-de-sac, Highgate Court, extending from Sterling Forest Lane. The map depicts houses at numbers 6 and 8 under construction.
- Nov 21 1972 Map #4356 filed with Rockland County Clerk of Court for a 4-lot subdivision for Dr. Peter DeMarco, located east of Mile Road south of its intersection with Heatherhill Road, incorporating a new cul-de-sac/private roadway, Brentwood Drive.
- Dec 19 1972 Map #s 4363 and 4364 filed with Rockland County Clerk of Court for subdivision of a large 53.48-acre parcel located north of Viola Road, with access provided via a private driveway to three existing houses, comprising “Golden Estates – Section 1,” and “Golden Estates – Section 2.” Map 4363 depicts 3 lots with 1 existing house on lot 2 and 2 existing houses on lot 3. A third building is depicted on lot 1, but is not noted whether it is existing or proposed. Map 4364 depicts lot 3 with a “studio.”
- Apr 8 1974 Map #4504 filed with Rockland County Clerk of Court for a minor subdivision creating two lots from a 3.56-acre parcel for Van H. Wanamaker, located on the southeast corner of Haverstraw and Wilbur roads.
- Dec 12 1974 Map #4575 filed with Rockland County Clerk of Court for a minor subdivision creating two lots from a 1.58-acre parcel, located on the west side of Haverstraw Road south of its intersection with Lake Road, for John Bugbee [parcel owned by Charles and Marjorie Bugbee; address numbers 218 and 224 Haverstraw Road].
- Apr 10 1975 Map #4603 filed with Rockland County Clerk of Court for a minor subdivision creating two lots from a 1.49-acre parcel, fronted by Haverstraw Road, Bayard Lane, and Orchard Circle, for Harold and Margaret Stoughton.
- 1986 Village of Montebello incorporated.
- Jun 5 1986 The plat of “Rustic Ridge,” a 20-lot subdivision that included Mills Road, filed with the Rockland County Clerk of Court.
- 1988 The Henry Schwartz estate, a tract of 240 acres on the north side of Airmont Road is proposed for a housing subdivision.³⁴

³⁴ *New York Times* 1-13-1988.

Chronology of Development

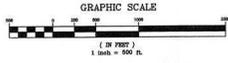
- Mar 15 1989 The Village of Montebello contracted to buy a 1½-acre property with house on the northwest corner of Montebello Road and North Airmont Road for use as its Village Hall.³⁵
- Jan 6 1995 The subdivision of the Henry L. Schwartz property is filed with Rockland County Clerk, Map #s 6867 – 6871.
- Jun 12 1996 An amended plat of a portion of the Henry L. Schwartz property is filed with Rockland County Clerk, Map #6983.
- 1996-97 Rockland County Historic Resource Survey conducted
- Jun 24 1997 Plat for “Montebello Pines,” i.e. the Henry L. Schwartz property is filed with Rockland County Clerk, Map #s 7061-7065.
- 1997 Howard Hellman, Bob Bowman & Larry Palumbo purchased remaining 35 acres of Cobblestone Farm on Viola Road, the home of Henry von L. Meyer Jr., & established Cobblestone Farm, Inc. to developed a subdivision that preserved the early farmhouse and barn.
- Apr 15 1997 “Cobblestone Farm” subdivision plat, creating 15 single family lots, filed with Rockland County Clerk, Map #7032.
- Jan 9 1998 Further plat maps for the Henry L. Schwartz property are filed with Rockland County Clerk, Map #s 7115-7116.
- Dec 20 2000 Another plat map for the Henry L. Schwartz property are filed with Rockland County Clerk, Map #s 7399.
- Feb 6 2001 Lety Lane section of the Henry L. Schwartz subdivision filed with Rockland County Clerk, Map #7402.
- Nov 4 2003 “Montebello Fields and Montebello West – Lot 28” 25-lot subdivision, establishing Coe Farm Road, Sousa Lane, and Grist Mill Court filed with Rockland County Clerk, map #7621.
- 2004 The Historic Preservation Commission of Montebello established.
- 2010 The Reconnaissance-level Historic Resource Survey of Montebello completed.

³⁵ uncited newspa per article, 4-1-1989, in Village Historian’s files.

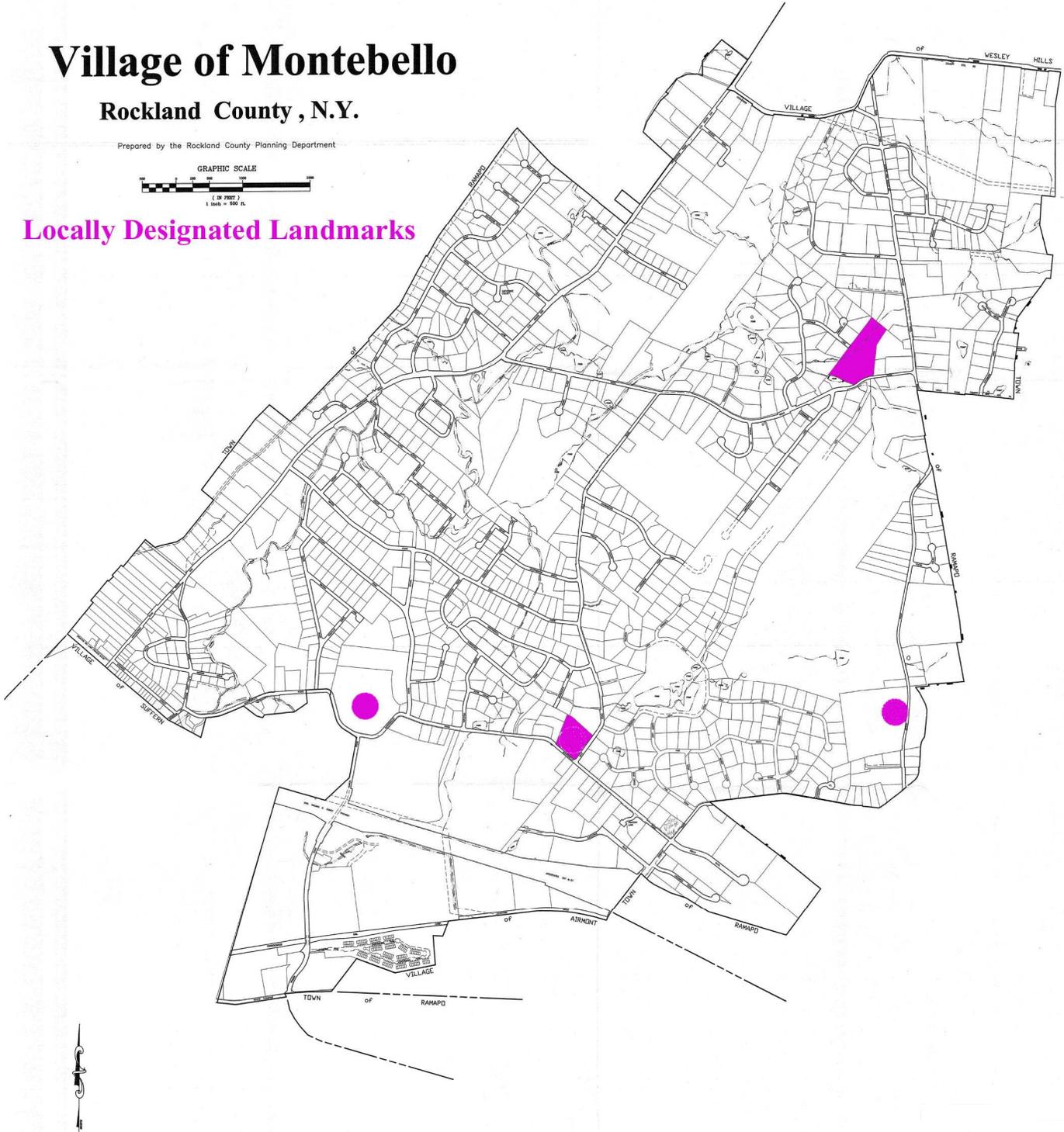
Village of Montebello

Rockland County, N.Y.

Prepared by the Rockland County Planning Department



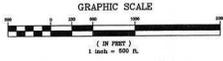
Locally Designated Landmarks



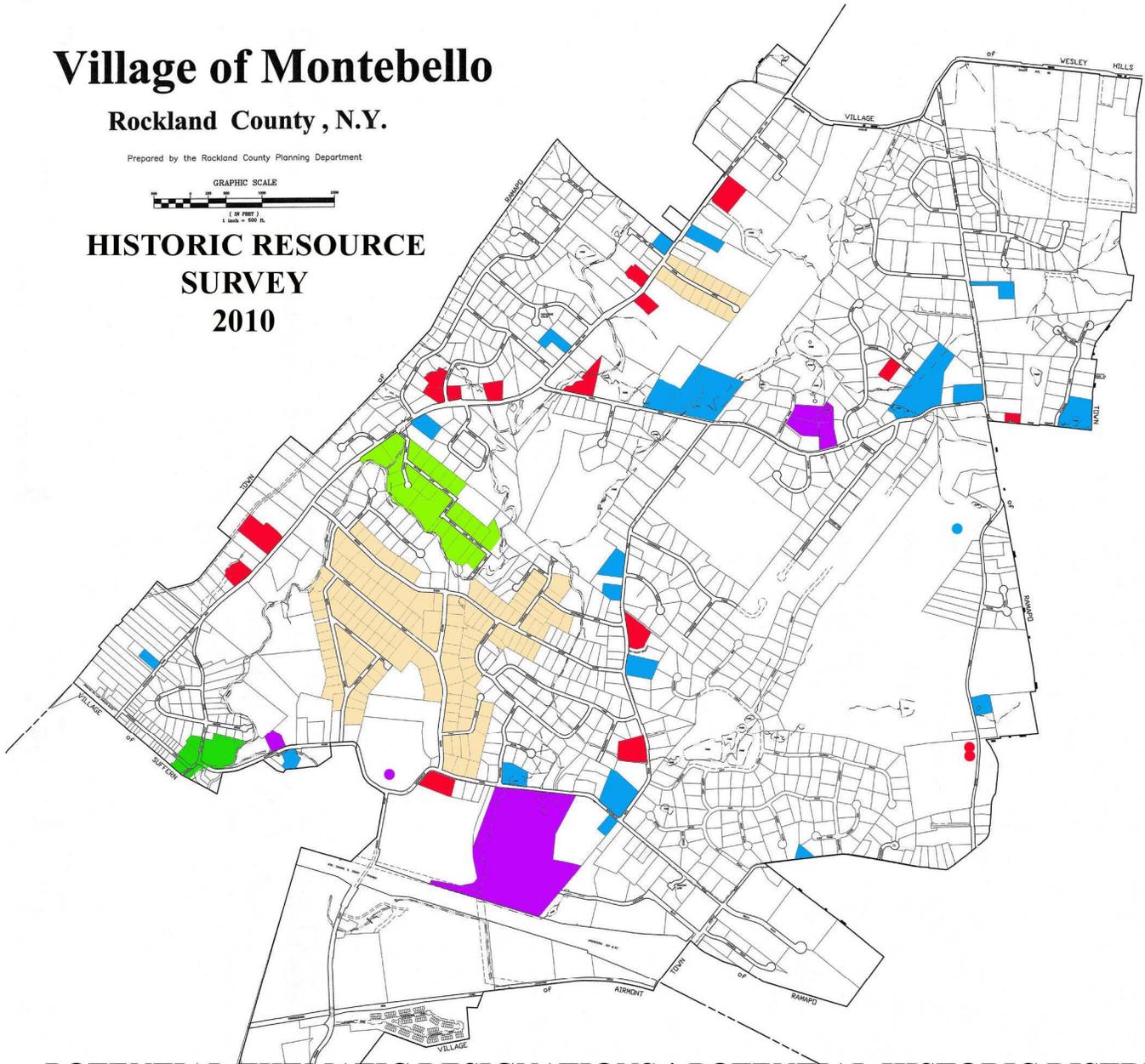
Village of Montebello

Rockland County, N.Y.

Prepared by the Rockland County Planning Department



HISTORIC RESOURCE SURVEY 2010



POTENTIAL THEMATIC DESIGNATIONS * POTENTIAL HISTORIC DISTRICTS



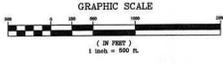
- Early Farmhouses
- Antiquarian Country Retreats
- Gilded Age Country Retreats

- Bosordi School of Living
- Montebello Rd. - Lake Rd. Area
- Mid-20th Century Developments

Village of Montebello

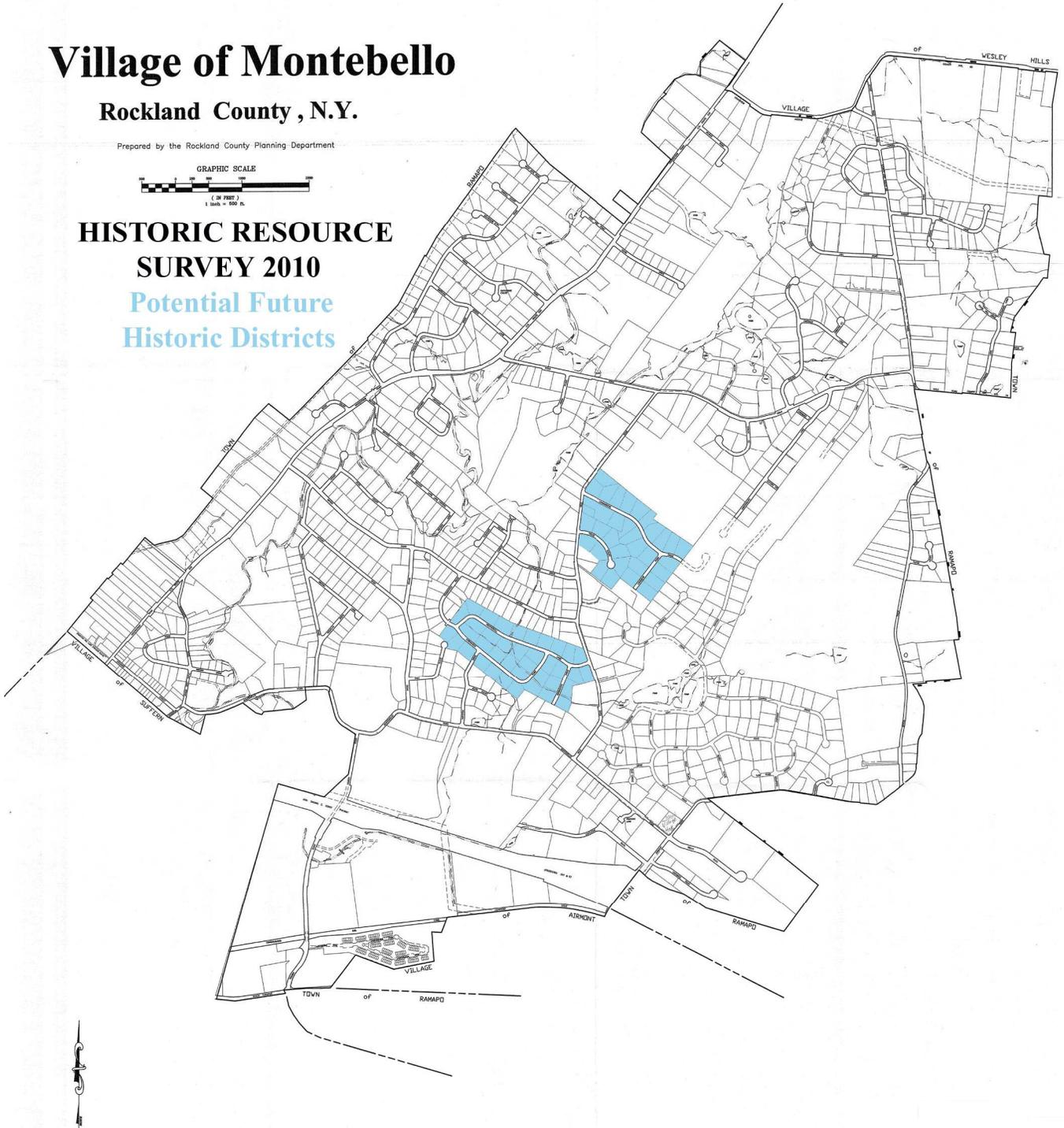
Rockland County, N.Y.

Prepared by the Rockland County Planning Department



HISTORIC RESOURCE SURVEY 2010

Potential Future
Historic Districts



PROPERTIES SELECTED FOR POTENTIAL DESIGNATION						APPENDIX C
ParcelID	street #	street name	Estimated Construc. Date	Current Land Use	Historical Notes	
Individually Notable/Historically Significant						
48.18-1-3	104	MONTEBELLO RD	1840	1 FAMILY RES	House associated w/mill at 106 Montebello Rd.; "J. Suffern" on 1854 O'Connor Map; "J. [Jacob] Wanamaker" on 1876 Davis Map; "J. Wannamaker" on 1887 Goldthwaite Map; unlabeled on 1911 Washburn Map	
48.18-1-2	106	MONTEBELLO RD	1840	1 FAMILY RES	Bldg associated w/house at 104 Montebello Rd.; not depicted on 1778 Erskine Map; The James J. Wanamaker "Saw & Grist Mill" [undated on Tholl Bicentennial Map]; "S.&G.Mill" on 1854 O'Connor Map; "S. Mill - G. Mill" on 1859 French Map; "O.[Oil] Mill" on 1876 Davis Map "Grist Mill" on 1887 Goldthwaite Map; depicted but unlabeled on 1911 Washburn Map	
Individually Notable/Architecturally Significant						
40.16-2-2.1	646	HAVERSTRAW RD	1951	1 FAMILY RES	Designed by owner Architect Alan Ballou; 6-11-1951: Rockland County Deed: Book 528, Page 168	
Early Farmhouse Theme						
48.20-1-3	62	AIRMONT RD N	1810	1 FAMILY RES	"Jas. Young" on 1854 map; "Mrs. Young" on 1876 map; "Young" on Clair Tholl Map of 1975 (pre 1854)	
48.13-1-15	224	HAVERSTRAW RD	1875	1 FAMILY RES	"T. Williams" on 1876 Davis Map	
48.10-1-18	325	HAVERSTRAW RD	1890	1 FAMILY RES	not on 1876 or 1887 maps; depicted on 1911 Washburn Map	
48.6-1-29	395	HAVERSTRAW RD	1840	1 FAMILY RES	"D. Sherwood" on 1876 Davis Map; "F. Sherwood" on 1911 Washburn Map; sold to Donald S. and Elizabeth M. Hastings in 1948	
48.7-1-51	500	HAVERSTRAW RD	1817	MULT RESIDENCES	no evidence remains of the "B.S.Shop" depicted in this vicinity on 1854 O'Connor Map; "L.[Lawrence] D.N. Coe" on 1876 Davis Map; "Poleskie" on 1887 Goldthwaite Map; "A. Houston" on 1911 Washburn Map; rear extension was moved to this site & may be the Adam A. Forshay house depicted on the 1854, 1876 and 1887 maps; 1870 census lists Lawrence D. N.Coe, a farmer age 45, & Margaret Coe, age 46 as husband & wife	
40.20-1-25	565	HAVERSTRAW RD	1860	1 FAMILY RES	"T. Hillard" on 1876 Davis & 1887 Goldthwaite maps; "T. Hillyer" on 1911 Washburn Map	
40.19-1-17	578	HAVERSTRAW RD	1875	1 FAMILY RES	"R.B." on 1876 Map [R. W. Blauvelt]	
48.12-1-2	4	MILE RD	1850	1 FAMILY RES	depicted on 1854 O'Connor Map; "C. Johnson" on 1876 Davis map; "Peck" on 1911 Washburn Map	
48.11-1-31	26	MILE RD	1860	1 FAMILY RES	"Adam Johnson" on 1876 Davis Map; "S. Crowther" on 1911 Washburn Map	
48.11-1-28	29	MILE RD	1880	1 FAMILY RES	"Benson" on 1911 Washburn Map	
48.11-1-30	33	MILE RD	1860	1 FAMILY RES	"Mrs. Wanamaker" on 1876 Davis Map; "Sutherland" on 1911 Washburn Map	
48.15-1-43	38	MILE RD	1860	1 FAMILY RES	"J. Crows" on 1876 Davis Map; "Crouse" on 1911 Washburn Map	
848.15-1-50	46	MILE RD	1850	1 FAMILY RES	depicted unlabeled on Tholl Map; "Heirs" [presumably of Young] on 1854 O'Connor Map; "J.T. Young" on 1876 Davis Map; "I. Young" on 1911 Washburn Map	
48.19-1-17	77	MILE RD	1870	1 FAMILY RES	"A.S. Wanamaker" on 1887 Goldthwaite Map; depicted, unlabeled on 1911 Washburn Map	
48.19-1-43	32	MONTEBELLO RD	1870	1 FAMILY RES	"T.W. Howell" on 1976 Davis Map; "Mrs. Howell" on 1911 Washburn Map	

PROPERTIES SELECTED FOR POTENTIAL DESIGNATION					APPENDIX C
ParcelID	street #	street name	Estimated Construc. Date	Current Land Use	Historical Notes
48.19-1-19	37	MONTEBELLO RD	1820	1 FAMILY RES	"J. Wannemaker" on 1854 O'Connor Map; "P. Ward" on 1876 Davis Map; "Dr. Patterson" on 1911 Washburn Map
48.19-1-25	51	MONTEBELLO RD	1778	1 FAMILY RES	"Henry Wanamaker 1778" on Tholl Bicentennial Map; "L. Wannemaker" on 1854 O'Connor Map; "Wanamaker" on 1859 French Map; "G.R. Mapes" on 1876 Davis & 1887 Goldthwaite maps; not illustrated on 1911 Washburn Map!
48.17-1-2	115	MONTEBELLO RD	1850	1 FAMILY RES	"J.N. Wanamaker" on 1854 O'Connor Map
48.17-1-17	9	ORCHARD ST	1890	1 FAMILY RES	depicted, unlabeled, on 1911 Washburn Map; probably the Jacob & Rosie Greenfield House, developers of the Suffern Terrace subdivision (Orchard St.) on their extensive land holdings
41.17-1-11	144	SPOOK ROCK RD	1870	1 FAMILY RES	"S. Blauvelt" on 1876 Davis Map; "A. Johnson" on 1911 Washburn Map; first home of the Borsodi School of Living prior to purchase of Bayard Lane property
48.16-1-5	199	SPOOK ROCK RD	1840	1 FAMILY RES	"Young" on Clair Tholl historic map [1975]; "J. Young" on 1854 O'Connor Map; "J.T. Young" on 1876 Davis & Goldthwaite maps; "J. Young" on 1911 Washburn Map
49.13-1-13	220	SPOOK ROCK RD	1870	CONVERTED RESIDENCE	"T. Johnson" on 1876 Davis Map; "J. Lamont" on 1911 Washburn Map; Willson Riding Academy 1968 site plan/special permit
49.13-1-14	236	SPOOK ROCK RD	1850	1 FAMILY RES	"S.R. Johnson" on 1854 map
49.17-1-12	271	SPOOK ROCK RD	1880	1 FAMILY RES	"Zimmerman" on 1911 Washburn Map
48.7-1-17.1	20	VIOLA RD	1900	1 FAMILY RES	barns and outbldgs associated with the Abbott Cooper estate on 1876 Davis Map
48.8-1-11.-1	24	VIOLA RD	1870 - 1976	ESTATE	Current bldg a 1976 expansion of an earlier house (Damon-Goldberg property); "Putney" on 1911 Washburn Map; ice house may remain from the Abbott Cooper estate depicted on 1876 Davis Map; substantial barns remain from 19th century period
48.12-1-4	37	VIOLA RD	1870	1 FAMILY RES	"W. Springstein" on 1876 Davis Map; "I. Young" on 1911 Washburn Map
49.5-1-17	84-86	VIOLA RD	1778	MULT RESIDENCES	"Johnson Farm"; Clair Tholl Map gives 1778 date; "W. Johnson" on 1854 O'Connor Map; not depicted on 1876 Davis Map; "Levi Johnson" on 1887 Goldthwaite Map; "L. Johnson" on 1911 Washburn Map; locally designated landmark
49.5-1-15	96	VIOLA RD	1820	1 FAMILY RES	"R. Johnson" on 1854 O'Connor Map; "G. Johnson" on 1876 Davis & 1887 Goldthwaite maps; became known as the Walter F. Feldmann Farm after this point & sold to George W. Morgan 1909; "Morgan" on 1911 map; Richard Roderman of NYC purchased in 1922
49.5-1-4	126	VIOLA RD	1850	MULT RESIDENCES	"S. Johnson" on 1854 O'Connor & 1876 Davis maps; 1-29-1997 <i>Rockland Journal News</i> reported fire in house; address currently listed as # 4 Sycamore Lane as part of "Gaybrook" 1991 subdivision
48.13-1-1	188	WAYNE AV	1850	1 FAMILY RES	Not depicted on historic maps - suggests that it was moved to this site

