

IRVINGTON-ON-HUDSON, NEW YORK
HISTORIC DISTRICT APPLICATION
FOR THE NEW YORK STATE
OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION
NOVEMBER, 2002

**IRVINGTON PROPOSED
HISTORIC DISTRICT**

**PREPARED FOR THE BOARD OF TRUSTEES
and for THE DIVISION FOR PRESERVATION,
NEW YORK STATE PARKS
AND RECREATION by:**

Kate Buford
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Larry Schroeder
Walter Sedovic
Shelley Smith
Betsy Wilson
Doug Wilson
Chris Perruna
Maria Rauch

December, 2002

Executive Summary

RESOLUTION
VILLAGE OF IRVINGTON

At the meeting of the Board of Trustees of October 7, 2002, Trustee Milano made a motion, seconded by Trustee Derby, to adopt the following resolution:

RESOLVED that the Board of Trustees of the Village of Irvington, New York authorize the submission of an application to the New York State Office of Parks, Recreation, and Historic Preservation for designation as a State and Federal historic district, that area of Irvington bounded by the Hudson River to the West, and Broadway to the East (to include Saint Barnabus and the Presbyterian Churches), by the gates of Barney Park to the South, and by the gates of Matthiessen Park to the North. This boundary being consistent with the original 1850's layout of Dearman, later re-named Irvington-On-Hudson.

Voting (Present):

<u>Mayor Flood</u>	<u>Aye</u>
<u>Trustee Derby</u>	<u>Aye</u>
<u>Trustee Livingston</u>	<u>Aye</u>
<u>Trustee Milano</u>	<u>Aye</u>

I certify that the above resolution is a true and accurate copy of the Minutes of the meeting of the Board of Trustees of the Village of Irvington.



Lawrence S. Schopfer
Clerk-Treasurer

(seal)

December, 2002

Over the last two years, the Historic District Sub-Committee of the Land Use Committee has been meeting to explore whether Irvington should consider establishing a Historic District in the Main Street area. A core group met throughout the process, while others joined in only a few meetings- the "membership" evolved according to individual's time constraints and concerns.

Since that time, many meetings have been held, articles in the Enterprise and Viewpoint have been published, and flyers have been delivered both by hand and by mail. It was recommended by many building owners in the proposed District that we conduct a survey to determine the level of interest in establishing a Historic District in this area.

This group studied the legislation of other municipalities (15 in Westchester alone), and contacted a number of State and County officials.

A key, but confusing differentiation must be kept in mind regarding the difference between:

- 1) applying to the State for a Historic District designation, and**
- 2) adopting local legislation to preserve the historic character of the Main Street area.**

The packet herein addresses both issues. The difference between the two is that State Designation fosters pride and, in certain cases, is a prerequisite for applying for State or Federal grants, and local legislation can offer protection, depending on level desired by the Community and Board of Trustees.

Preliminary results of the telephone survey are included; however a double-check of these results has not been conducted at this time. Responses were received from 168 out of a possible 227 respondents, or 74%. Briefly, the survey shows:

- o A high degree of awareness of the effort to establish a Historic District (Almost 80% were very aware or somewhat aware.)**
- o 12.8% opposed the establishment of an Historic District**
- o A clear majority favor preserving the view of the Hudson from Main Street (83%)**

NYS Application

HISTORIC AND NATURAL DISTRICTS INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NY (518) 237-8643

YOUR NAME: Evan Mason and Earl Ferguson **DATE:** November, 2002
YOUR ADDRESS: Walter Sedovic Architects Earl Ferguson Architects
One Bridge Street, Suite One One Bridge Street, Suite 29
Irvington, NY 10533 Irvington, NY 10533
(914) 591-1900 (914) 591-5066

1. **NAME OF DISTRICT:** **MAIN STREET HISTORIC DISTRICT**

2. **COUNTY:** **WESTCHESTER**
 TOWN: **GREENBURGH**
 VILLAGE: **IRVINGTON**

3. **DESCRIPTION:** (Also see attached building list.)

“...The river is important to Main Street, and Main Street is important to the town. To know the town one must know Main Street, to understand Main Street, one must understand the river...”¹

Irvington's Main Street has maintained its small-town-America atmosphere in spite of the rapid tempo of modern life. Irvington was originally well-known because America's first international author, Washington Irving (for whom the town is named), was a member of the community. After the Civil War, the area was the favored summer locale -- preceding Newport and Southampton -- for many of the most prominent and wealthy NYC families.