PROPERTIES SELECTED FOR POTENTIAL DESIGNATION					APPENDIX C
ParcelID	street #	street name	Estimated Construc. Date	Current Land Use	Historical Notes
Country Retreats - Antiquarian					
48.9-1-8	10	COLLINE DR	1870	1 FAMILY RES	"T. Springsteen" on 1854 O'Connor Map; "C. Zavistowski" on 1876 Davis Map; "W.F. Taylor" on 1887 Goldthwaite Map; "Dr. Hollister" on 1911 Washburn Map; [Frank Hollister, daughter Gloria Hollister]; included in "Colline Properties" 1979 subdivision
48.6-1-20	1	COPELAND DR	1778	1 FAMILY RES	Family Geneology by Lewis Conklin claims land bought from Indians in 1750; "Conklin's" on 1778 Erskin Map; "Conklin-Sherwood 1778" on 1975 Tholl Bicentennial Map; "J. Sherwood" on 1854 O'Connor, 1859 French, & 1876 Davis maps; "J.D. Wannamaker" on 1887 G
48.6-1-16	2	COPELAND DR	1880	1 FAMILY RES	originally associated with "Dexter Manor," possibly as a carriage house (since converted to a dwelling); included in "Dexter Manor" 1966 subdivision
48.6-1-17	4	COPELAND DR	1880	1 FAMILY RES	originally associated with "Dexter Manor", possibly as a barn (now converted to a dwelling); included in "Dexter Manor" 1966 subdivision
48.9-1-4	314	HAYERSTRAW RD	1850	TWO FAMILY RES	"E. J. Stuart" on 1854 O'Connor Map; "Wm. Bevans" on 1859 French Map; "W. Bevans" on 1876 Davis Map; "E.J. Straut Est." on 1887 Goldthwaite Map; "Dennis" on 1911 Washburn Map; later the summer residence of William Beaumont Putney, prominent lawyer
48.7-1-32	452	HAYERSTRAW RD	1830	1 FAMILY RES	"Conklin - Sherwood" on Tholl 1975 Bicentennial Map; tenant house associated w/1 Copeland Dr.; "J. Sherwood" on 1854 O'Connor Map; "J. Dewey" on 1876 Davis Map; "J.D. Wannamaker" on 1887 Goldthwaite Map; depicted but unlabeled on 1911 Washburn Map; Perfum
48.7-1-7	519	HAYERSTRAW RD	1850	TWO FAMILY RES	"J.J. Coe" on 1854 O'Connor Map; "A. Coe" on 1876 Davis, 1887 Goldthwaite, & 1911 Washburn maps
40.19-1-34	556	HAYERSTRAW RD	1850	1 FAMILY RES	"I. [or J.] Depew" on 1854 O'Connor Map; "J.H. Jordan" on 1876 Davis & 1887 Goldthwaite maps; "A.W. Coe" on 1911 Washburn Map
40.20-1-29	603	HAYERSTRAW RD	1870	1 FAMILY RES	no bldg depicted on 1854 map--Blauvelt property; "G.S. Conklin" on 1876 Davis & 1887 Goldthwaite maps; "W.F. Gurnee" on 1911 Washburn Map
48.7-1-53	1	KINGS GATE RD	1880	1 FAMILY RES	"J.Crum" on 1854 O'Connor Map; "J.C. Crum" on 1876 Davis & 1887 Goldthwaite maps; "Pope" on 1911 Washburn Map
48.15-1-57	40	MILE RD	1870	1 FAMILY RES	"J.J. Quackenbush" on 1876 Davis Map; "A.A. Ryan" on 1911 Washburn Map
48.19-1-10	63	MILE RD	1850	1 FAMILY RES	"C. Fredericks" on 1854 O'Connor Map; "Jas. J. Wanamaker" on 1876 Davis Map; "J.J. Wanamaker" on 1887 Goldthwaite Map; "Schweickart" on 1911 Washburn Map
48.18-2-10.3	62	MONTEBELLO RD	1898	1 FAMILY RES	"D.G." [D. Groesbeck] & "greenhouse" on 1876 Davis Map; Property redeveloped as Thomas F. Ryan's winter home, "Fieldstone Farm"; "J.J. Ryan" on 1911 Washburn Map

PROPERTIES SELECTED FOR POTENTIAL DESIGNATION					APPENDIX C
ParcelID	street #	street name	Estimated Construc. Date	Current Land Use	Historical Notes
49.17-1-2	253 - 257	SPOOK ROCK RD	1850	MULT RESIDENCES	"J.Conklin" on 1854 O'Connor Map; "J. Hunter" on 1859 map; "G. H. Soule" on 1876 Davis Map; "Abbott" on 1911 Washburn Map; locally designated landmark : "Fant Farm"
48.7-1-14	6	VIOLA RD	1860	1 FAMILY RES	grist & saw mills depicted in this location on 1854 O'Connor Map; "J.J. Coe s.mill" on 1876 Davis Map; "J.J. Coe" on 1887 Goldthwaite Map; "Joy" on 1911 Washburn Map, known as "Joylands"
49.5-1-7	106	VIOLA RD	1870	1 FAMILY RES	"T. Cookface" on 1876 Davis Map; "H. Paul" on 1911 Washburn Map; deed info: Henry Paul
Country Retreats - Gilded Age					
48.8-1-51	3	COBBLESTONE FARM CT	1907	1 FAMILY RES	Henry von L. Meyer Estate; on 1911 Washburn map; original cobblestone barn for "Cobblestone Farm"
48.8-1-52	4	COBBLESTONE FARM CT	1907	1 FAMILY RES	Henry von L. Meyer Estate; on 1911 Washburn map; barns & outbuildings associated with "Cobblestone Farm"
48.8-1-38	4	EMERALD LA	1909	1 FAMILY RES	Sited on the Aaron Blauvelt Quackenbush Estate, per the Bicentennial/Tholl Map; "R. Quackenbush" on 1854 O'Connor Map; "Mrs. Quackenbush" on 1876 Davis Map; "A.A. (sic - A.J.) Smith" on 1911 Washburn Map; Designed by William Adams, Manhattan-based architect
48.19-1-41	38	MONTEBELLO RD	1905	RELIGIOUS	"Barry Moore" Estate built for John Barry Ryan by his mother Mrs. Thomas Fortune Ryan; AKA ; "G.W. Morgan" on 1911 Washburn Map; George W. Morgan died in 1931; most of the original property sold by widow Morgan to the Ramapo School District in 1941; by 1
48.18-2-2	61	MONTEBELLO RD	1902	1 FAMILY RES	gatehouse for "Montebello"/ Thomas Ryan Estate; on 1911 Washburn Map
48.18-2-1.11	75	MONTEBELLO RD	1901	OFFICE BUILDING	Thomas Fortune and Ida Ryan's Mansion, "Montebello" locally designated landmark
48.14-1-3.-1	103	MONTEBELLO RD	1850	1 FAMILY RES	May have remnants of c.1850 A.P. Frederick House; Owned by Ida Ryan as a part of the Montebello Estate; sold to Charles A. Pace in late 1920; purchased by Blind Players Club of NYC in 1921, which made extensive improvement--probably the Craftsman styled projecting Rt. ell
49.9-1-2	183	SPOOK ROCK RD	1890	1 FAMILY RES	not on 1876 Davis or 1887 Goldthwaite maps; depicted, "I. Young" on 1907 School District #9 Map; depicted unlabeled on 1911 Washburn Map; 9-7-1893 <i>Nyack Journal</i> article: "Ira Young adding wing to his house"
Borsodi School of Living District					
48.10-1-76	9	BAYARD LA	1935	1 FAMILY RES	surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
48.10-1-75	11	BAYARD LA	1935	1 FAMILY RES	surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
48.10-1-82	12	BAYARD LA	1939	1 FAMILY RES	surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940; alterations 1996 & 2004
48.10-1-81	14	BAYARD LA	1935	1 FAMILY RES	surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
48.10-1-80	16	BAYARD LA	1939	1 FAMILY RES	surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940; 1955 front porch addition
48.10-1-74	17	BAYARD LA	1935	1 FAMILY RES	surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940

PROPERTIES SELECTED FOR POTENTIAL DESIGNATION					APPENDIX C
ParcelID	street #	street name	Estimated Construc. Date	Current Land Use	Historical Notes
48.10-1-77	19	BAYARD LA	1984	1 FAMILY RES	surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
48.10-1-78	21	BAYARD LA	1933	1 FAMILY RES	surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
48.10-1-72	22	BAYARD LA	1955	1 FAMILY RES	surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
48.10-1-79	23	BAYARD LA	1957	1 FAMILY RES	surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940; porch enclosed 2000
48.10-1-68	26	BAYARD LA	1936	1 FAMILY RES	surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
48.10-1-73	29	BAYARD LA	1935	1 FAMILY RES	surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
48.10-1-69	32	BAYARD LA	1954	1 FAMILY RES	surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
48.10-1-70	34	BAYARD LA	1939	1 FAMILY RES	surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940; alterations & converted garage to SF dwelling 2006
48.10-1-67	35	BAYARD LA	1939	1 FAMILY RES	surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
48.10-1-66	37	BAYARD LA	1935	1 FAMILY RES	surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940; "Shipard Homestead" on Bldg Permit; 1990 screen porch addition
48.10-1-65	39	BAYARD LA	1937	1 FAMILY RES	surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
48.10-1-64	41	BAYARD LA	1935	1 FAMILY RES	surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
48.11-1-5	42	BAYARD LA	1939	MULT RESIDENCES	surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940; 1941 garage connection to house; 1982 addition to house
48.10-1-63	43	BAYARD LA	1937	1 FAMILY RES	surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940; 1963 addition; detached garage 2003
48.10-1-13.1	3	BAYARD LA S	2003	1 FAMILY RES	surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
48.10-1-14	367	HAYERSTRAW RD	1935	1 FAMILY RES	surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
48.10-1-13.2	377	HAYERSTRAW RD	1940	1 FAMILY RES	surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
Montebello - Lake Road District					
48.17-1-0		MONTEBELLO RD ROW	1930	STRUCTURE -	stone-faced plate girder bridge; on NYS Inventory of Historic Bridges (BIN 3346120); likely constructed as a Works Progress Administration project
48.17-1-25	1	LAKE RD	1925	1 FAMILY RES	Lester & Alice Mitchell House
48.17-1-26	3	LAKE RD	1975	TWO FAMILY RES	
48.17-1-27	5	LAKE RD	1927	1 FAMILY RES	
48.17-1-2	115	MONTEBELLO RD	1850	1 FAMILY RES	"J.N. Wanamaker" on 1854 O'Connor Map
48.17-1-9	36	MEMORIAL DR	1910	1 FAMILY RES	"Lexow" on 1911 Washburn Map; Morton & May Lexow House per Deed info 825:1097
48.17-1-5	1	BROOKLANDS	1946	1 FAMILY RES	REAR PORTION /RIVER FRONTAGE ONLY
48.17-1-6	3	BROOKLANDS	1946	1 FAMILY RES	REAR PORTION /RIVER FRONTAGE ONLY
48.17-1-7	5	BROOKLANDS	1950	1 FAMILY RES	REAR PORTION /RIVER FRONTAGE ONLY
Mid-20th Century District - Montebello Estates Subdivision Sections 1 - 4A (1948- 58)					
48.18-2-3	1	EAST PL	1954	1 FAMILY RES	"Montebello Estates Sec. 2" 1949 subdivision; 1955 Certif. of Occupancy; Architect: Laurence R. Moon; Builder: Elbuff Corp.
48.18-2-4	3	EAST PL	1972	1 FAMILY RES	"Montebello Estates Sec. 2" 1949 subdivision

PROPERTIES SELECTED FOR POTENTIAL DESIGNATION					APPENDIX C
ParcelID	street #	street name	Estimated Construc. Date	Current Land Use	Historical Notes
48.18-2-5	5	EAST PL	1998	1 FAMILY RES	"Montebello Estates Sec. 2" 1949 subdivision
48.14-1-82	6	EAST PL	1966	1 FAMILY RES	"Montebello Estates Sec. 2" 1949 subdivision; 1966 Certif. of Occupancy
48.18-2-6	7	EAST PL	1951	1 FAMILY RES	"Montebello Estates Sec. 2" 1949 subdivision; 1951 Certif. of Occupancy; Architect: Charles L. Dippre
48.14-1-83	8	EAST PL	2005	1 FAMILY RES	"Montebello Estates Sec. 2" 1949 subdivision
48.15-2-44	9	EAST PL	1958	1 FAMILY RES	"Montebello Estates Sec. 2" 1949 subdivision; 1958 Certif. of Occupancy; Frank Russo developer; 1st owner occupant: William Gross
48.14-1-84	10	EAST PL	2006	1 FAMILY RES	"Montebello Estates Sec. 2" 1949 subdivision; original house blt. 1957; rebuilt/remodeled 2006, Joseph J. Bruno, Architect
48.15-2-43	11	EAST PL	1974	1 FAMILY RES	"Montebello Estates Sec. 2" 1949 subdivision
48.14-1-85	12	EAST PL	1956	1 FAMILY RES	"Montebello Estates Sec. 2" 1949 subdivision; 1956 Certif. of Occupancy issued to "Ramapo Hills, Inc."
48.14-1-81	9	MAYER DR	1963	1 FAMILY RES	"Montebello Estates Sec. 2" 1949 subdivision
48.14-1-80	11	MAYER DR	1955	1 FAMILY RES	"Montebello Estates Sec. 2" 1949 subdivision
48.14-1-79	15	MAYER DR	1958	1 FAMILY RES	"Montebello Estates Sec. 2" 1949 subdivision
48.14-1-78	17	MAYER DR	1975	1 FAMILY RES	"Montebello Estates Sec. 2" 1949 subdivision
48.14-1-45	18	MAYER DR	1956	1 FAMILY RES	"Montebello Estates Sec. 2" 1949 subdivision
48.14-1-77	19	MAYER DR	1975	1 FAMILY RES	"Montebello Estates Sec. 2" 1949 subdivision
48.14-1-46	20	MAYER DR	1964	1 FAMILY RES	"Montebello Estates Sec. 2" 1949 subdivision
48.14-1-76	21	MAYER DR	1957	1 FAMILY RES	"Montebello Estates Sec. 2" 1949 subdivision
48.14-1-75	23	MAYER DR	1956	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.14-1-74	25	MAYER DR	1960	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.14-1-73	27	MAYER DR	1958	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.14-1-72	31	MAYER DR	1960	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.14-1-64	32	MAYER DR	1950	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.14-1-71	33	MAYER DR	1950	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.14-1-69	35	MAYER DR	1955	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.10-1-59	37	MAYER DR	2000	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.14-1-65	38	MAYER DR	1952	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.10-1-58	39	MAYER DR	1980	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.10-1-57	41	MAYER DR	1949	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.14-1-66	42	MAYER DR	1950	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.10-1-56	43	MAYER DR	1989	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.14-1-67	44	MAYER DR	1949	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.10-1-55	47	MAYER DR	1953	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision

PROPERTIES SELECTED FOR POTENTIAL DESIGNATION					APPENDIX C
ParcelID	street #	street name	Estimated Construc. Date	Current Land Use	Historical Notes
48.14-1-68	48	MAYER DR	1975	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.10-1-27	50	MAYER DR	1950	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.10-1-54	51	MAYER DR	1957	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.10-1-53	53	MAYER DR	2000	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.10-1-52	55	MAYER DR	1997	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.10-1-28	56	MAYER DR	1965	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.10-1-51	57	MAYER DR	1950	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.10-1-29	58	MAYER DR	2008	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.10-1-30	60	MAYER DR	1950	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.15-2-1	1	MAYER DR E	1965	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision
48.15-2-2	3	MAYER DR E	1968	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision
48.15-2-3	5	MAYER DR E	1975	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision
48.10-1-62	6	MAYER DR E	1987	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision
48.15-2-4	7	MAYER DR E	1974	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision
48.15-1-1	8	MAYER DR E	1980	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision
48.15-1-2	10	MAYER DR E	1965	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision
48.15-2-6	11	MAYER DR E	1963	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision
48.15-1-3	12	MAYER DR E	1960	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision
48.15-2-7	13	MAYER DR E	1964	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision
48.15-1-4	14	MAYER DR E	1960	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision
48.15-2-8	15	MAYER DR E	1964	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision
48.15-1-5	16	MAYER DR E	1962	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision
48.15-2-9	17	MAYER DR E	1960	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision
48.15-1-6	18	MAYER DR E	1963	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision
48.15-2-10	19	MAYER DR E	1962	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision
48.15-1-18	20	MAYER DR E	1962	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision
48.15-2-11	21	MAYER DR E	1960	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision
48.15-1-19	22	MAYER DR E	1963	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision
48.15-2-12	23	MAYER DR E	1970	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision
48.15-1-20	24	MAYER DR E	1963	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision
48.15-2-15	31	MAYER DR E	1965	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision (revised in Sec. 4C 1962)
48.15-2-16	33	MAYER DR E	1964	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision
48.15-2-17	35	MAYER DR E	1962	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision
48.15-2-18	37	MAYER DR E	1962	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision

PROPERTIES SELECTED FOR POTENTIAL DESIGNATION					APPENDIX C
ParcelID	street #	street name	Estimated Construc. Date	Current Land Use	Historical Notes
48.15-1-28	40	MAYER DR E	1963	1 FAMILY RES	"Montebello Estates Sec. 4C" 1962 subdivision
48.15-1-42	37	MILE RD	1962	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision
48.15-1-31	43	MILE RD	1984	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision
48.15-1-30	45	MILE RD	1960	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision
48.15-1-29	47	MILE RD	1960	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision
48.15-2-20	51	MILE RD	1964	1 FAMILY RES	"Montebello Estates Sec. 4A" 1958 subdivision
48.18-2-7	55	MONTEBELLO RD	1975	1 FAMILY RES	"Montebello Estates Sec. 2" 1949 subdivision
48.18-2-8	57	MONTEBELLO RD	1953	1 FAMILY RES	"Montebello Estates Sec. 2" 1949 subdivision
48.18-2-9	59	MONTEBELLO RD	1963	1 FAMILY RES	"Montebello Estates Sec. 2" 1949 subdivision
48.14-1-24	1	MORIAH LA	1961	1 FAMILY RES	"Montebello Estates Sec 3" 1956 subdivision
48.14-1-25	3	MORIAH LA	1960	1 FAMILY RES	"Montebello Estates Sec 3" 1956 subdivision
48.14-1-26	5	MORIAH LA	1961	1 FAMILY RES	"Montebello Estates Sec 3" 1956 subdivision
48.14-1-27	7	MORIAH LA	1960	1 FAMILY RES	"Montebello Estates Sec 3" 1956 subdivision
48.14-1-28	9	MORIAH LA	1961	1 FAMILY RES	"Montebello Estates Sec 3" 1956 subdivision
48.14-1-29	13	MORIAH LA	1962	1 FAMILY RES	"Montebello Estates Sec 3" 1956 subdivision
48.14-1-30	15	MORIAH LA	2009	1 FAMILY RES	"Montebello Estates Sec 3" 1956 subdivision
48.14-1-44	20	MORIAH LA	1967	1 FAMILY RES	"Montebello Estates Sec 3" 1956 subdivision
48.15-1-37	3	NOTTINGHAM DR	1960	1 FAMILY RES	"Montebello Estates Sec 4A" 1958 subdivision
48.15-1-36	5	NOTTINGHAM DR	1965	1 FAMILY RES	"Montebello Estates Sec 4A" 1958 subdivision
48.15-1-40	12	NOTTINGHAM DR	1965	1 FAMILY RES	"Montebello Estates Sec 4A" 1958 subdivision
48.15-1-33	13	NOTTINGHAM DR	1990	1 FAMILY RES	"Montebello Estates Sec 4A" 1958 subdivision
48.15-1-41	16	NOTTINGHAM DR	1965	1 FAMILY RES	"Montebello Estates Sec 4A" 1958 subdivision
48.14-1-22	1	RIVER RD	1962	1 FAMILY RES	"Montebello Estates Section 3" 1956 subdivision
48.14-1-21	2	RIVER RD	1959	1 FAMILY RES	"Montebello Estates Section 3" 1956 subdivision; 2008 alterations
48.14-1-23	3	RIVER RD	1960	1 FAMILY RES	"Montebello Estates Section 3" 1956 subdivision; 1962 & 1973 additions
48.14-1-20	4	RIVER RD	1959	1 FAMILY RES	"Montebello Estates Section 3" 1956 subdivision; 1974 greenhouse addition
48.14-1-31	5	RIVER RD	1961	1 FAMILY RES	"Montebello Estates Section 3" 1956 subdivision; 1991 deck addition
48.14-1-32	7	RIVER RD	1961	1 FAMILY RES	"Montebello Estates Section 3" 1956 subdivision
48.14-1-18	8	RIVER RD	1959	1 FAMILY RES	"Montebello Estates Section 3" 1956 subdivision; 1963 family room addition; 1965 addition
48.14-1-33	9	RIVER RD	1959	1 FAMILY RES	"Montebello Estates Section 3" 1956 subdivision; 1966 room addition
48.14-1-17	10	RIVER RD	1959	1 FAMILY RES	"Montebello Estates Section 3" 1956 subdivision
48.14-1-16	12	RIVER RD	1960	1 FAMILY RES	"Montebello Estates Section 3" 1956 subdivision
48.14-1-15	14	RIVER RD	1960	1 FAMILY RES	"Montebello Estates Section 3" 1956 subdivision

PROPERTIES SELECTED FOR POTENTIAL DESIGNATION					APPENDIX C
ParcelID	street #	street name	Estimated Construc. Date	Current Land Use	Historical Notes
48.14-1-41	15	RIVER RD	1964	1 FAMILY RES	"Montebello Estates Section 3" 1956 subdivision
48.14-1-14	16	RIVER RD	1961	1 FAMILY RES	"Montebello Estates Section 3" 1956 subdivision
48.14-1-42	17	RIVER RD	1957	1 FAMILY RES	"Montebello Estates Section 3" 1956 subdivision; 2005 addition; 2007 deck addition
48.14-1-13	18	RIVER RD	1961	1 FAMILY RES	"Montebello Estates Section 3" 1956 subdivision; 1996 deck addition
48.14-1-12	20	RIVER RD	1962	1 FAMILY RES	"Montebello Estates Section 3" 1956 subdivision; 1971 2-story rear addition; 1992 porch enclosed
48.14-1-11	22	RIVER RD	1962	1 FAMILY RES	"Montebello Estates Section 3" 1956 subdivision; 1997 & 2002 additions
48.14-1-10	24	RIVER RD	1960	1 FAMILY RES	"Montebello Estates Section 3" 1956 subdivision
48.14-1-9	26	RIVER RD	1957	1 FAMILY RES	"Montebello Estates Section 3" 1956 subdivision; 1959 addition; 1991 deck addition
48.14-1-8	28	RIVER RD	1958	1 FAMILY RES	"Montebello Estates Section 3" 1956 subdivision
48.15-2-35	1	ROBIN HOOD RD	1968	1 FAMILY RES	"Montebello Estates Section 4A" 1958 subdivision
48.15-2-5	2	ROBIN HOOD RD	1962	1 FAMILY RES	"Montebello Estates Section 4A" 1958 subdivision
48.15-2-36	3	ROBIN HOOD RD	1966	1 FAMILY RES	"Montebello Estates Section 4A" 1958 subdivision
48.15-2-34	4	ROBIN HOOD RD	1965	1 FAMILY RES	"Montebello Estates Section 4A" 1958 subdivision
48.15-2-37	5	ROBIN HOOD RD	1975	1 FAMILY RES	"Montebello Estates Section 4A" 1958 subdivision
48.15-2-33	6	ROBIN HOOD RD	1965	1 FAMILY RES	"Montebello Estates Section 4A" 1958 subdivision
48.15-2-38	7	ROBIN HOOD RD	1975	1 FAMILY RES	"Montebello Estates Section 4A" 1958 subdivision
48.15-2-32	8	ROBIN HOOD RD	1965	1 FAMILY RES	"Montebello Estates Section 4A" 1958 subdivision
48.15-2-39	9	ROBIN HOOD RD	1963	1 FAMILY RES	"Montebello Estates Section 4A" 1958 subdivision
48.15-2-31	10	ROBIN HOOD RD	1966	1 FAMILY RES	"Montebello Estates Section 4A" 1958 subdivision
48.15-2-40	11	ROBIN HOOD RD	1965	1 FAMILY RES	"Montebello Estates Section 4A" 1958 subdivision; Roy Reinertsen, Architect; firm: Vin-Roy
48.14-1-40	3	ROCKLYN DR	1961	1 FAMILY RES	"Montebello Estates Section 3" 1956 subdivision
48.14-1-34	4	ROCKLYN DR	1960	1 FAMILY RES	"Montebello Estates Section 3" 1956 subdivision
48.14-1-35	6	ROCKLYN DR	1961	1 FAMILY RES	"Montebello Estates Section 3" 1956 subdivision
48.14-1-39	7	ROCKLYN DR	1960	1 FAMILY RES	"Montebello Estates Section 3" 1956 subdivision
48.14-1-38	11	ROCKLYN DR	1960	1 FAMILY RES	"Montebello Estates Section 3" 1956 subdivision
48.14-1-37	13	ROCKLYN DR	1972	1 FAMILY RES	"Montebello Estates Section 3" 1956 subdivision; 1989 garage addition
48.14-1-36	15	ROCKLYN DR	1979	1 FAMILY RES	"Montebello Estates Section 3" 1956 subdivision; 1993 & 2002 additions
48.15-1-7	5	STERLING FOREST LA	1964	1 FAMILY RES	"Montebello Estates Section 4A" 1958 subdivision
48.15-1-17	6	STERLING FOREST LA	1975	1 FAMILY RES	"Montebello Estates Section 4A" 1958 subdivision
48.15-1-8	7	STERLING FOREST LA	1965	1 FAMILY RES	"Montebello Estates Section 4A" 1958 subdivision
48.15-1-16	8	STERLING FOREST LA	1964	1 FAMILY RES	"Montebello Estates Section 4A" 1958 subdivision
48.15-1-9	9	STERLING FOREST LA	1964	1 FAMILY RES	"Montebello Estates Section 4A" 1958 subdivision

PROPERTIES SELECTED FOR POTENTIAL DESIGNATION					APPENDIX C
ParcelID	street #	street name	Estimated Construc. Date	Current Land Use	Historical Notes
48.15-1-15	10	STERLING FOREST LA	1980	1 FAMILY RES	"Montebello Estates Section 4A" 1958 subdivision
48.15-1-10	11	STERLING FOREST LA	1960	1 FAMILY RES	"Montebello Estates Section 4A" 1958 subdivision
48.15-1-14	12	STERLING FOREST LA	1960	1 FAMILY RES	"Montebello Estates Section 4A" 1958 subdivision
48.15-1-11	13	STERLING FOREST LA	1965	1 FAMILY RES	"Montebello Estates Section 4A" 1958 subdivision
48.15-1-13	14	STERLING FOREST LA	1960	1 FAMILY RES	"Montebello Estates Section 4A" 1958 subdivision
48.15-1-12	15	STERLING FOREST LA	1960	1 FAMILY RES	"Montebello Estates Section 4A" 1958 subdivision
48.14-1-63	1	VICTORY RD	1953	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.14-1-47	2	VICTORY RD	1960	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.14-1-62	3	VICTORY RD	1960	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.14-1-61	5	VICTORY RD	1956	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.14-1-48	6	VICTORY RD	1952	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.14-1-59	9	VICTORY RD	1950	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.14-1-49	10	VICTORY RD	1966	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.14-1-50	12	VICTORY RD	1950	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.14-1-58	13	VICTORY RD	1950	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.14-1-51	14	VICTORY RD	1965	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.10-1-26	15	VICTORY RD	1950	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.14-1-52	16	VICTORY RD	1950	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.10-1-25	17	VICTORY RD	1950	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.14-1-53	18	VICTORY RD	1953	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.10-1-24	19	VICTORY RD	2008	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.14-1-54	20	VICTORY RD	1951	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.10-1-23	21	VICTORY RD	1963	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.14-1-55	22	VICTORY RD	1952	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.10-1-22	23	VICTORY RD	1950	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.14-1-56	24	VICTORY RD	1963	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.10-1-21	25	VICTORY RD	1955	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.14-1-57	26	VICTORY RD	1960	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.10-1-20	27	VICTORY RD	1949	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision
48.10-1-31	29	VICTORY RD	1955	1 FAMILY RES	"Montebello Estates Sec. 1" 1949 subdivision; Ramapo Hills Model Home illustrated in 9-30-1955 Rockland County Journal-New article

PROPERTIES SELECTED FOR POTENTIAL DESIGNATION					APPENDIX C
ParcelID	street #	street name	Estimated Construc. Date	Current Land Use	Historical Notes
Mid-20th Century District - Deer Kill Estates Subdivision (1958)					
40.19-1-19	1	KEVIN DR	1940	1 FAMILY RES	"Deer Kill Estates" 1958 subdivision; 1946 bldg permit for large addition to barn; 1955 bldg permit to Wilber W. Ward for porch addition; 1957 bldg permit for 2-car garage (1959 C. of O.); 2002 bldg permit for 2nd story addition
40.19-1-20	3	KEVIN DR	1962	1 FAMILY RES	"Deer Kill Estates" 1958 subdivision; 1962 Certif. of Occupancy
40.19-1-25	4	KEVIN DR	1980	1 FAMILY RES	"Deer Kill Estates" 1958 subdivision; 1980 Certif. of Occupancy
40.19-1-21	5	KEVIN DR	1962	1 FAMILY RES	"Deer Kill Estates" 1958 subdivision; 1962 Certif. of Occupancy
40.19-1-24	6	KEVIN DR	1964	1 FAMILY RES	"Deer Kill Estates" 1958 subdivision; 1964 Certif. of Occupancy
40.19-1-22	7	KEVIN DR	1963	1 FAMILY RES	"Deer Kill Estates" 1958 subdivision; 1963 Certif. of Occupancy
40.19-1-23	8	KEVIN DR	1963	1 FAMILY RES	"Deer Kill Estates" 1958 subdivision; 1963 Certif. of Occupancy
48.8-1-5	9	KEVIN DR	1960	1 FAMILY RES	"Deer Kill Estates" 1958 subdivision; 1960 Certif. of Occupancy
48.8-1-6	10	KEVIN DR	1960	1 FAMILY RES	"Deer Kill Estates" 1958 subdivision; 1960 Certif. of Occupancy
48.8-1-4	11	KEVIN DR	1960	1 FAMILY RES	"Deer Kill Estates" 1958 subdivision
48.8-1-7	12	KEVIN DR	1960	1 FAMILY RES	"Deer Kill Estates" 1958 subdivision
48.8-1-3	13	KEVIN DR	1960	1 FAMILY RES	"Deer Kill Estates" 1958 subdivision
48.8-1-8	14	KEVIN DR	1961	1 FAMILY RES	"Deer Kill Estates" 1958 subdivision
48.8-1-2	15	KEVIN DR	1964	1 FAMILY RES	"Deer Kill Estates" 1958 subdivision
48.8-1-9	16	KEVIN DR	1960	1 FAMILY RES	"Deer Kill Estates" 1958 subdivision
48.8-1-1	17	KEVIN DR	1965	1 FAMILY RES	"Deer Kill Estates" 1958 subdivision; 1965 Certificate of Occupancy
48.8-1-10	18	KEVIN DR	1961	1 FAMILY RES	"Deer Kill Estates" 1958 subdivision
40.19-1-26	537	HAYERSTRAW RD	1960	1 FAMILY RES	Deer Kill Estates 1958 subdivision
Future Potential Historic Districts - Charnwood Forest Subdivision (1965)					
48.11-1-39	2	CHARNWOOD DR	1970	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
48.11-1-41	4	CHARNWOOD DR	1975	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
48.11-1-42	6	CHARNWOOD DR	1965	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
48.11-1-37	7	CHARNWOOD DR	1970	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
48.11-1-43	8	CHARNWOOD DR	1990	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
48.11-1-36	9	CHARNWOOD DR	1974	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
48.11-1-44	10	CHARNWOOD DR	1974	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
48.11-1-35	11	CHARNWOOD DR	1975	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
48.11-1-45	12	CHARNWOOD DR	1972	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
48.15-1-51	13	CHARNWOOD DR	1967	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
48.12-1-46	14	CHARNWOOD DR	1975	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
48.15-1-52	15	CHARNWOOD DR	1967	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
48.12-1-45	16	CHARNWOOD DR	1970	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
48.16-1-4	17	CHARNWOOD DR	1967	TWO FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
48.12-1-44	18	CHARNWOOD DR	1967	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
48.12-1-43	20	CHARNWOOD DR	1966	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
48.15-1-45	1	DRUID CT	1970	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision

PROPERTIES SELECTED FOR POTENTIAL DESIGNATION					APPENDIX C
ParcelID	street #	street name	Estimated Construc. Date	Current Land Use	Historical Notes
48.11-1-32	2	DRUID CT	1968	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
48.15-1-46	3	DRUID CT	1967	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
48.11-1-33	4	DRUID CT	1975	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
48.15-1-47	5	DRUID CT	1972	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
48.11-1-34	6	DRUID CT	1975	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
48.15-1-48	7	DRUID CT	1970	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
48.15-1-50	8	DRUID CT	1968	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
48.15-1-49	10	DRUID CT	1968	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
48.15-1-53	3	Longbow Rd	1966	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
48.16-1-3	4	Longbow Rd	1967	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
48.16-1-2	6	Longbow Rd	1966	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
48.16-1-1	8	Longbow Rd	1966	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
48.15-1-55	10	Longbow Rd	1973	1 FAMILY RES	"Charnwood Forest in Ramapo Hills" 1965 subdivision
Future Potential Historic Districts - Suffern Knolls Subdivision (1966)					
48.15-2-61	1	BRIGADOON DR	1967	1 FAMILY RES	"Suffern Knolls" 1966 subdivision
48.19-1-5	3	BRIGADOON DR	1967	1 FAMILY RES	"Suffern Knolls" 1966 subdivision
48.19-1-9	4	BRIGADOON DR	1967	1 FAMILY RES	"Suffern Knolls" 1966 subdivision
48.19-1-6	5	BRIGADOON DR	1967	1 FAMILY RES	"Suffern Knolls" 1966 subdivision
48.19-1-8	6	BRIGADOON DR	1967	1 FAMILY RES	"Suffern Knolls" 1966 subdivision
48.19-1-7	8	BRIGADOON DR	1976	1 FAMILY RES	
48.15-2-62	3	HEATHERHILL LA	1966	1 FAMILY RES	"Suffern Knolls" 1966 subdivision; 1966 Certif. of Occupancy issued to Suffern Knolls, Inc.
48.15-2-22	4	HEATHERHILL LA	1967	1 FAMILY RES	"Suffern Knolls" 1966 subdivision; 1967 Certif. of Occupancy
48.15-2-23	6	HEATHERHILL LA	1966	1 FAMILY RES	"Suffern Knolls" 1966 subdivision; 1966 Certif. of Occupancy
48.15-2-24	8	HEATHERHILL LA	1967	1 FAMILY RES	"Suffern Knolls" 1966 subdivision; 1967 Certif. of Occupancy
48.15-2-25	10	HEATHERHILL LA	1967	1 FAMILY RES	"Suffern Knolls" 1966 subdivision; 1967 Certif. of Occupancy
48.15-2-57	11	HEATHERHILL LA	1967	1 FAMILY RES	"Suffern Knolls" 1966 subdivision; 1967 Certif. of Occupancy
48.15-2-26	12	HEATHERHILL LA	1967	1 FAMILY RES	"Suffern Knolls" 1966 subdivision; 1967 Certif. of Occupancy
48.15-2-56	13	HEATHERHILL LA	1967	1 FAMILY RES	"Suffern Knolls" 1966 subdivision; 1967 Certif. of Occupancy
48.15-2-27	14	HEATHERHILL LA	1966	1 FAMILY RES	"Suffern Knolls" 1966 subdivision; 1966 Certif. of Occupancy; later additions/alterations
48.15-2-55	15	HEATHERHILL LA	1968	1 FAMILY RES	"Suffern Knolls" 1966 subdivision; 1968 Certificate of Occupancy
48.15-2-28	16	HEATHERHILL LA	1967	1 FAMILY RES	"Suffern Knolls" 1966 subdivision; 1967 Certif. of Occupancy
48.15-2-54	17	HEATHERHILL LA	1967	1 FAMILY RES	"Suffern Knolls" 1966 subdivision; 1967 Certif. of Occupancy; 2004 bldg permit to convert carport to garage
48.15-2-29	18	HEATHERHILL LA	1967	1 FAMILY RES	"Suffern Knolls" 1966 subdivision; 1967 Certif. of Occupancy
48.15-2-30	20	HEATHERHILL LA	1967	1 FAMILY RES	"Suffern Knolls" 1966 subdivision; 1967 Certif. of Occupancy
48.15-2-41	13	ROBIN HOOD RD	1967	1 FAMILY RES	"Suffern Knolls" 1966 subdivision; Certif. of Occupancy issued 1967; 1997 2-car garage addition

PROPERTIES SELECTED FOR POTENTIAL DESIGNATION					APPENDIX C
ParcelID	street #	street name	Estimated Construc. Date	Current Land Use	Historical Notes
48.15-2-42	15	ROBIN HOOD RD	1967	1 FAMILY RES	"Suffern Knolls" 1966 subdivision
48.15-2-53	16	ROBIN HOOD RD	1967	1 FAMILY RES	"Suffern Knolls" 1966 subdivision
48.15-2-52	18	ROBIN HOOD RD	1967	1 FAMILY RES	"Suffern Knolls" 1966 subdivision
48.15-2-47	19	ROBIN HOOD RD	1967	1 FAMILY RES	"Suffern Knolls" 1966 subdivision
48.15-2-51	20	ROBIN HOOD RD	1968	1 FAMILY RES	"Suffern Knolls" 1966 subdivision
48.15-2-48	21	ROBIN HOOD RD	1967	1 FAMILY RES	"Suffern Knolls" 1966 subdivision
48.15-2-50	22	ROBIN HOOD RD	1967	1 FAMILY RES	"Suffern Knolls" 1966 subdivision
48.19-1-1	23	ROBIN HOOD RD	1967	1 FAMILY RES	"Suffern Knolls" 1966 subdivision
48.15-2-49	24	ROBIN HOOD RD	1967	1 FAMILY RES	"Suffern Knolls" 1966 subdivision
48.19-1-2	25	ROBIN HOOD RD	1967	1 FAMILY RES	"Suffern Knolls" 1966 subdivision
48.15-2-58	26	ROBIN HOOD RD	1967	1 FAMILY RES	"Suffern Knolls" 1966 subdivision
48.19-1-3	27	ROBIN HOOD RD	1971	1 FAMILY RES	"Suffern Knolls" 1966 subdivision
48.15-2-59	28	ROBIN HOOD RD	1967	1 FAMILY RES	"Suffern Knolls" 1966 subdivision; 1997 roof replaced
48.19-1-4	29	ROBIN HOOD RD	1970	1 FAMILY RES	"Suffern Knolls" 1966 subdivision
48.15-2-60	31	ROBIN HOOD RD	1975	1 FAMILY RES	"Suffern Knolls" 1966 subdivision

APPENDIX D
Bibliography

Baker, Norman R. *The way it was in North Rockland*. Orangeburg, N.Y., Historical Society of Rockland County, 1973.

Bedell, Cornelia F. *Now and Then and Long Ago in Rockland County, New York*. Suffern, N.Y.: Ramapo Valley Independent, 1941.

Bennett, John H ed. *Political history of Rockland County, New York from its erection in 1798 through 1908*. 1970.

Bennett, John H., et al, editor. *Rockland County during the American Revolution, 1776-1781*, Journal News columns by George Henry Budke. New City, N.Y.: Rockland County Public Librarians Association, 1976.

Borsodi, Ralph. *Education and Living*

Cole, David, editor. *History of Rockland County, New York with Biographical Sketches of its Prominent Men*. New City, N.Y.: 1884.

DeNoyelles, Daniel. *Early History of Rockland County, New York and the Annals of Freemasonry: with special reference to Stony Point Lodge 313 at Haverstraw*. Thiells, N.Y.: D. DeNoyelles, 1974.

French, J. H. *Gazetteer of the State of New York*.Syracus, NY: R. P. Smith, 1860.

Green, Frank Bertangué, MD, *The History of Rockland County*. New York: A.S. Barnes, 1886.

Gunther Arthur H. *The column rule : Rockland people, Rockland life*. New City, NY: Historical Society of Rockland County, c2006.

Haley, Jacquetta M. *Rockland County, New York in the 1790s* New City, N.Y.: Historical Society of Rockland County, 1997.

The Historical Society of Rockland County. *Historic Sites & Structures Survey of Montebello*, unpublished, 1997.

Jackson, Kenneth T. *Crabgrass Frontier—The Suburbanization of the United States*, New York, N.Y.: Oxford University Press: 1985.

Quirin, William L. Dr., and the Metropolitan Golf Association. *Golf Clubs of the MGA-A Centennial History of Golf in the New York Metropolitan Area*. Elmsford, N.Y.: Golf Magazine Properties: 1997.

Ramapo Planning Board. *Town Plan Report: Town of Ramapo, Rockland County, New York*.New York, NY: 1930.

Reynolds, Cuyler. *Genealogical and Family History of Southern New York and the Hudson River Valley*. New York: Lewis Historical Publishing Co., 1913.

Bibliography

Smeltzer-Stevenot, Marjorie. *Footprints in the Ramapos : life in the Mountains before the State Parks*. Ashland, Ohio: BookMasters, Inc., c1993.

Tomkins, Arthur S., editor. *Historical Record to the Close of the Nineteenth Century of Rockland County, New York – Illustrated* Nyack, N. Y.: VanDeusen & Joyce, 1902.

Watts, Gardner F. *A short history of Suffern and the Ramapough area: with emphasis on Revolutionary days and ways*. Pearl River? N.Y.: s.n., 1966?

Zimmerman, Linda, editor. *Rockland County 1900-2000 Century of History*.

New York Historical Resources Center, Olin Library, Cornell University. *Guide to historical resources in Rockland County, New York repositories* Ithaca, N.Y.: c1990.

Maps

1778- Map drawn by Robert Erskine, Geographer and Surveyor General of the Revolutionary War.
1779

1854 Map of Town of Ramapo, New York, Surveyed and Published by R. F. O'Connor, New York, NY.

1859 Map of Orange and Rockland Co.s, F. F. French, W. E. Wood & S.N. Beers, surveyors Cory & Bachman, Publishers, Philadelphia, PA.

1876 New Historical Atlas of Rockland county N.Y. - Illustrated Centennial, Publisher, F. A. Davis & Co.

1887 Goldthwaite Driving Map (from the files of Village Historian).

1911 Map of Suffern and Vicinity, Rockland Co., N. Y., Frederick Washburn, Surveyor.

1975 Landmarks of Rockland County with Old Roads and Early Buildings. Historical Society of Rockland County. [Commonly known as the “Bicentennial Map.”]

Online Sources

ProQuest.com for *The New York Times* archives 1851-2006 <<http://proquest.umi.com/pqdweb>>

Ancestry.com for Federal Census information 1850 – 1930 <<http://www.ancestry.com/>>

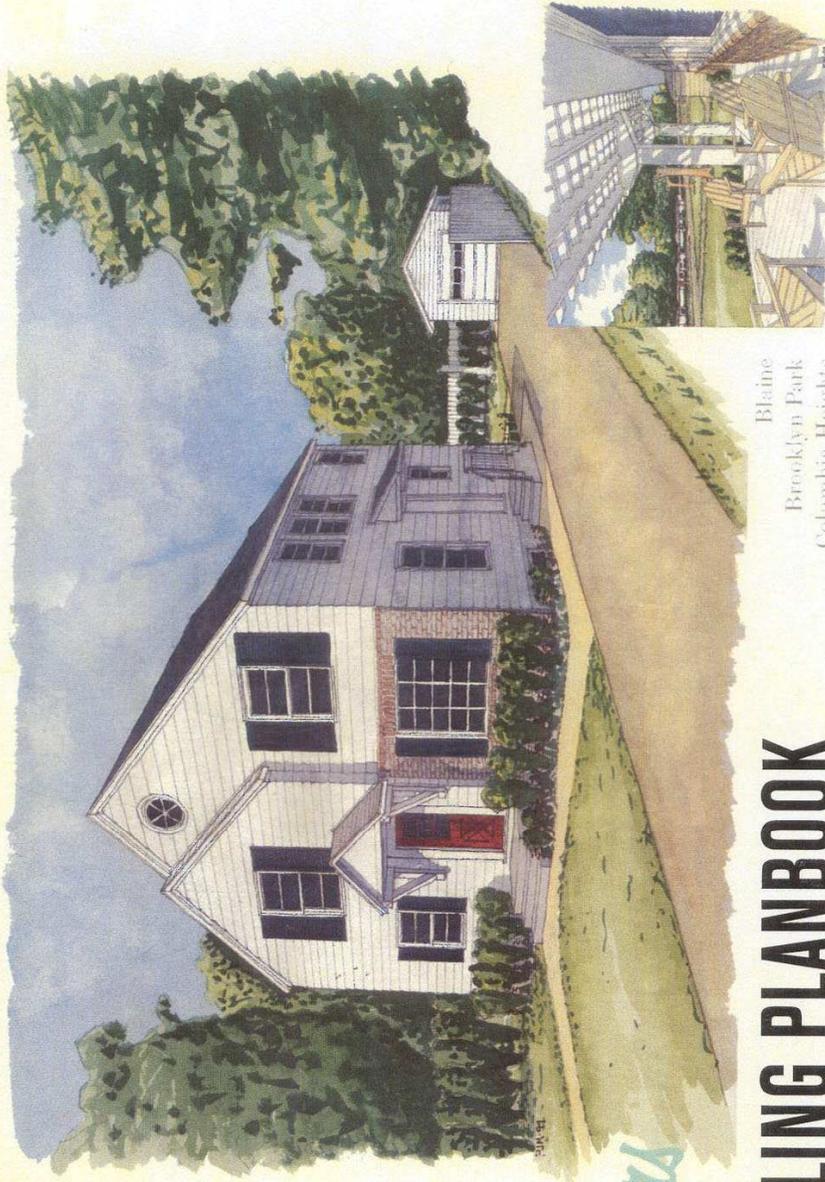
Thomas F. X. Casey *A Brief History of Rockland County*
<<http://www.co.rockland.ny.us/corner/history.htm>>

<http://www.archive.org/stream/historyofrocklan00cole#page/120/mode/2up>

Other

Village Historian Craig Long’s files

*Cape Cods
& Ramblers*



A REMODELING PLANBOOK FOR POST-WWII HOUSES

by
Robert Gerloff, AIA
Kristi Johnson
Peter J. Musty

Blaine
Brooklyn Park
Columbia Heights
Coon Rapids
Crystal
Fridley
Golden Valley
Hopkins
Mounds View
New Brighton
New Hope
Robbinsdale
Richfield
Roseville
St. Louis Park

THE POST-WWII HOUSING BOOM

*It was the beginning
of the future.*

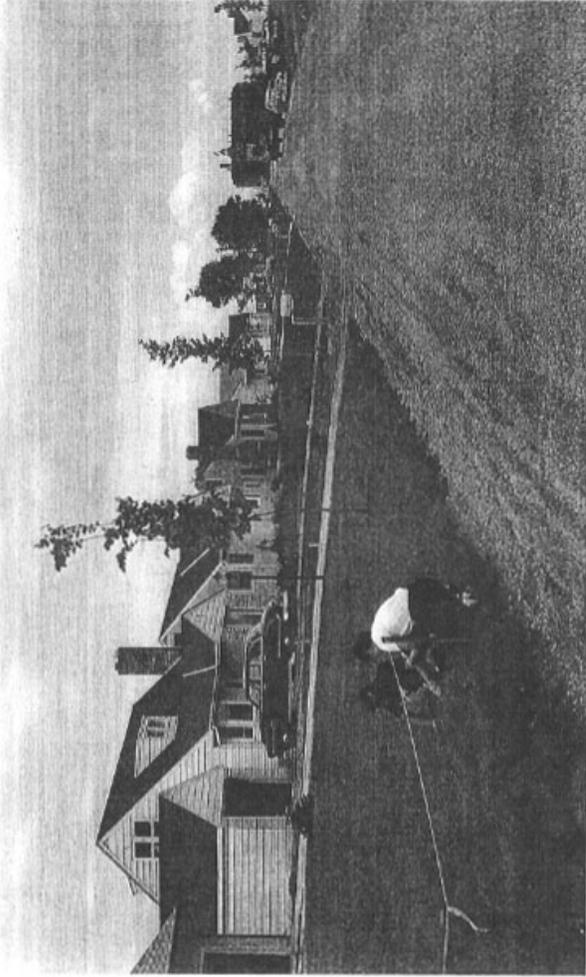
World War II was over, and the Great Depression was fading to a distant memory. A nation of servicemen were coming back to wives and children, or to marry and start new families. After decades of making do and doing without, America was ready to live again. It was the start of the Baby Boom and the housing boom. In 1955 the U.S. population doubled. In 1958 the Federal Highway Act added 41,000 miles of freeway to link every major city. In 1957 the Federal Home Administration financed 4.5 million suburban homes.

The G.I. Bill of Rights allowed veterans to buy houses with no down payment, and guaranteed FHA mortgages for the full appraised value of the house. One hundred percent financing was so revolutionary that some in the country were afraid it smacked of socialism.

In 1952, an ad in the Sunday *Minneapolis Tribune* spotlighted "The Kingston," a 40-foot, 3-bedroom rambler at \$12,500, with nothing down and \$40.25 in closing costs. The monthly payment for principal and interest: \$69.03.

Non-veterans could also use FHA financing. The Kingston could be theirs for \$130 down. This rambler, along with "The Santa Monica" and "The Carlyle," came complete with a "Built-In GE Kitchen." Built-ins were considered part of the house, and thus eligible for financing on the mortgage. Some builders began to include a real lure in their pitches—a built-in television set.

Homeownership for all Americans became the ideal. By 1956 *House Beautiful* could report that 60 percent of American families owned their own homes.



This new Roseville subdivision near Hamline on Belmont was photographed in April 1952. Tiny saplings in vast expanses of green lawn were a suburban symbol in the '50s and '60s, but today's mature suburban forest creates an entirely different atmosphere.

This was the decade when "first-tier" suburbs such as Blaine, Brooklyn Park, Columbia Heights, Coon Rapids, Crystal, Fridley, Golden Valley, Hopkins, Mounds View, New Hope, Robbinsdale, Richfield, Roseville and St. Louis Park, took shape. A decade that saw the St. Louis Park Riding Academy and the Woodlake Dairy in Richfield give way to rows of new ramblers.

It was the start of what we now call "The American Dream." Not only were simple pine 2x4's finally available for construction, but the enormous industrial machine built to

fight and win the war was being retooled to supply Americans with housing and consumer goods manufactured using the newest technology. There were electric ranges, refrigerators, freezers, mixers, and dishwashers: Gadgets galore.

"We have a machine-based, gadget-based freedom," wrote *House Beautiful's* editorial director, Joseph Barry, in 1956: "A gadget does not eliminate work; it makes work more pleasurable. In the home, as in the new factories, whatever is dull, exhausting, repetitive, and mindless, whatever, in other words, can best be done by a machine, is being done by a



machine, leaving human beings for human uses."

That factory sys-

tem of mass production, now applied to the housing market, led to entire blocks of houses based on standardized plans going up in a matter of weeks. Economies of scale and new, prefabricated materials created houses that were turned out—and marketed—much like new cars.

As *House Beautiful* put it in 1956: "Just like the automobile, the house has become a much better product by coming on the mass market. Builder houses are probably more livable, convenient, thought-through than individually built, non-architect designed houses, average by average."

Builders were still busy; but by now they at least took weekends off. After the war, the 40-hour workweek became the norm. In addition, union contracts provided paid vacations, and set the standard for the business world.

It was a transition to leisure time, and to a housing type that epitomized leisure: the Rambler.

The first houses built after the war were likely to be story-and-a-half Cape Cods or other Colonial Revival types left over from the more nostalgic 1930s. Theirs were practical plans, with expansion spaces and basements that could be finished later—the original Levittown houses. But in the early 1950s those housing styles were suddenly dropped in favor of a new building style straight from California, the land of leisure.

The suburban home, with its large backyard, perhaps

Can't you just feel the pent-up shopping demand being released in this photo? It's the opening of the Spartan Discount Store in Roseville, in 1961. Americans had been doing without and making do for decades. Now the floodgates were opened on consumer goods, and families finally had the money to buy them.

with new sliding glass doors leading to a patio with a barbecue grill, invited relaxation. The problem was, America hadn't relaxed for some time. People needed instruction.

"How to Have Fun in Your Backyard" (1952) was a typical instructional piece provided by the *Minneapolis Tribune*. This Sunday magazine article explained how it was done.

"The backyard has become—and apparently still is in the process of becoming—a play place for the entire family. It isn't just a haven for the kid's sandbox and swings; it is an outdoor kitchen for Dad, a badminton court for the family, a garden and picnic site, even a swimming hole. In short, your backyard is in many ways your private little park, offering a recreational outlet for all kinds of activities."

The story also offered lots of tips for Dad, who now was in charge of the realm of Outdoor Cooking.

"Outdoor Cooking is Man's Work" the magazine proclaimed, and Dad out on the patio grilling steaks became the national symbol of leisure.

Suburban backyards were generally much larger than city yards—no city alleys or garages in back—which allowed for more play area, and provided extra space for future expansions. These yards were the start of what we now call "cocooning."

"Today's crowded streets and fast-moving traffic make it less desirable to leave home, unless business requires it, or some long vacation trip lures us. For evening or weekend recreation we are happy to stay put," wrote *House Beautiful* in 1956. "So we have provided ourselves at home with many of the pleasures formerly provided by the community."

Those photos of Dad out by the barbecue in 1955 do tend to look a little stark, however. The new suburbs were largely carried out of farmland, and developers added the sapling maples, ashes, and fruit trees planted on each lot.

But today, those now-mature trees have created a leafy canopy that make our first-tier suburbs look positively forested. In contrast, the Midwestern city's reliance on the American elm created large gaps in once sheltered neighborhoods. In a few decades, as the first-tier suburbs matured, and builders built further and further out, they became something else: established, affordable neighborhoods that still provide that feeling of "the good life."

These homes, once marketed in the real estate wants ads as "futuristic!" "RE-E-E-E-LY Different," and "VERY DIFFERENT" (this is Minnesota, after all) are highly sought-after properties today.

"Ramblers are hot," says Danese Anderson of Great Minneapolis Real Estate. "Ramblers are easier to contemporize than any other housing type. There is just so much flexibility, even with adding additions. To buy a Rambler today in a first-tier suburb, you really have to have your ear to the ground."

Our "futuristic" first-tier suburbs, along with the cities of Minneapolis and St. Paul, are set to become the hottest market of the new millennium, says real estate futurist Glenn Dorfman, chief operating officer of the Minnesota Association of Realtors.

"Those ramblers are going to be absolutely premium houses," he says. "They're at the right place at the right time. "Demographics will drive all the changes," he continues. "We have 80 million Baby Boomers and a movement out of the exurbs toward reurbanization. You will clearly see it by 2010. They want access to health care, public transportation. That doesn't exist in the exurbs and never will."

Dorfman says the worst bet in real estate today are enormous builder homes in the far-flung suburbs.

"There will be a glut of those high-value homes; there are nowhere nearly enough people for them," he says. "Size isn't a big deal. We have plenty of room in our 1,600-square-foot house. But we have a bunch of people building monsters, and that seems to be a Minnesota aberration. It is not occurring around the country."

"I tell people they will lose money on them if they build them now. It's the moderately priced home that is the high, high premium home today. We're seeing it happen right now. The house selling for \$85,000 to \$150,000 just doesn't stay on the market."

Dorfman says those currently looking to invest in a

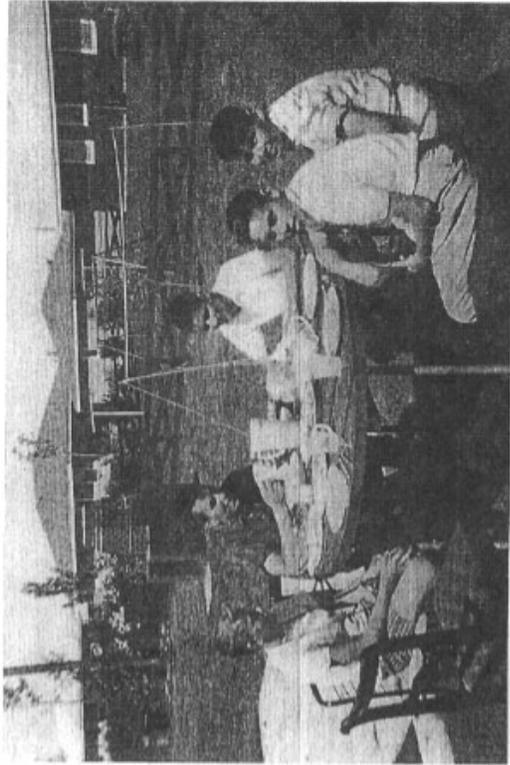
first-tier suburban home should first look at updating and maintaining the basics, such as the heating system, the insulation, and the roof. Then they can look at expanding their very adaptable homes.

"It's a smart move to lay out a plan to modify your house over a number of years," he says. "Investigate the cost of the project, don't try to do everything at once. First bump out the kitchen to add the dinette, then do a little more over time. Try financing with a home equity loan."

And keep handicapped accessibility in mind, when doing remodeling work, says Dorfman. If you're remodeling the bath, you can easily enlarge the door to make it wheelchair accessible. "It will only help with resale," he points out.

Those suburban Cape Cods and ramblers still fit the bill for the American Dream Home, says Realtor Anderson.

"We've seen a trend to bigger and bigger houses, further and further out," she says. "Once someone has experienced bigger, they're going to want smaller. They've achieved that big house, and now they realize the expense, the maintenance, the amount of furniture required. They want to come back and scale back to a more manageable situation."



The Ray and Wanda Johnson family enjoy a backyard picnic in Richfield in 1960. Suburban backyards are much larger than their urban counterparts, and backyard recreation was a big part of post-war living. In 1956, the *Minneapolis Star* reported that during the summer 81 percent of all suburban families were eating some meals outdoors.

Anderson calls the city and its first-tier suburbs her "bread and butter."

"The neighborhoods are steady; there is pride of ownership in the homes, people are always improving upon what they buy," she says. "These houses really fit the bill, and you can expand them."

Still, it is remarkable that these houses, once billed as "futuristic," still fit our definition of modern, and that the neighborhoods they built should once again represent the future of homeownership.

That is why this planbook was created. To provide architect-designed expansion plans to fit the Cape Cod and the Rambler. To allow a generation that was raised in these modern communities the opportunity to come back, and make them once again their dream homes.

HOW TO USE THIS BOOK

Thousands upon Thousands

of nearly identical Cape Cods and Ramblers were built in the Twin Cities Metropolitan Area during the 1940s, '50s and '60s. Our goal in this book is to take three of the most common house types and show how you can update, improve and fine-tune your house to today's lifestyle in a manner consistent with the style and character of the existing house. Everyone can point to a bad "remuddling" in their neighborhood, a remodeling or addition that—like adding dormers to a rambler or a shed roof to a Cape Cod—destroys the integrity of the existing house. While these "updatings" seem practical at the time, in the long run they destroy a house's value, along with its curb appeal. Additions or remodelings that preserve and enhance the existing house's character provide much greater value for your investment in the long run. For more ideas, see the "Keep in Minds" at the end of the book.

How were the houses selected?

Spend a few hours driving around Twin Cities suburbs and you will see the same three houses over and over again. The story-and-a-half Cape Cod. The two-bedroom rambler with detached garage. The rambler with single-stall attached garage. We tried to find houses that were in fairly original condition and owned by people who were willing to put up with the intrusion of participating in this study.

What if my house is different?

While entire blocks of houses may look identical, in reality every house—including yours—is unique. We have tried to present the designs as ideas so you can apply them with minor modifications to your own unique house.

How were the additions selected?

For each house type we first interviewed the homeowners about what changes they wanted to see in this house, but we also talked to a panel of experts—a builder, a Realtor, and a mortgage banker—who commonly work with these types of projects and are familiar with the market conditions.

How can I find more information?

Information is available through your city that will help in preparing construction drawings within the requirements of the state building code. Following this process will help speed plan review and approval of a building permit. In addition, having complete plans will help you calculate materials costs, reduce the number of problems that arise due to incomplete plans, and in general make the project go more smoothly.

What do I need to pull a building permit?

Construction plans need to consist of the following: 1) Foundation and floor and roof plans, with framing size and direction, window sizes and room names shown. 2) A building section showing materials to be used. 3) A site plan with

proposed setbacks indicated if the project includes an addition. 4) Elevations, if needed. Our hope for this book is that the ideas are laid out clearly enough to allow you to work directly with your builder to prepare the necessary drawings.

How are square footages calculated?

All square footages are calculated from outside wall to outside wall. Remodeled square footages are calculated from the inside to inside dimension of walls that remain. Plans, sections and elevations are all drawn to scale, either at 1/16" = 1'-0" or 1/8" = 1'-0" so you can use an ordinary ruler to calculate the rough dimensions of rooms and additions.

What do we do next?

Once you've moved from dreaming to action, pull out the resource pamphlets in the pocket inside the front cover and get to work! You or your contractor will need to contact your local building inspections department prior to starting your building projects to see if permits are required for the work you plan to do. Permits may be needed for electrical, heating, air-conditioning, plumbing, and building construction. Inspectors are a great resource for a variety of construction related questions. Also, by having your work inspected by trained professionals you can feel confident that the work was performed in a safe manner.

CAPE COD

Mary and Jim Schemel call their 1953 St. Louis Park Cape Cod "solid."

They bought the white story-and-a-half home in 1983 for \$79,000. Both grew up in St. Louis Park, and liked the area.

"Our mortgage payment is reasonable," says Mary. "We have friends paying three times what we are paying, and all they've got is location, location, location, and I guess prestige."

"And they haven't got as nice and as solid a house," says Jim. "We looked on it as a starter home, but we loved the hardwood floors and the solid construction. This house uses two-by-fours, not waferboard."

The Schemels' home is part of the Texa Tonka subdivision built in the 1950s, when much of St. Louis Park was constructed. The area also boasts what may well be the nation's first strip mall—the Texa Tonka Shopping Center. Both the development and the shopping center were built by one of Minnesota's first subdivision developers—Adolph Fine.

His motto: "A Fine Home."

Construction in St. Louis Park was "a spontaneous market response," says Fine's son, Jeff, whose first job was sweeping sawdust from the new homes for 15 cents an hour. "There was a housing boom after the war. He was thought of as some kind of hero for building affordable housing for returning G.I.s."

Fine was also a hero to another group, one that had traditionally been red lined in Minneapolis. "It was a new and open community," says his son. "My father sold to Jews with no hesitation, no problems. In Minneapolis, the only housing opportunities open to

Jews at that time were limited to the north side."

St. Louis Park provided affordable, well-constructed homes to homeowners who might not have been able to access the new home market before.

"There is a long history of pride-of-ownership in those homes," says Fine. "They've always been affordable, made for working people who've maintained them and kept them up."

The Schemels' home sold for \$10,450 brand new in 1952. In 1967 it sold for \$18,700. The Schemels bought it for \$79,000 in 1983, and homes just like it are selling for \$90,000+ today.

"We like where we are, and the market is moving so quickly, we'd hesitate about putting it up for sale and finding something else in the area," says Jim. "I don't like new construction, and we don't want to lose the proximity. We're 20 minutes from everything. And we're pretty much like salmon—we swim upstream against the traffic."



Family photo. "White Duck"

This Texa Tonka Cape Cod has a lot going for it. A nice neighborhood, good schools, solid construction and a central location. The problem is the size. "I guess people were like gnomes back then," says Jim.

"I'd really like to see the upstairs opened up with a bath,

**"IT'S IMPOSSIBLE TO ENTERTAIN
IN A HOUSE THIS SIZE"**

— Jim Schemel



ORIGINAL MAIN LEVEL

bedroom, study, perhaps a baby room," says Mary.

The home, like hundreds of others like it, has no dining room and a small eat-in kitchen. It makes having dinner parties difficult.

"We want entertaining room," says Mary. "Not people all over the house with tray tables. And the kitchen is out. If we put all the leaves on the table and everyone sits down, nobody can move. One person has to do all the serving, and that's a drawback."

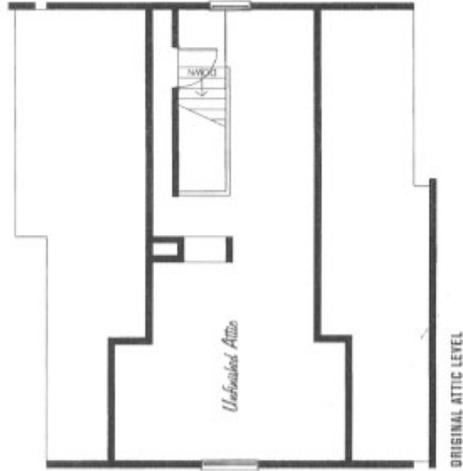
Jim says they'd also love a fireplace. "It's a great psychological boost when its 80 gazillion below, just to come home and have a fire," he says.

In addition to more entertaining room and a fireplace, they'd like a nook off the kitchen and more closet space. A gravity furnace in the basement takes up a great deal of potential living space, but they say they like its quiet, efficient heat.

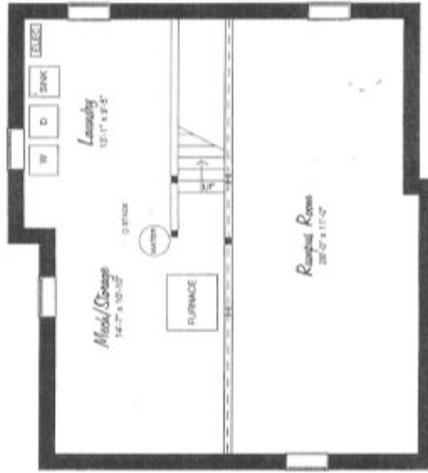
The house was built with a detached garage, and the Schemels don't want that changed. "I like a detached garage," says Jim. "You can look out all the windows, and it makes better use of the lot."

This Texa Tonka Cape Cod has been a good buy for its owners, but today it needs updating. High-quality construction and materials and routine maintenance have brought it up to the turn-of-the-new-century in excellent condition. Now it needs something more.

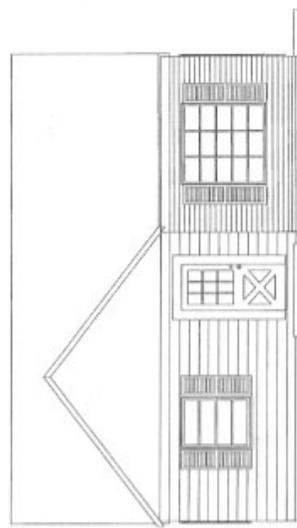
"We want to bring this house to its potential," says Jim. "We want to make it functional."



ORIGINAL ATTIC LEVEL



ORIGINAL BASEMENT LEVEL



ORIGINAL FRONT ELEVATION

SQUARE FOOTAGE:	
Attic Level	374 s.f.
Main Level	790 s.f.
Basement Level	790 s.f.

**"FOR ENTERTAINING IT'S
PRETTY CRAMPED, YOU HAVE
EVERYONE SCATTERED
THROUGHOUT THE PLACE
WITH TRAY TABLES."**

- Mary Schemel

SQUARE FOOTAGE:	58 s.f.
Main Level Addition	58 s.f.
Basement Addition	58 s.f.

Back to Suite

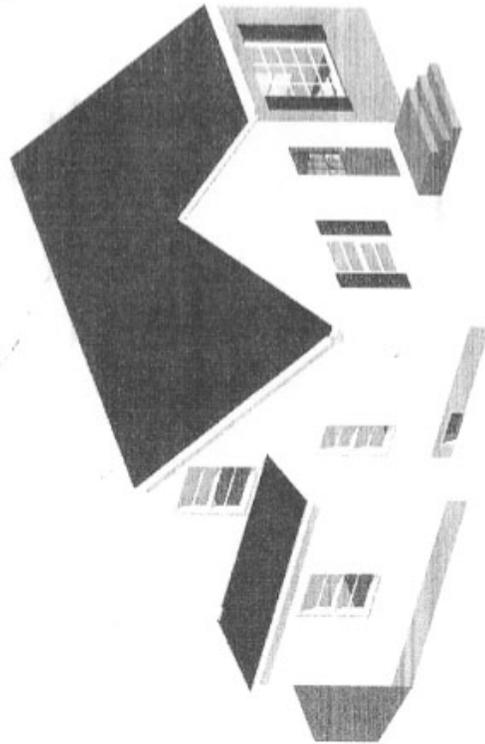


Add on to the back bedroom to create a decent-sized master bedroom with adequate closet space.

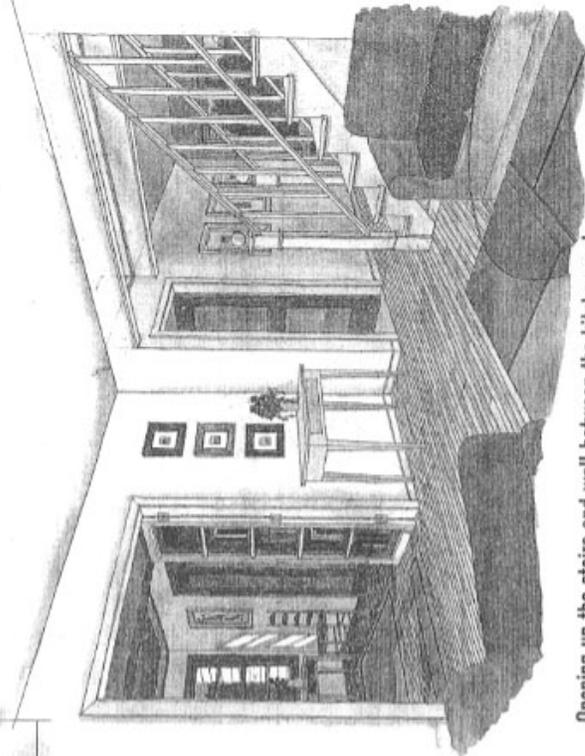
Create a stronger link between kitchen and living room by opening up these walls.

Add a door here to create an optional master suite.

Add french doors between the front bedroom and the living room to create a family room, dining room, or home office.



An axonometric of the master bedroom addition shows the low shed roof tucking in right under the attic window.



Opening up the stairs and wall between the kitchen and living room adds a lot of architectural detail to an otherwise bland space.

Add a Family Room! a Mudroom!

Remodel the Kitchen

Relax on a window seat next to the fireplace and overlooking the backyard.

Walk directly from the family room to the new deck through a triple sliding French door.

Open up the wall between the kitchen and family room so the cook can be part of the conversation.

Dump boots, heavy winter coats, heavy bags of groceries in the optional mudroom.

Gather around a new island.

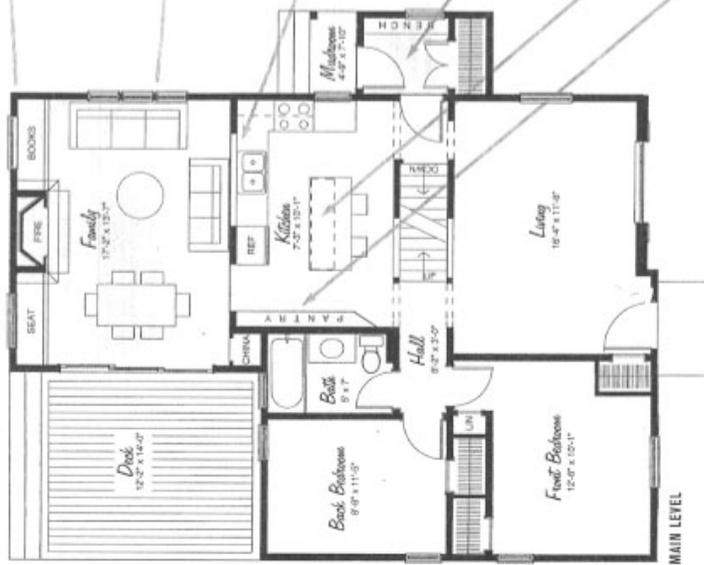
An entire wall of 12 deep pantry cabinets solves storage problems once and for all.

Add on the family room without remodeling the kitchen or adding to the mudroom. This shows an interim design step that leaves the existing kitchen untouched.

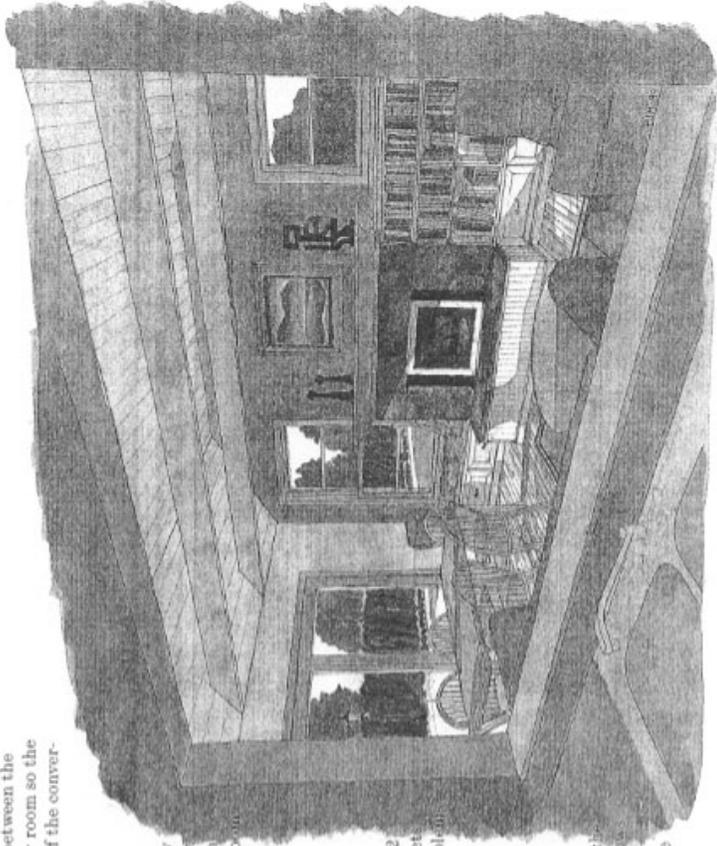
Add the wall of pantry cabinets and an eating counter.

"THERE'S NO REAL DINING ROOM"

- Mary Schemel

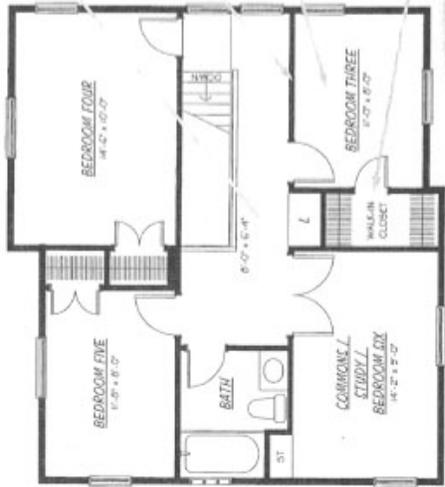


SQUARE FOOTAGE:	
New Main Level	257 s.f.
New Basement	267 s.f.



Looking from the remodeled kitchen into the new family room. The fireplace vents directly to the outdoors through the wall.

Add a Second Story!



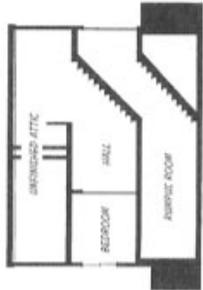
ATTIC LEVEL

The large central hallway is perfect for a children's play space. The railing adds architectural detail.

This wall can be added in later to create a third bedroom.

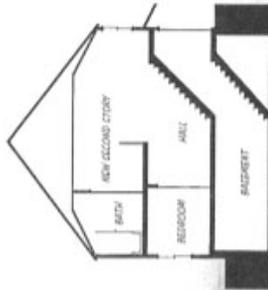
Use bedroom three as a family room, late night TV lounge, nursery, or home office.

This large walk-in-closet could be accessed from either room.



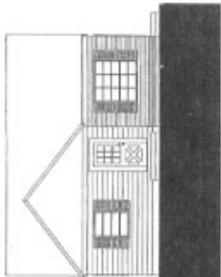
ORIGINAL BUILDING SECTION

Building code demands that a bedroom have a minimum headroom of 7'-6" over 50% of its minimum 7'-0" x 10'-0" area, and since the highest point in the existing Cape Cod attic is 6'-8", we were forced to tear off the existing attic and build on a whole new second floor. There is no legal way to add bedrooms in the expansion space.

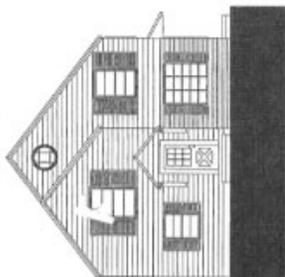


BUILDING SECTION

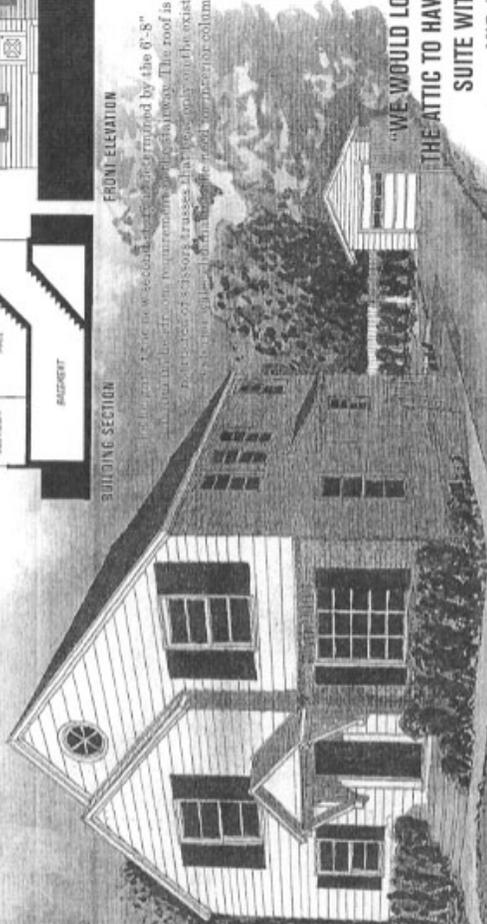
The new 14' x 10' second story is fully finished by the 6'-8" minimum headroom requirement. The roof is a series of joists and trusses that support the existing structure and the new roof for the new columns.



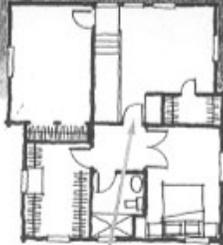
ORIGINAL FRONT ELEVATION



FRONT ELEVATION

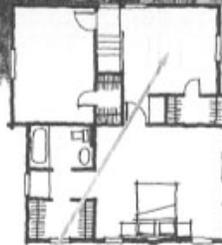


The new second story mimics the story-and-a-half, multiple-gable roofline of the existing Cape Cod.



MASTER SUITE

Add a door to create a master suite with a private bath and a large dressing room.



UPPER LEVEL FAMILY ROOM

Use the third bedroom as a family room, late night TV lounge, nursery, or insomnia refuge.

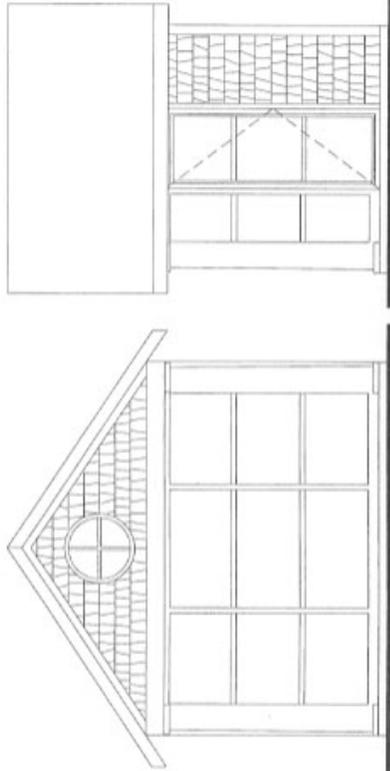
SQUARE FOOTAGE:
New Upper Level, 790 s.f.

"WE WOULD LOVE TO FINISH OFF THE ATTIC TO HAVE A MASTER SUITE WITH A NURSERY... AND A BATH!"

- Jim Schemel

Plan to Summer House!

Locating the summer house at the rear of the property helps define the backyard and helps make the house feel more spacious by seasonally expanding the living space into the entire backyard. Walking paths define a central yard for play and flower beds line the fence.



The Summer House, a free-standing screen porch, is a Scandinavian tradition perfect for the Minnesota climate. This small porch can only be used during those summer months when the mosquitoes fly, but during that time it's the perfect outdoor sanctuary. The design is a mix of Colonial Revival and post-war Modern.



"A building permit shall not be required for the following:
One-story detached accessory buildings used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet."
1999 UNIFORM BUILDING CODE 106.2.1

SQUARE FOOTAGE:
Summer House 96 s.f.

SITE PLAN

Meet Mary Boyle

RAMBLER WITH A DETACHED GARAGE

Mary Boyle grew up in a Blaine Rambler much like the 1960 Vern Donnay model she owns today. "When I was looking for a house to buy in 1994, I looked mainly at ramblers about this age and homes a little older," says Boyle. "I was living in a townhouse—my first house—and I wanted my own yard. I thought I'd like a garden, and I just wanted a little more privacy in my yard and a little more room."

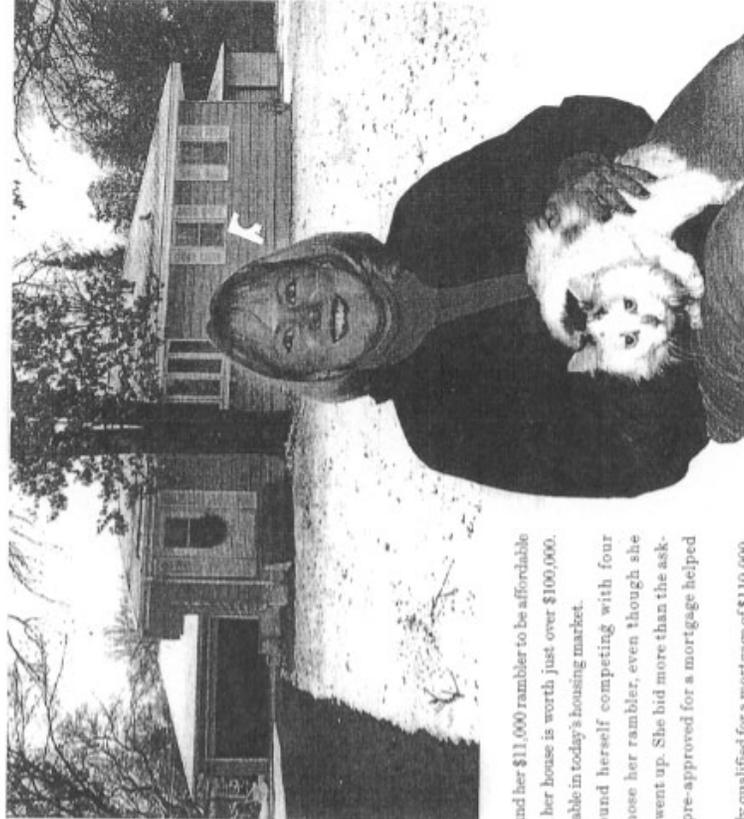
Boyle, who works as a county assessor, says she thought her two-plus bedroom Rambler with detached garage was "perfect" when she first saw it.

"I like the hardwood floors and the solid construction," she says. "It really is the right size. I think, even if you had a couple of kids."

Boyle's home sold for \$11,000 back in 1960. It was one of 5,000 ramblers and split-levels constructed in Blaine by Vern Donnay, whose company built entire neighborhoods in Bloomington and Blaine in the '50s and '60s. During the height of the building boom, Donnay was erecting five homes a day.

**"I WANTED A RAMBLER.
I LIKE THE RAMBLER STYLE."**

Mary Boyle



"We were the big builders, along with Orrin Thompson and Marv Anderson," says Donnay. Houses were sold with G.I., FHA, and conventional mortgages, as well as for cash.

The scramble for affordable housing experienced in the '60s has not abated. Perhaps only the concept of what "affordable" actually means has changed. Boyle found her \$11,000 Rambler to be affordable at \$86,000 in 1994. In 1999, her house is worth just over \$100,000. That is still considered affordable in today's housing market.

Boyle says she found herself competing with four other buyers when she chose her Rambler, even though she spotted it the day the sign went up. She bid more than the asking price. That, and being pre-approved for a mortgage helped her swing the deal.

Although she actually qualified for a mortgage of \$110,000, Boyle says she wasn't interested in the "buy as much house as you can" pitch, which is heard so often by today's home buyers.

"I could have gotten 'more home,' but why?" she says. "My mortgage payments are affordable at \$675. I didn't want new, and I didn't want to go to my limit."

Boyle likes her location and the close-knit, friendly community. The woman she bought the home from went to her high

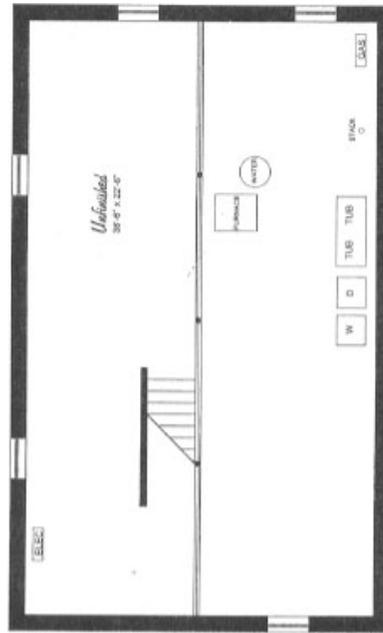
school and Boyle's family still lives in Blaine.

"Shopping is very convenient here," she adds. "All the necessities are near by, but if I want to go to, say, the Mall of America, if I time it right I can be there in 40 minutes. I work just north of here, so I'm going against the traffic both ways. I like not being tied up in traffic."

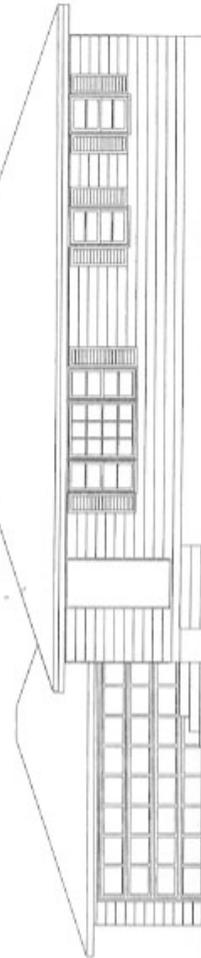
If she could change anything about her house, Boyle



ORIGINAL MAIN LEVEL



ORIGINAL BASEMENT LEVEL



ORIGINAL FRONT ELEVATION

SQUARE FOOTAGE:	
Main Level	976 s.f.
Basement Level	976 s.f.

**"IT'S HARD TO PUT MY FINGER ON,
BUT WHEN I WALKED IN IT JUST FELT LIKE HOME.
IT'S COMFORTABLE FOR ONE PERSON."**

- Mary Boyle

says, it would be to add eating and entertainment space, perhaps with a fireplace, and to add a new bath with whirlpool for the master bedroom.

"I end up hosting a lot of family functions, and it would be nice to have a little bit more room when the whole family is here."

Boyle says her 80 x 125 backyard could easily accommodate an addition to the back of the house that would expand the kitchen, creating an island work area and more cupboard space to go along with a new informal eating area. The third bedroom, a walk-through one just off the kitchen, would become a larger family room.

Boyle says she'd like to make the expansion improvements, and sees herself living in the home "for some time."

"I definitely see myself staying for another 15 years or so," she says. "I only see myself moving if I decided I wanted to travel more—or if I met Mr. Right."

The county assessor says she views her home and others like it as excellent values—superior, in fact, to new construction.

"There are some new engineered construction materials that are very good, but the workmanship doesn't seem to compare," she says. "And I don't like the style of new homes. They're like big, open vaults. I like divided rooms. I like a traditional look."

"Besides, you have a lot of expenses with a brand new home," she continues. "You need all the window treatments, you just have a base coat of paint, you need to deal with the builder, and that's a headache. I wanted pre-owned."

For Boyle, ramblers are a sentimental and a practical favorite.

"I like the rambler style. They've got great curb appeal."

Remodel the Kitchen! Create a Main Level Master Suite!

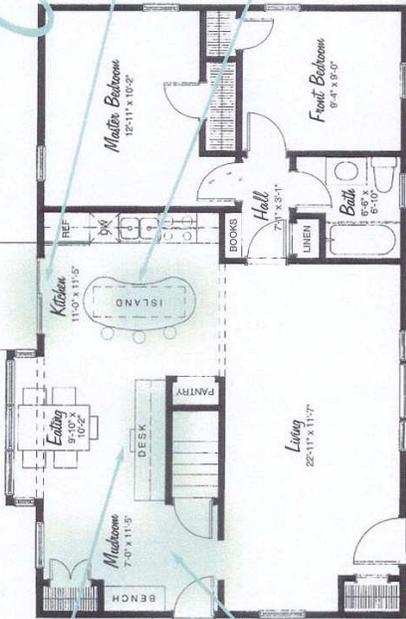
Bump out the eating area to gain light from three sides and a view to the backyard.

Add a built-in desk for homework, a computer, or a central location for phone and mail.

Steal part of the mudroom for a small mudroom with a built-in bench.

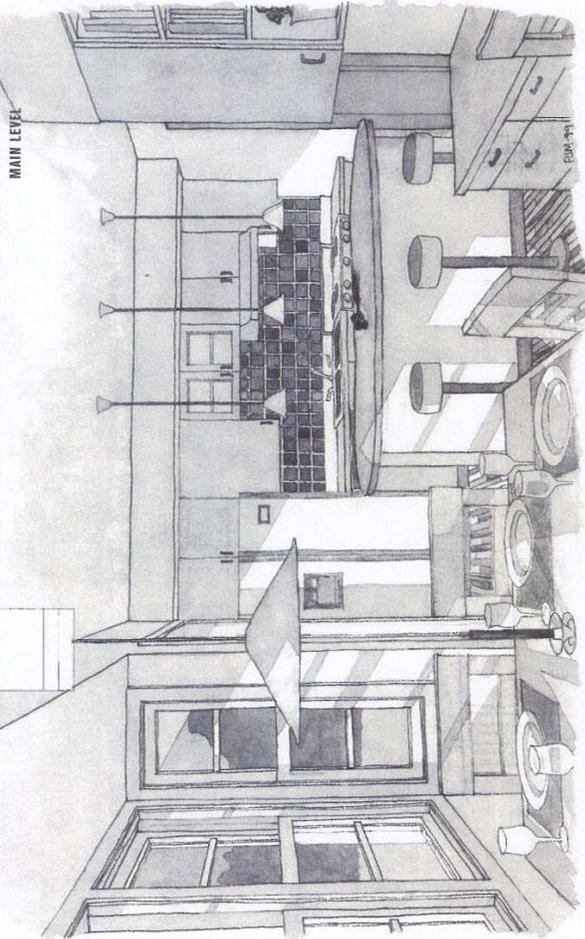
Add a sliding French door in the kitchen for direct access to the patio.

Gather around the new kidney-shaped island during parties or after work.

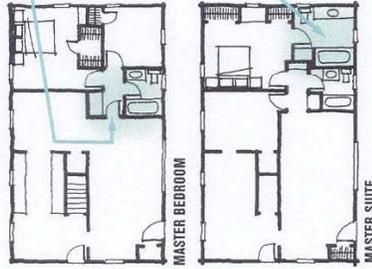


"THE KITCHEN IS TOO SMALL. IT NEEDS MORE STORAGE AND MORE CUPBOARDS. I'D LIKE AN ISLAND WORK AREA."

Mary Boyle

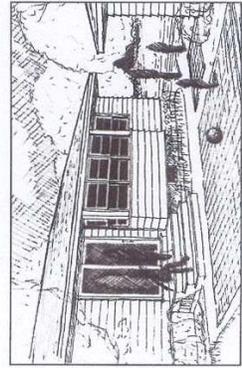


Ramblers trace their roots back to the California Ranch houses designed by Cliff May and the Usonian houses of Frank Lloyd Wright, but rarely did the mass-produced houses successfully open the house to the backyard.



Add a door here and rework the walls and bath to create a master suite with a walk-in closet, a master bath, and a study or nursery.

Steal the second bedroom and use the space to make a luxurious master suite with a spacious bathroom and whirlpool tub.



SQUARE FOOTAGE:	
Addition	22 s.f.
Remodel	280 s.f.

What Makes a Good Front Porch?

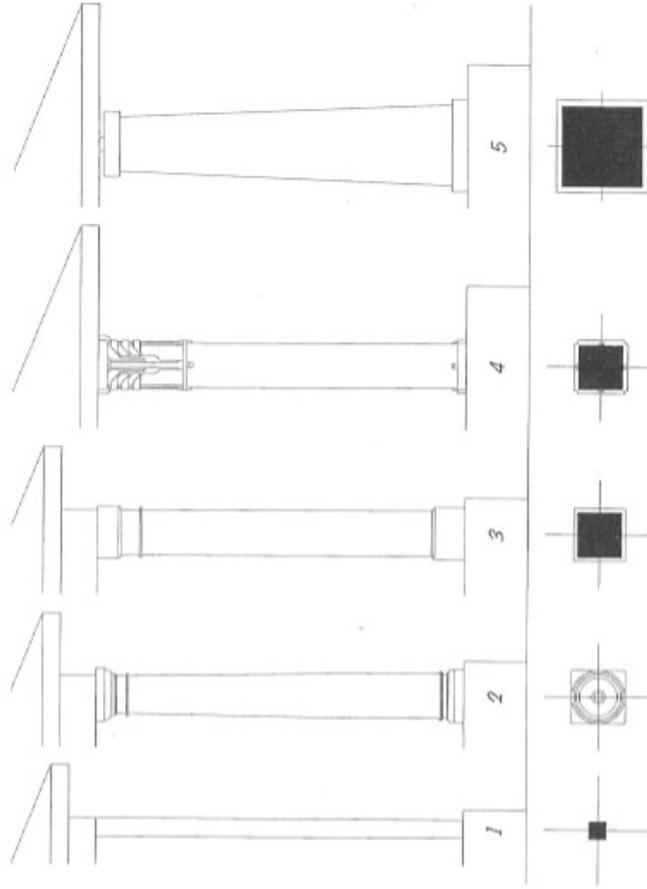
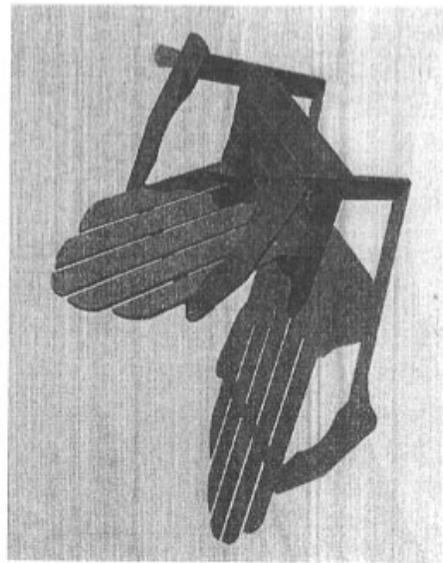
Nothing makes a neighborhood feel more friendly and welcoming than some inviting front porches. Yet few post-war houses were built with porches. Builders stripped designs of every unnecessary stick to save time and money, and buyers were obsessed with big backyards for the Baby Boom children—who were just being born—to play in.

WHAT MAKES A PORCH SO MAGICAL?

A porch is an invitation to sit and relax. It creates a relaxed, informal transition between the private home and the public street.

WHAT ARE THE ELEMENTS OF A GOOD FRONT PORCH?

- The roof pitch, overhangs and soffit should match the existing house.
- The columns not only carry the roof load of the porch, but express the house's architectural character.
- The porch floor should be high enough to give a feeling of separation from the street and a view out over the yard. 18" is the absolute minimum.
- The porch stairs should be wide enough for at least two adults to sit side by side and visit.
- Wide porch steps are also a wonderful place to place pots of flowers.
- The porch should be deep enough to gather several chairs in a good sitting circle. 8'-0" is ideal, 6'-0" is an absolute minimum.



Detail added to the porch—particularly to the porch columns—will animate the entire front of your house. The standard 4x4 post (1) adds little or no detail. A stock classical column (2) or square column built up out of stock millwork (3) are most appropriate on a Colonial Revival style, such as a Cape Cod. A creative and unique Prairie-style column (4) works better on a rambler, as does the battered column (5) shown in the perspective (right).

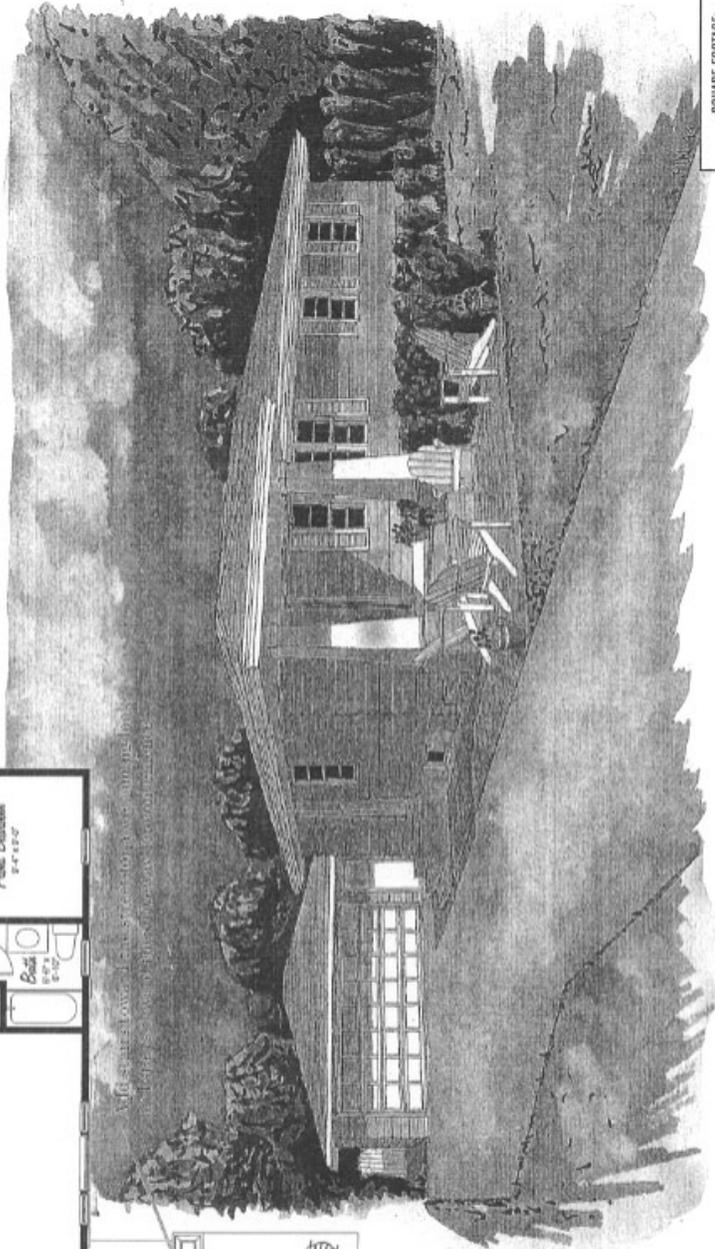
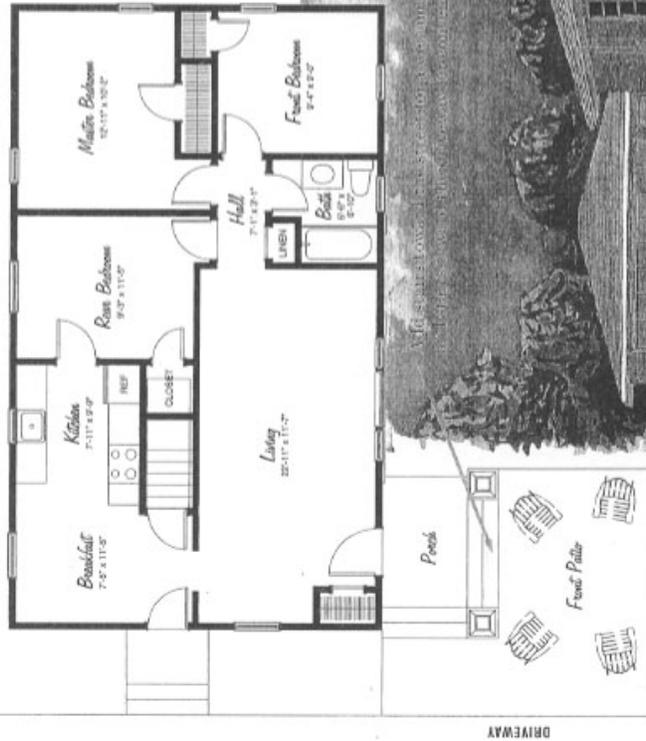
"I'D LIKE TO PUT A PORCH ON THE FRONT.
A NICE, WOOD-PILLARED PORCH WOULD BE NICE.
RIGHT NOW I DON'T USE THE FRONT YARD AT ALL."

—Mary Boyle

Add a Front Porch!

"THE MATERIAL CHANGES IN THE NEIGHBORHOOD HOUSES ARE OKAY, BUT THEY LACK CHARACTER."

- Mary Boyle



A small front porch adds a warm, welcoming, friendly face to the neighborhood. This particular porch is only big enough for one comfortable chair, but the steps are intentionally wide and shallow to create places to sit and hang out. Adding even a small patio in front of the porch creates a place to hang out in the front yard itself.

SQUARE FOOTAGE
Addition 79 s.f.

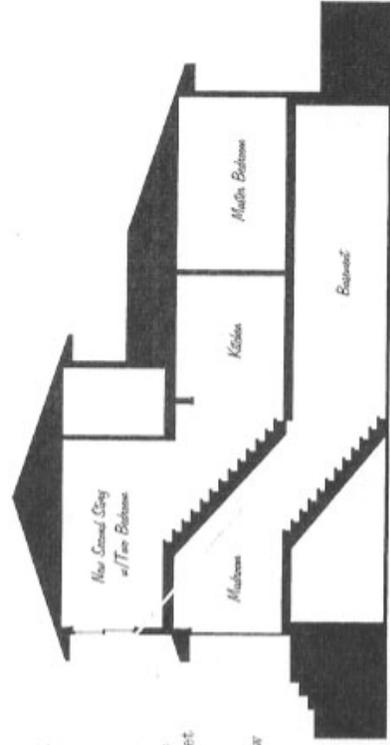
**"I SEE MYSELF
LIVING HERE FOR
A LONG TIME."**

- Mary Boyle



UPPER LEVEL

SQUARE FOOTAGE
Upper level 488 s.f.



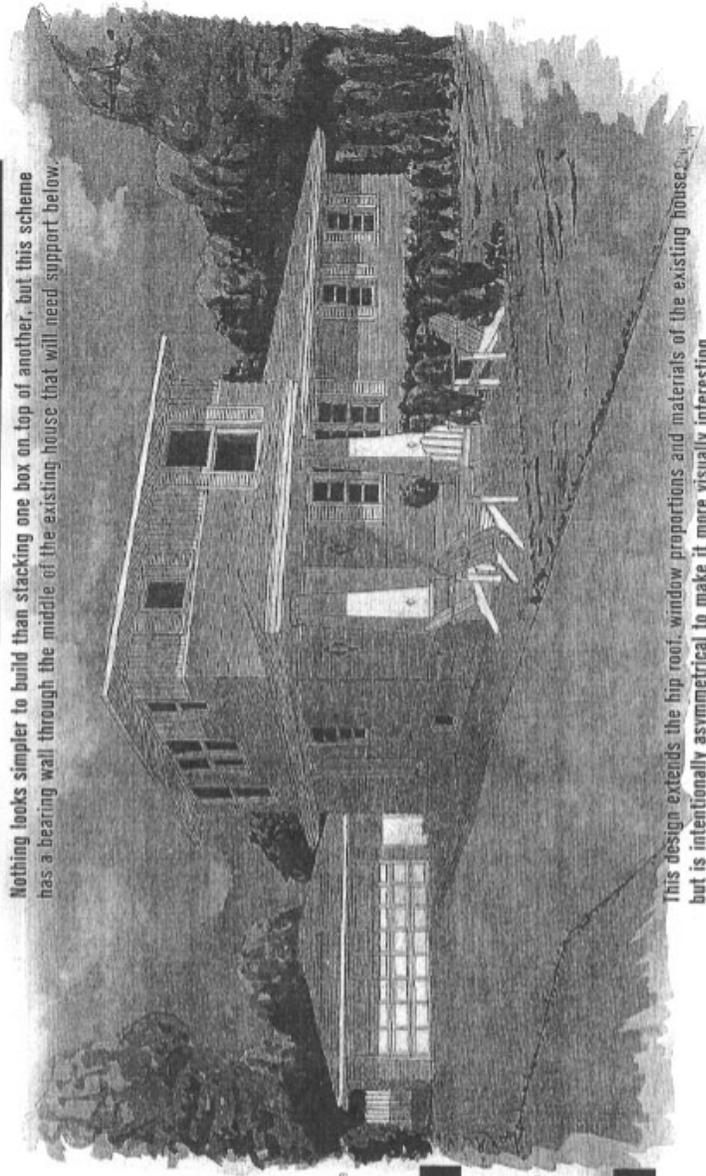
Stack the new stairs over the existing basement stairs for maximum construction efficiency.

Add a window seat at the top of the stairs for a quiet place to read or visit.

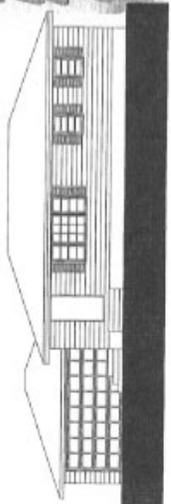
Run plumbing for the new bath through the main level coat closet.

Bearing wall

Nothing looks simpler than stacking one box on top of another, but this scheme has a bearing wall through the middle of the existing house that will need support below.



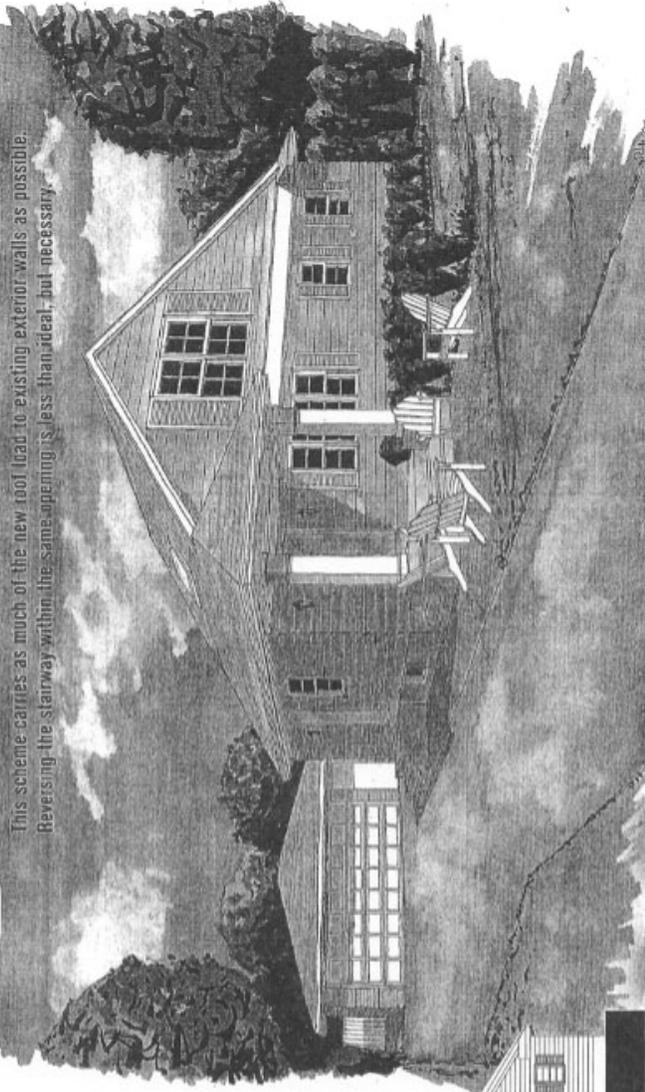
REVISED FRONT ELEVATION



ORIGINAL FRONT ELEVATION

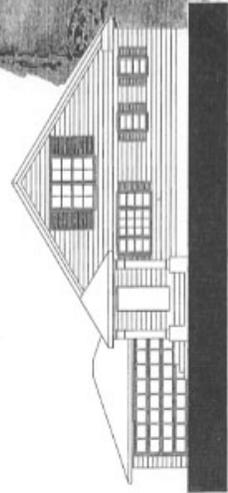
This design extends the hip roof, window proportions and materials of the existing house, but is intentionally asymmetrical to make it more visually interesting.

Add a Second Story!



This scheme carries as much of the new roof load to existing exterior walls as possible. Reversing the stairway within the same opening is less than ideal, but necessary.

SQUARE FOOTAGE:
Upper level 480 s. f.



REVISED FRONT ELEVATION

This scheme adds two bedrooms and a bath but tries to keep in scale with the house's modest beginnings. A hip roof over the porch echoes the existing garage.

RAMBLER WITH ATTACHED GARAGE

Family photo by Andrew Smith



The Duffeys like living in Richfield. It's a quick drive for Jack, who works at the airport, and homes are affordable. It's also a very friendly community.

"People are always walking down the street and stopping to talk," says Pam. "It would be a great neighborhood for a front porch."

While they've considered moving, both say they would consider staying if they could just turn this 1954 rambler into their dream home. Right now, aside from the quality construction and great neighborhood, they don't have a lot to list in the plus column.

"I like the first floor bedroom—especially as we're getting older—and the fact that the house is well-made," says Jack.

"I don't like the boxiness," says Pam. "I like character and uniqueness, and I don't see that this house has it."

Pam says that part of the problem is the home's interior palette. The pale tan brick fireplace that dominates the south end of the living room says "1950" loud and clear. The lined oak woodwork suggests that the home would look best furnished in Danish modern.

"I'm sure Danish modern would look right, but that just isn't me."

She would also like the house to have a more modern floor plan.

Pam and Jack Duffey have put down roots in their 1954 brick and shingle Richfield rambler almost without noticing it. They originally wanted a two-story house, but they liked the location, the pool, and all the updates that this house had to offer. But even though they bought it with the idea of rapidly moving on, they've been living here for 14 years.

"We weren't convinced we were going to stay long," says Pam. "Especially since I really wanted space for the children on a second floor."

Today their oldest child, Ben, is 22 and in college, and Megan, 17, will start next year. Daughters Molly and Emily are 16 and 13.

Emily is the rambler's staunchest defender. "Our daughter Emily loves this house," says Pam. "She doesn't want to move, even to another place in Richfield."

The Duffeys paid \$85,000 for the house in 1984, and today it is appraised at \$135,000. It sold for somewhere around \$15,000 in 1954. The rambler was the work of Stanley Johnson, who worked with a partner in the construction firm of Jungell and Johnson. Johnson bought 10 lots on the Duffeys' block and built a house on each. He and Larry Jungell did it all, from framing to fireplaces to finish carpentry.

Johnson remembers the Duffey rambler, because he built it specially for its first owners. They wanted their basement to be a special area to entertain. It included a smart linoleum tile floor and a wet bar, while most of Johnson's houses had unfinished basements. He recalls that he and Jungell built 200 houses during their careers, in Richfield, Bloomington and East Edina. Most sold by word of mouth.

These first-tier suburbs remain convenient places to live.

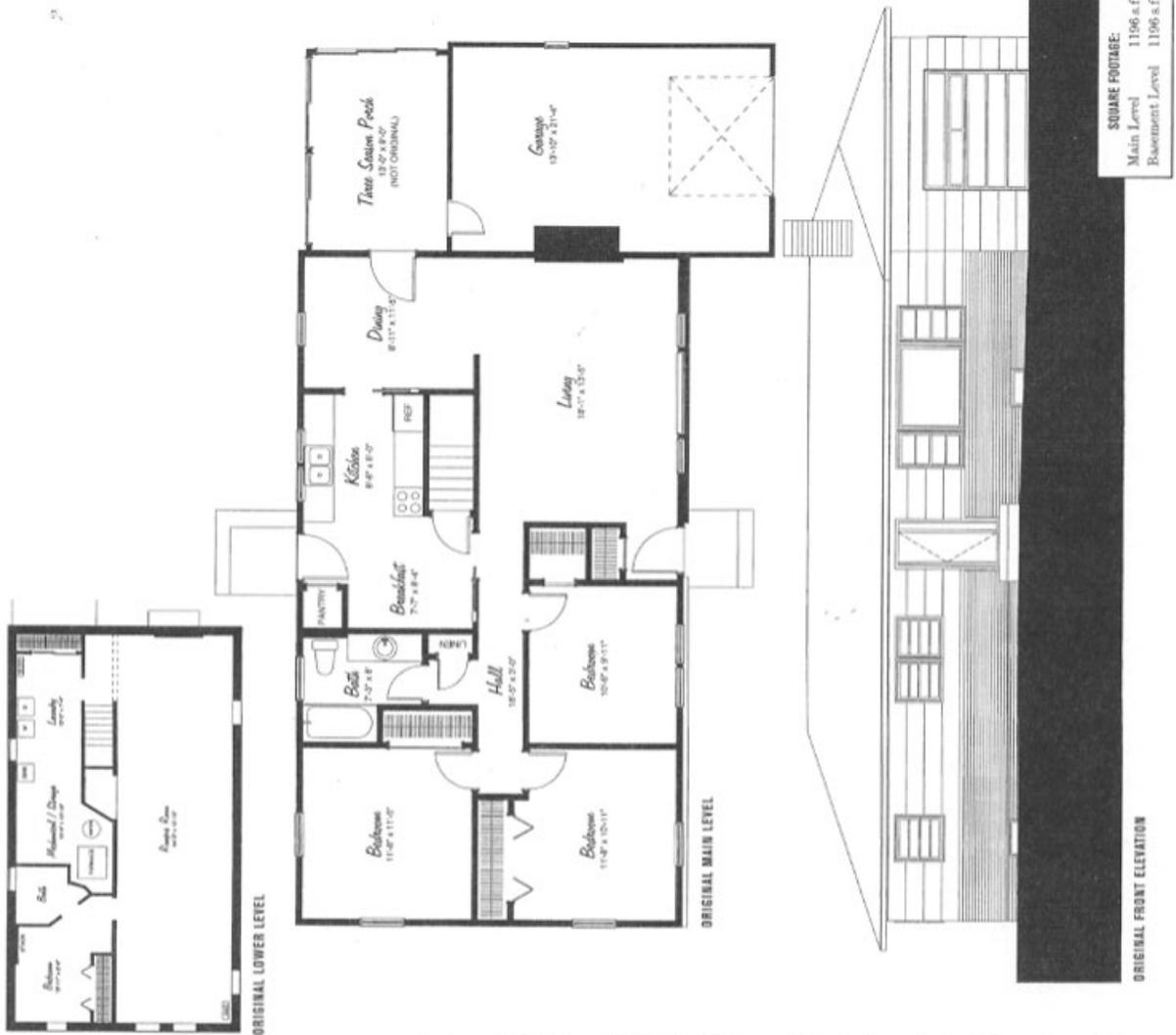
"When you open the front door, you walk into the living room. That's not unusual, but when you have 10 kids over visiting, dropping their shoes, and walking through, it can be a problem. It'd like a bigger entry, and a side or a kitchen entry as well."

Pam says with their finished basement, they've added as much storage space as they can, but they still would like more, especially in the kitchen.

"There is very inadequate cupboard space," she says. "You don't want to be around when I am cooking and have to get things out. We have one cabinet. I use the broom closet for food storage and brooms." She would like to see the kitchen expanded, adding a work island/breakfast bar, "and lots of windows."

**"I DON'T LIKE THE BOXINESS.
IT'S A PERFECT RECTANGLE DIVIDED
INTO LITTLE BOXES."**

- Pam Duffey



SQUARE FOOTAGE:	
Main Level	1196 s.f.
Basement Level	1196 s.f.

The couple also has to share the only main-level bath with the rest of the family. Pam would like to have a master suite with a separate bath.

"What can be a real annoyance to me is our four kids and us all using one bathroom," she says. "And when guests are over it's the one they use, too." In the summer, with the backyard pool, the bath is often full of towels and wet bathing suits as well.

But it is that pool, and the attached single-car garage, that have always blocked plans for expanding the house—for two reasons. First, there is no room on the side of the lot to add a stall to the existing garage. Second, even if the couple built their two-story dream home, they'd still have a single-car garage. That might be a difficult sell when it finally came time to move. They aren't sure they would be able to recoup their investment.

"The garage has always held us back," says Jack. "We typically have two or three cars, and sometimes can end up with four or five cars and a driveway full of bikes in the summer. I suppose we could widen the driveway so that it could hold two cars side by side, but it would be nice to be able to have a larger garage."

The Duffeys have lived with their house's limitations for a long time. But the fact that they are still here, and considering a large remodeling project, shows that the house's construction, and its friendly, convenient neighborhood, have held them here.

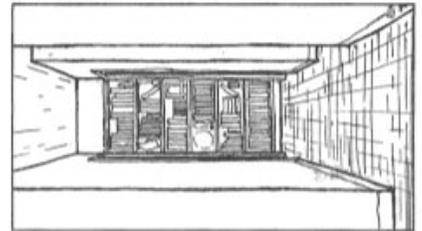
If they can find solutions to their home's problems, the Duffeys are likely to stay on.

"I still want a house that the kids can come back to visit, with the grandkids," says Pam. "But the first floor would be for us."

Handwritten notes:
Create a walk-in closet
The master suite

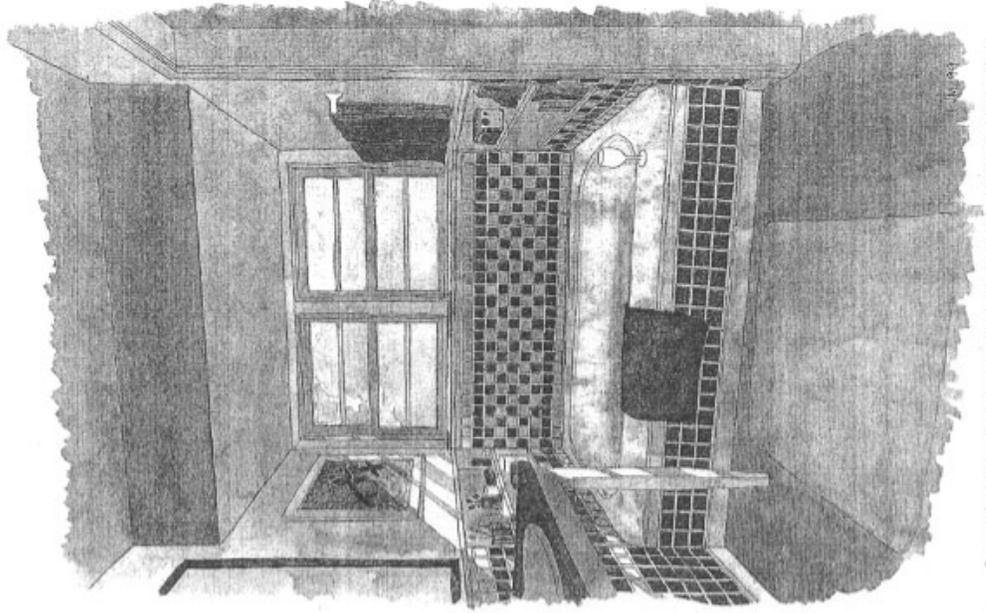


Create a walk-in closet.
It doesn't have to be big
to be luxurious.



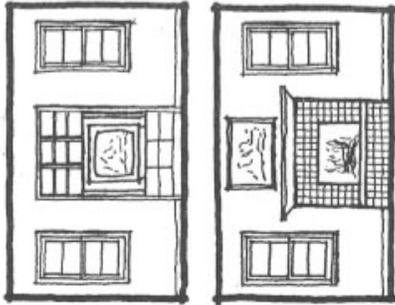
**"NOW THAT WE'RE GETTING OLDER,
A FIRST FLOOR MASTER SUITE IS IMPORTANT."**
Pam Duffley

SQUARE FOOTAGE:
Remodel 230 s.f.

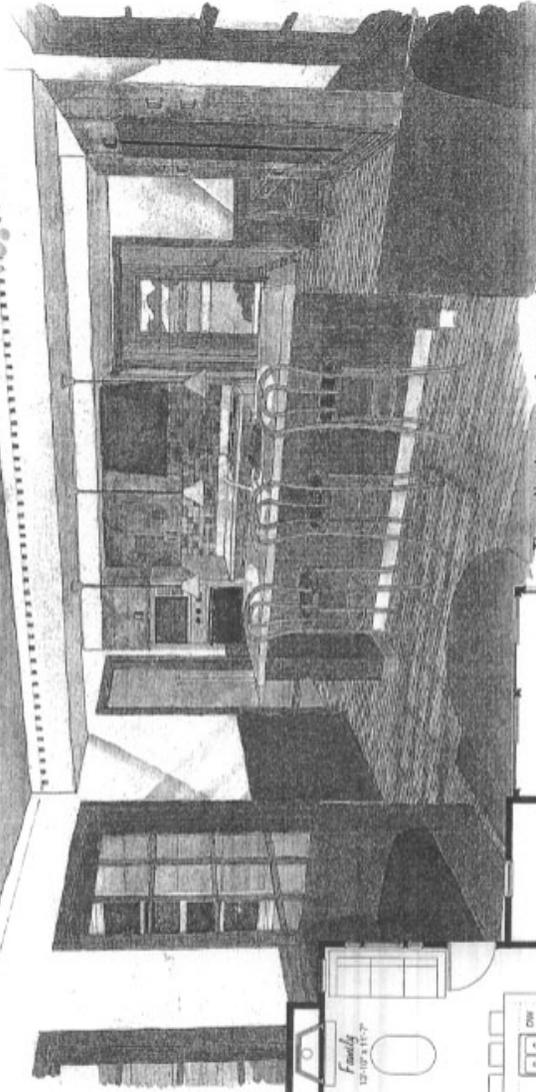


Separate tub and shower units allow someone lying in the tub in the late afternoon to enjoy the evening light.

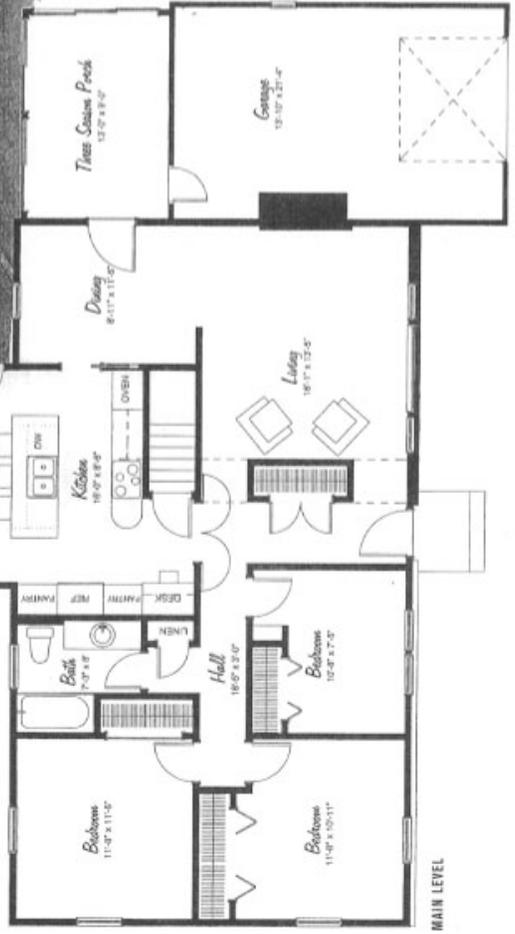
Add a Family Room! Remodel the Kitchen!



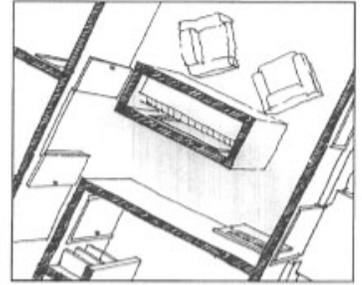
The focus of the new family room can be either a built-in TV/stereo cabinet (upper) or a fireplace with a traditional mantel.



The entire house revolves around this newly remodeled kitchen, which has plenty of storage space and room for friends and family to gather.



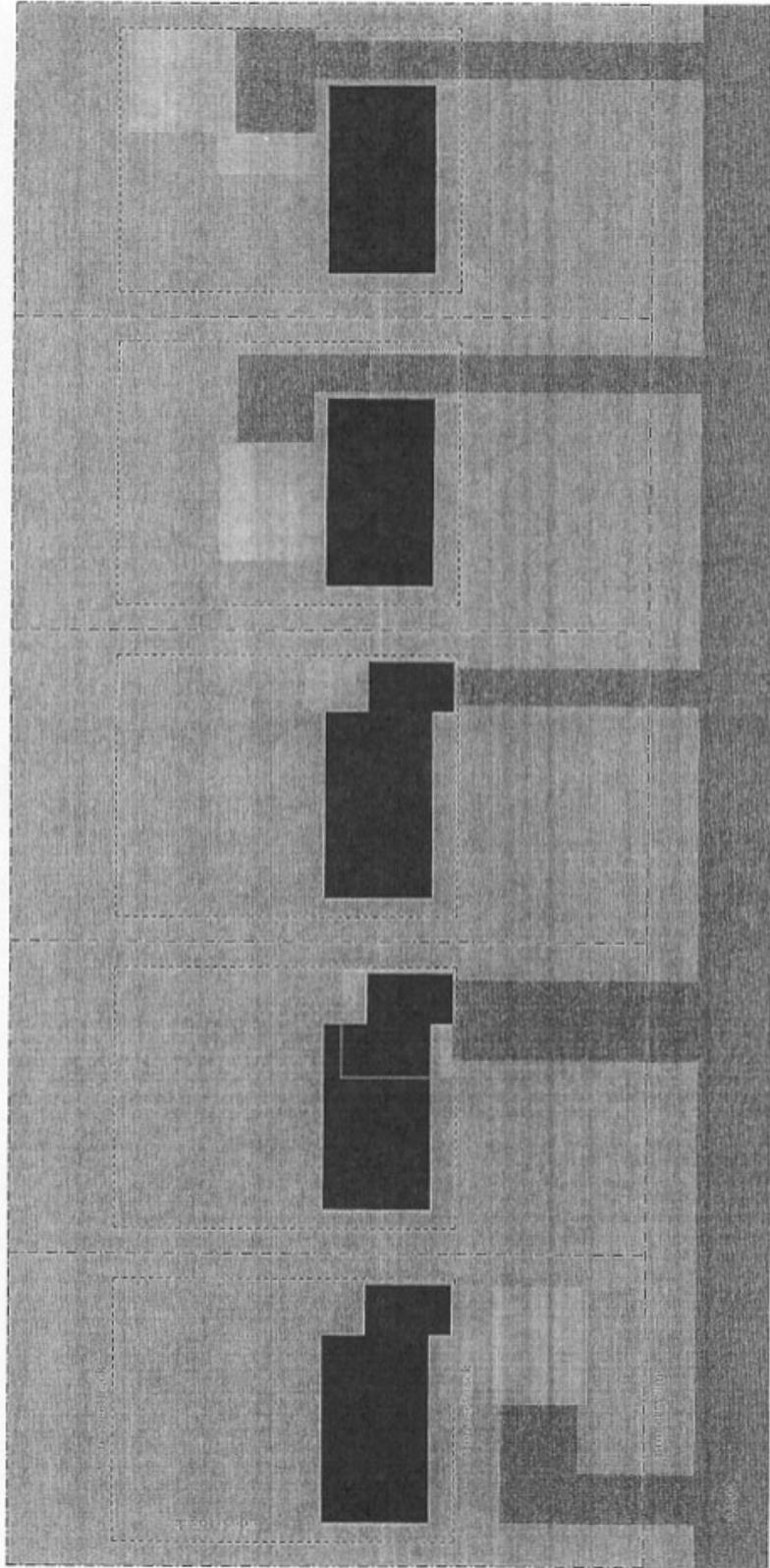
MAIN LEVEL



Positioning a closet here creates a separate entrance to the house so people don't have to walk through the shoe clutter to get to the kitchen.

Add a Garage Stall!

Expanding the garage from a one-car attached to a two-car garage—whether attached or detached—is a struggle. It is also the biggest obstacle for the Duffeys committing to any other remodeling projects in this location, for even if they invest heavily, the house will still be valued as having a one-car garage. Since there is no single solution to this dilemma, we're showing a range of nine different ideas. The key problem is that the house is built to within a few feet of the side-yard setbacks, leaving no room to expand laterally. For the Duffeys there are few options. For your house, solutions will vary depending on the width of your lot and existing setbacks.



Front Attached

Adding a side-loaded garage on the front of the house creates a wonderful hard-surface courtyard in front and leaves the backyard wide open for recreation.

However, since the garage violates the front yard setback, it would currently be illegal to build. It also hides the house from the street, and violates the strong suburban pattern of having wide-open front yards.

Side Expansion

Adding a second stall on the front of the house puts the garage where it's most convenient: right next to the kitchen. It also leaves the backyard untouched.

Unfortunately, the Duffeys would have to demolish their living room, dining room and fireplace to expand the garage. It would be an extremely expensive project for the value added. It also changes the neighborhood by making the street feel more dominated by cars than people.

Side Shotgun

Extending the current garage far enough to park a second car bumper-to-bumper is simple construction and extremely cost-effective. It also leaves the look of the house unaltered while making a legal 2-stall garage.

But stacking cars end-to-end is extremely inconvenient. No one wants to constantly shuffle two cars. Extending the garage the length of the house also blocks the Duffeys' only southern exposure.

Rear Attached

Tearing off the existing garage and extending the driveway around to a new two-stall garage attached to the rear of the house eliminates the street view of the garage and allows one to walk straight from the garage into the kitchen.

However, the little backyard that isn't paved over is utterly divorced from the house and is functionally useless. Also, the garage cuts off light into the entire east side of the house. Also, eliminating the existing garage is a huge waste of money.

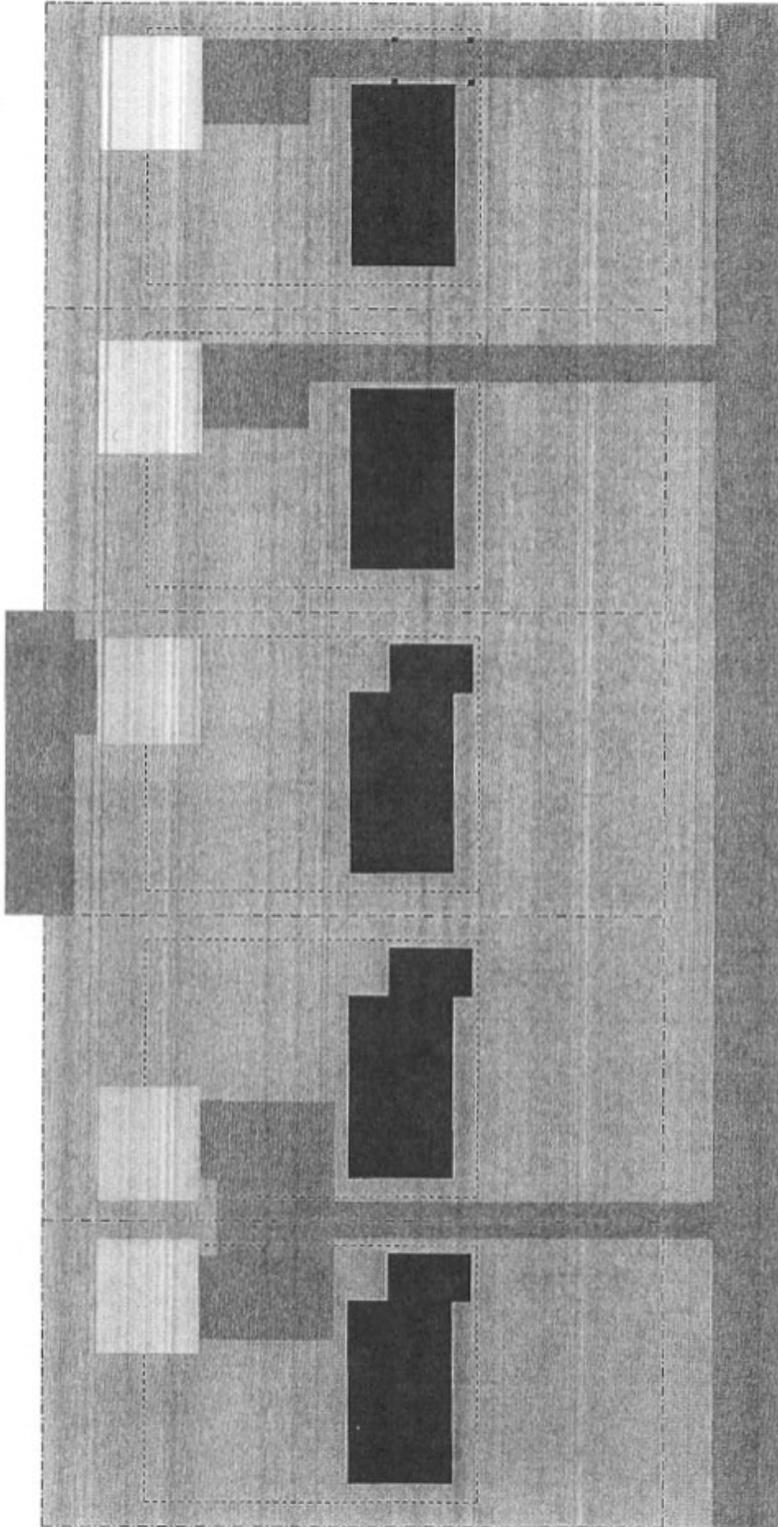
Rear Semi-Detached

Detaching the garage and building a breezeway to the house opens the house to the yard and east light.

At the same time, that would mean that most of the lot is paved (imagine the showing!), and again, destroying the existing garage is not financially wise.

**"WE TALK ABOUT PUTTING THE BEDROOMS UPSTAIRS AND MOVING WALLS,
BUT WE WOULD STILL ONLY HAVE A PLACE FOR ONE CAR."**

- Pam Duffey



Rear Detached with Shared Driveway

Neighbors could pool their side-yard setbacks and build a shared driveway leading back to separate detached garages on the rear lot line. The existing garage could either remain as a third stall or be finished off as interior space.

Of course, neighbors would have to cooperate and collaborate not only on construction, but also on ongoing driveway maintenance and snow removal. Also, a detached garage is generally less convenient than an attached garage, though it is healthier.

Rear Detached with Alley

If the block had an alley, it would be a breeze to access a detached double-stall garage without destroying either the front or rear yards.

Unfortunately, few suburbs allow alleys, so this will only apply in a few cases.

Rear Detached with Front Driveway

The Duffeys could build a detached rear garage if they demolished the existing garage. This would open up the living room and dining room to lots of southern light.

Once again, the driveway chews up most of both yards, and someone has to swallow the cost and commit to tearing the existing garage down.

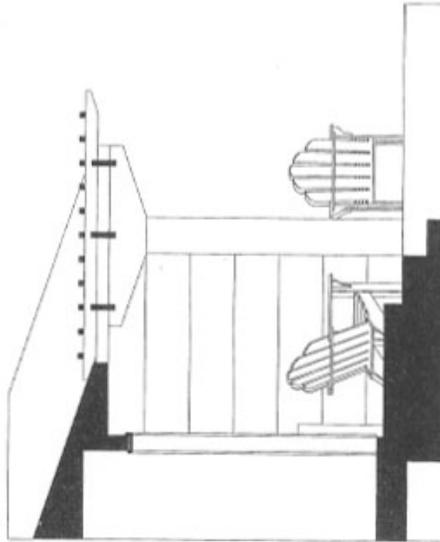
Rear Detached with Carport

Simply adding a rear garage door to the existing garage creates a drive-through porte-cochère to the new two-stall detached garage in back. The existing garage could be used for wall-hung storage or as a garage.

The drive-through garage creates a potentially inconvenient shotgun-like situation of having to shuffle cars, and the Duffeys would have to lose their pool.

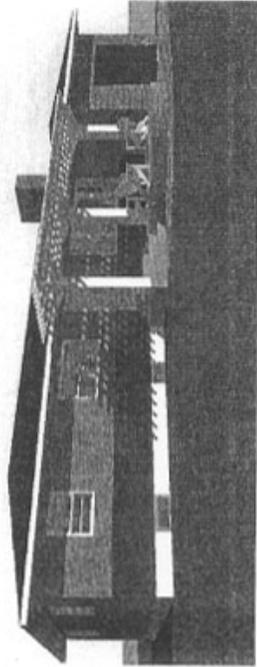
**"IT'S A NICE NEIGHBORHOOD
FOR A FRONT PORCH.
EVERYONE WALKS AROUND
AND STOPS TO TALK."**

- Jack Duffley

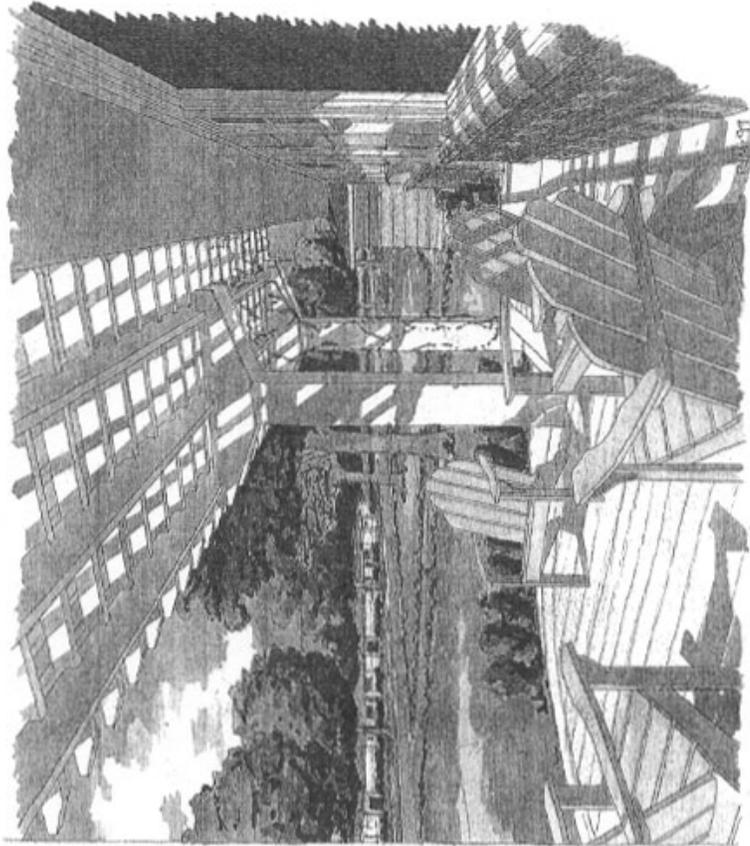


This rather unusual free-standing front porch pergola leaves the gutter intact and the roof untouched, while at the same time shading the big west-facing picture windows from late afternoon sun and creating a pleasant place to hang out.

SQUARE FOOTAGE:	
Front Porch	208



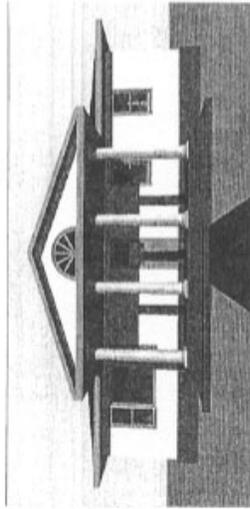
The view of the porch from the street. The porch pergola adds much-needed architectural detail and interest to an otherwise featureless facade. Frank Lloyd Wright and other Prairie School architects drew inspiration from Asian architecture. This pergola is rooted in traditional Chinese architecture.



The view toward the street from the porch. In time, vines could be trained to grow over the pergola.

Keep in Mind

KEEPING IN STYLE

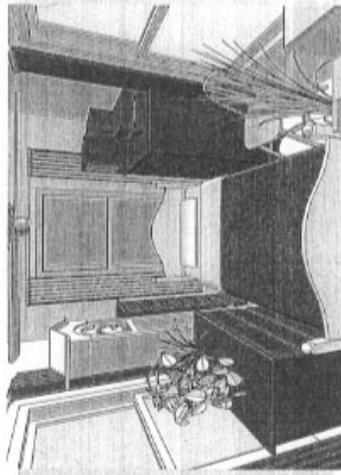


Nothing destroys a house faster than an addition that is out of character. Don't inflict your Gone With the Wind fantasies on a poor simple rambler! A Tara-like grand portico will only look out-of-place and silly.

In contrast, respecting the house's existing qualities—however faint they may seem—and building on the house's strengths will make for a stronger whole.

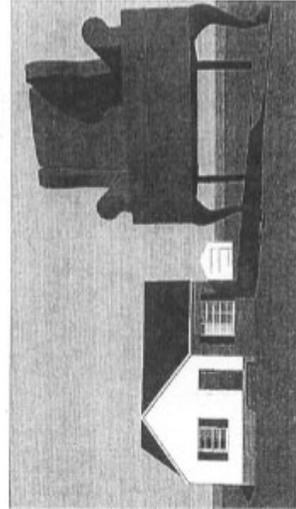
A rambler is long, low and horizontal. Any addition should echo its roof pitch, window proportions and type, materials, color, details, etc. Ultimately a house that is remodeled in the appropriate style will be more valuable.

STORAGE



Any room with too much stuff in it feels small. To make a room feel instantly larger, winnow out some of the stuff. You'll be amazed at the difference.

SCALE

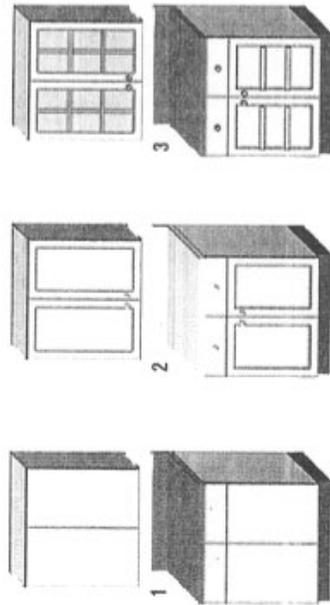


Furniture and appliances have grown in scale in recent years as houses have ballooned in size. In the 1950s, Coke came in 10 oz. bottles. Today Coke is typically bought in 2-liter jugs. Multiply this increase in scale times the hundreds of consumer items in a house, and you quickly see why the post-war houses feel so small. It's not that the houses have gotten smaller but that everything else has gotten so much bigger.

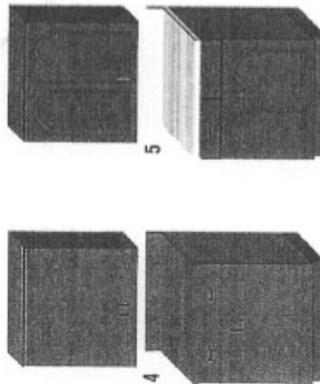
The simplest, easiest and least expensive route to making your house feel larger is to consciously shop for furniture, appliances, containers, etc. that are in scale with your smaller house.

Keep in Mind

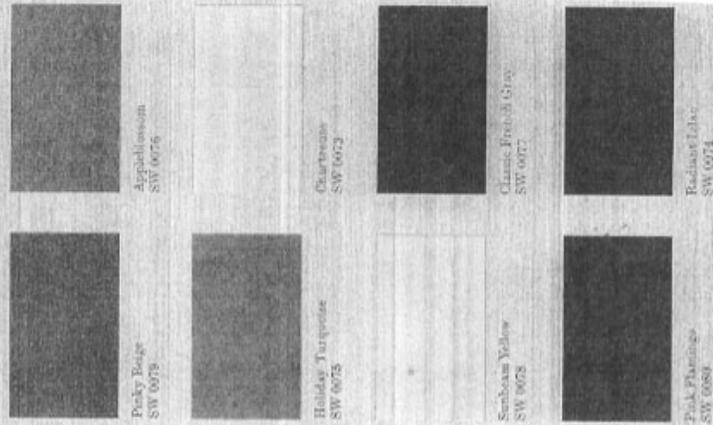
CABINETS



The original cabinets in most ramblers and Cape Cods were simple plywood boxes with plastic laminate counters (1). Beauty was in the wood itself (often just finished with wax, per Frank Lloyd Wright's instructions), not in fancy geometry. In updating post-war kitchens, keeping it simple is the best strategy. Simple "Shaker" cabinets work well (2) as do cabinets with muntins (3) that echo the house's windows. Plywood can be dressed up with paint (4). Avoid cabinet styles which are overly fussy and non-linear (5).

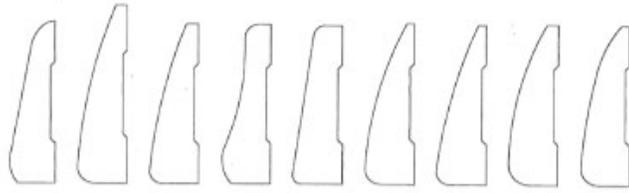


COLOR



Our collective memory of the 1950s is based on black & white. JW shows, so it's surprising to see how colorful the 1950s actually were. Historical color collections, such as the Sherwin Williams "Preservation Palette," manufacture reproductions of the original period colors. Paint is cheap. Be bold. Experiment and have fun.

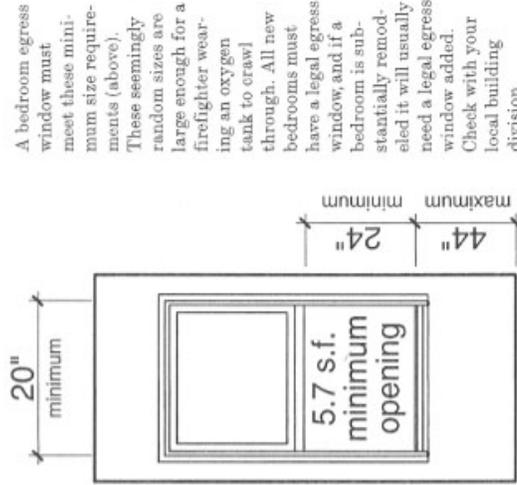
WOODWORK



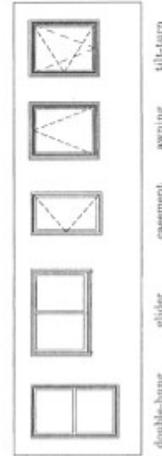
The postwar period, to put it politely, was not known for its rich woodwork. The Wood Moulding & Millwork Producer's Association lists ten different Ranch-style profiles for window casings. Doors were flush, cabinets were plywood... Frank Lloyd Wright said "interior trim is no longer necessary" and builders took him at his word. Look for architectural excitement elsewhere.

Keep in Mind

WINDOW EGRESS CODE



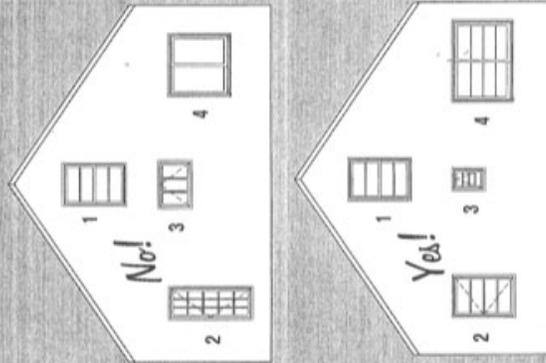
A bedroom egress window must meet these minimum size requirements (above). These seemingly random sizes are large enough for a firefighter wearing an oxygen tank to crawl through. All new bedrooms must have a legal egress window and if a bedroom is substantially remodeled it will usually need a legal egress window added. Check with your local building division.



These are the minimum sizes that meet legal egress requirements for a variety of window types. Note that only a handful of manufacturers make the egress awning windows or the tilt-turn.

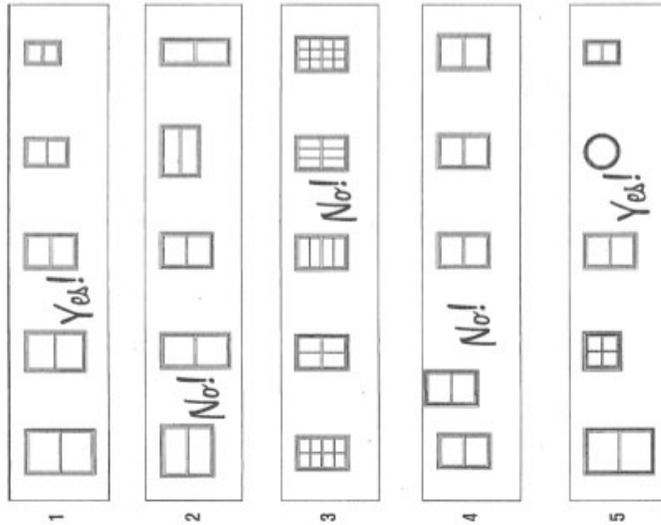
Don't forget to match the trim on your existing windows! Most houses from this era were installed with 1 1/2" exterior "brick mould" casing. It's tempting to install many contemporary aluminum-clad and vinyl-clad windows without trim to save money but don't. Your house will look silly, and in the long run it won't maintain its value nearly as well as if you make the extra effort to match the existing window trim.

WINDOW TYPES



Mixing window types such as double-hungs (1), casements (2), awnings (3) and sliders (4) is the quickest single way to destroy a house's style (top). If you must mix window types perhaps to meet legal egress code, then be extra careful that the proportions are harmonious (bottom).

WINDOW PROPORTIONS

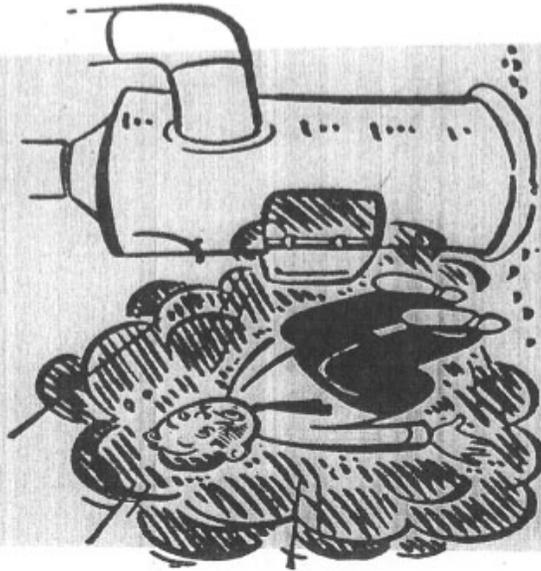


Repeating basic proportions (1) keeps the elevation harmonious. Ignoring proportions (2) leads to a chaotic look. Repeating the same muntin (or mullion) patterns wherever possible (3). One window doing its own thing (4) can throw an entire elevation off balance. Occasional accent windows (5) can spice up an otherwise bland exterior.

To compare window proportions, divide the window width by its height. For the example in (1), divide 2'-4" by 4'-8" = .66. Windows with the same dividend will have the same proportions.

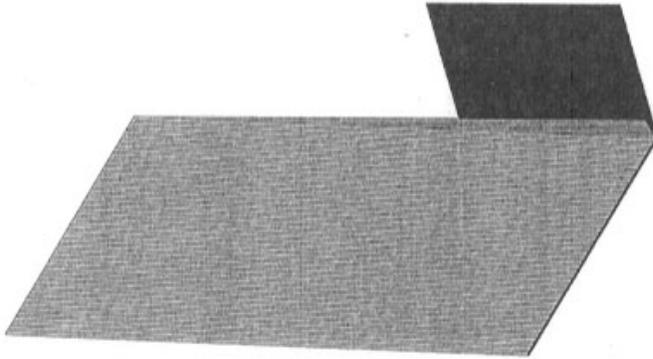
Keep in Mind

MECHANICALS



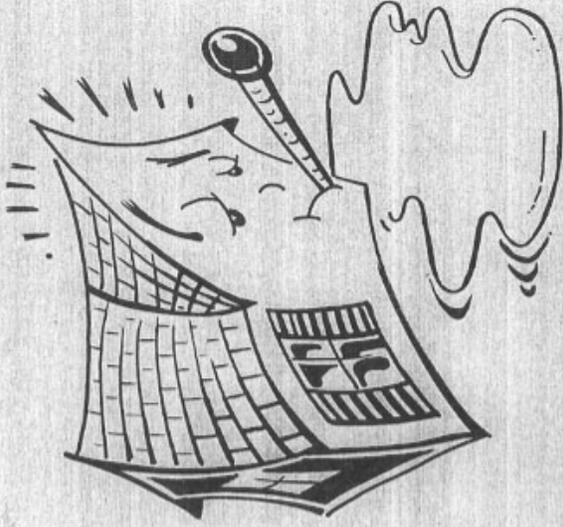
Most of the original mechanical systems are at the end of their useful life and need to be replaced. Replacing the furnace, water heater, etc. raises some opportunities. Most new furnaces and water heaters are high-efficiency and can be vented directly out the foundation wall. Gone are chimneys rising vertically through the house.

SIDING



Almost all post-war houses were sided with 18" "machine" cedar shakes. The "machine" refers to their grooves or striations on the surface. Most often installed grooves-out with 11" of the shingle exposed, these were almost always painted.

HEALTHY HOUSE



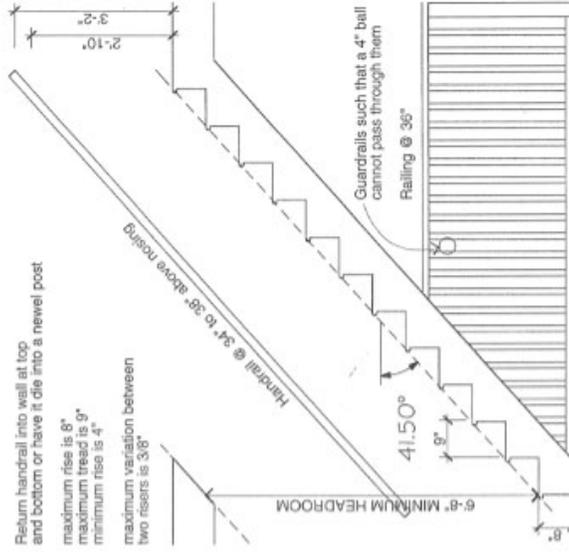
Many people are startled to learn that air inside their homes is far more polluted than air outside their homes. Plastics, carpeting, cabinetry and consumer goods all "out gas," or give off a steady stream of chemicals into the airspace, automobile fumes seep into the home, and furnaces and water heaters give off potentially toxic fumes.

A "healthy house" gets these chemicals out of your home's airspace, either through mechanical ventilation or through air leaking in around doors and windows.

Homes built in the post-war era are typically not very "tight," and fresh outside air creeps in through leaky windows and doors. But as you replace windows and weather strip doors to save energy, you will need to be conscious about exchanging stale indoor air for fresh outdoor air.

Keep in Mind

STAIR CODES



Stairs are dangerous. Maximum stair rises and minimum treads (and hence the 41.5-degree angle) are to prevent people from stumbling. The 4" ball rule is to prevent babies from twisting their heads between balusters and suffocating. Handrails (which should be 1 1/2" to 2" round for an easy grip) catch people who are falling. Guardrails prevent kids from falling into stairwells. Stair codes are not negotiable.

ENERGY CODES

	(R)
BLOWING WOOLS:	
approximately 3"	9.00
approximately 4 1/2"	13.00
approximately 6 1/4"	19.00
approximately 7 1/4"	24.00
approximately 14"	30.00
approximately 18"	40.00
INSULATION:	
fiberglass 2 3/4"	7.00
fiberglass 3 1/2"	11.00
fiberglass 3 5/8"	13.00
fiberglass 6"	19.00
fiberglass 9"	30.00
fiberglass 12"	38.00
cellulose 8"	29.00
cellulose 10"	37.00
cellulose 12"	44.00
thermax 1 1/2"	12.00
thermax 2"	16.00
CONCRETE BLOCK:	
concrete block 8"	1.11
concrete block 12"	1.28

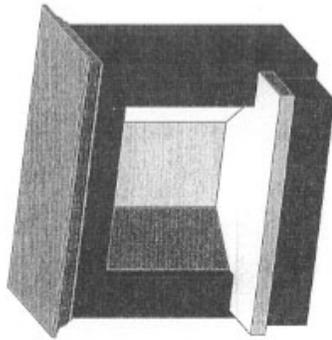
As of July 20, 1999 Minnesota will begin enforcing a new and stricter energy code. Extensive information about the energy code and other energy issues such as ice dams can be found on the Minnesota Department of Public Service's web site:

www.dpsv.state.mn.us/docs/infoenrty/infomain.htm

Some components to be aware of:

- if you are adding onto a house, you have three choices for how to comply with the state energy code: 1) the addition alone can meet current requirements, 2) the addition together with the entire existing building can comply with current requirements, or 3) you can make energy improvements to the existing structure which combined with the addition will meet current requirements.
- attic insulation may not be installed unless accessible attic bypasses have been sealed.
- when an uninsulated attic is finished, the insulation at the sloped ceiling cavity must not be less than R-18.
- windows that are replaced—but not windows that are repaired—must meet current requirements.
- interior wall finish may not be replaced unless wall cavities have been insulated to full depth.

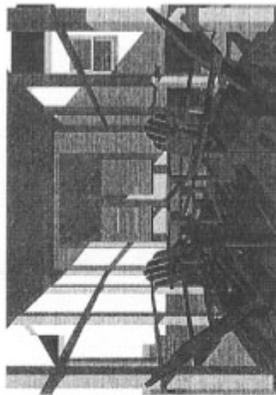
FIREPLACE CODES



The hearth material must be non-combustible. If the fireplace box has an opening greater than 6 s.f. then the hearth needs to extend a minimum of 20" in front of the firebox and a minimum of 12" to the side. If the fireplace box has an opening less than 6 s.f. then the hearth needs to extend a minimum of 12" from the face of the firebox and a minimum of 8" from the side.

No combustible materials can be within 6" of the firebox on the sides. Above the firebox, combustible materials may extend 1/8" for every 1" of rise to a height of 12". (In other words, a wood mantel should come no closer than 12" to the top of the firebox.)

EXTEND LIVING SPACE OUT



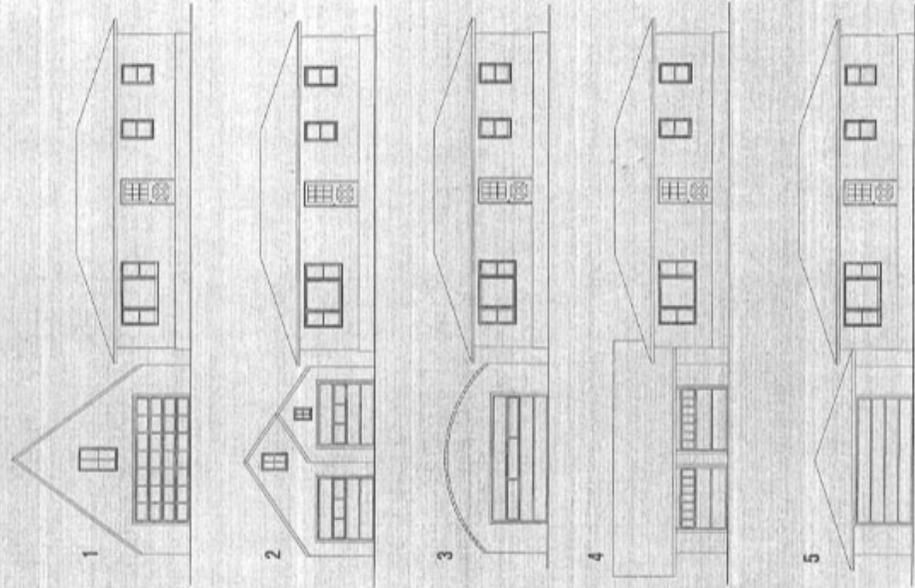
The cheapest way to extend your living space is to add on outdoor rooms—screen porches, front porches, patios and decks. While they can't be used year-round, they cost a fraction of heated, insulated space.

The Cape Cods and detached ramblers were typically built with garages as an option. Many homeowners opted to save money up-front and add the garage later. Whenever possible, match the garage style to the house style using such key indicators as roof pitch (1), scale and details (2), geometry (3), and overhang depth and details (4). A garage that matches its house feels "just right" (5).

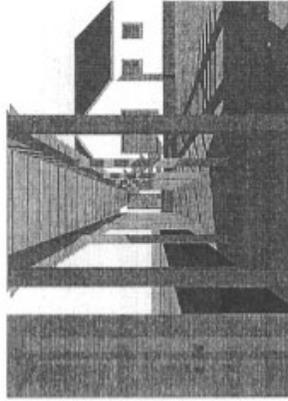
Note that a newly built garage may be quite beautiful by itself, but still not work with the existing house style.

Keep in Mind

DETACHED GARAGE STYLE



CONNECTING A DETACHED GARAGE



Minnesotans have been trained for two generations that garages have to be attached. But recent studies have discovered that an astounding amount of toxic fumes enter the house's airspace through attached garages, potentially giving detached garages a health advantage.

If you do have a detached garage, here are some simple ideas for making it easier to live with:

- 1) make certain that you have a drop-off point on the driveway to unload heavy loads such as groceries directly into the kitchen.
- 2) make certain that both the entrance to the garage and the entrance to the house are protected from the rain by overhangs so you don't get soaked while fumbling for your keys.
- 3.) a pergola connecting the garage to the house (above) can transform a utilitarian passage into a garden stroll.