The Main Street area offers today a rare example of a compact, former working-class neighborhood, with rows of small, closely sited houses lining the block-long streets that radiate north and south from the Main Street spine. The workers who served the robber baron era families lived in these houses and owned and worked in the commercial buildings. Most of the buildings were constructed between 1880 and 1930, with the close spacing of residential and commercial structures reflecting the shopping patterns of that era.²

Main Street in the Village of Irvington runs east to west down a steep hill to the Hudson River, approximately 25 miles north of New York City. It originates on the

¹ Wolfert's Roost , Washington Irving Press. Written by a 1970 graduate of Irvington High School.

² Sanchis, Frank, *Westchester County Architecture*.

² It should be noted that the effort to receive designation on the State and National Registers flowed from the establishment of a local Land Use Committee and the interest of many Village residents. A telephone survey of each resident of the proposed District has been underway to determine the level of interest and desirability of adopting some protective local legislation. Results of the survey will be tabulated by the end of December, 2002.

east at the old Albany Post Road, now called Broadway. Two blocks from the top of the hill it crosses the Croton Aqueduct, built in the 1840s to carry water to New York City. Its entire length of 10 blocks is graced with views of the Hudson River.

In the prehistory period, Delaware and Mohican Indians lived along the lower Hudson River. For these societies, the river was both heartland and highway. Beginning with Henry Hudson's explorations in 1609, the eastern bank of the Hudson was settled first by the Dutch and then by the English, with a number of large manors subsequently being carved out for the gentry. During the 19th-century's Gilded Age, other large estates were built in Irvington by such as Louis Comfort Tiffany, Amzi Barber (the "Asphalt King"), John Jacob Astor, III, George Morgan (brother of J.P. Morgan and co-founder of the famous banking house), and James Hamilton (son of Alexander Hamilton), among others. The Main Street area provided housing and shopping for the workers serving these country seats. In the 20th century, Irvington became a suburban community, as commuters who earned their livings in New York City settled among the inhabitants engaged in local business, families who have lived in the Village for several decades, and service enterprises.

The Proposed Historic District

The area that was to become Irvington was deeded to Frederick Philipse in 1693 by the English king as part of the Manor of Philipsburgh. Because Philipse's descendants remained loyal to the Crown at the American Revolution, the land was confiscated, and many tenant farmers who had sided with the Americans in the war took ownership of the lands they previously had leased from Philipse. In 1812, Justus Dearman bought land from William Dutcher, one of these farmers. Dearman sold this estate in 1849 to Franklin Field, who promptly "had the old farm surveyed and laid out into streets and 266 building lots."³ It is this land that defines the boundaries of the Historic District proposed for listing on the New York State and National Registers; however, three historic structures that are contiguous to the original Dearman farm have been include in the proposed district: St. Barnabas (1853) the Presbyterian Church (1869) and the Bridge Street industrial complex, part of the Lord and Burnham factory complex which lies on the other side of the Railroad between Matthiessen Park and Scenic Hudson Park.

The Main Street Historic District lies in the center of the Village of Irvington, in the Town of Greenburgh, County of Westchester, New York. Its boundaries are as follows: on the west, the shores of the Hudson River; on the east, the roadway known as Broadway (New York State Route 9); and on the north and south sides, the respective extremities of the block-long cross streets that emanate from Irvington's Main Street (the central thoroughfare of the Village and of the District) and which in general extend one block in length and terminate in distinctively separate residential neighborhoods (Barney Park to the south and Matthiessen Park to the north).

The boundaries of the proposed District have also been determined with consideration to the extent of its principal features – residential and commercial, as

³ 5. Map: See attached 1848 map showing boundaries.

well as geographic and economic – which helped shape the development of the Village of Irvington from approximately 1850 to 1930, and the locations of the extant structures illustrative of that period. Irvington's Main Street, the heart of the District, extends approximately 1/2 mile, rising 161.5 feet from its base at the Hudson River to the west to an intersection with Broadway with its vehicular traffic at its eastern head. These extremities of Main Street are keyed to two of the modes of transportation – rail and vehicular – that have shaped the Village's history, as has a third – movement of cargoes by water on the Hudson, the westernmost boundary of the District.

The streets perpendicular to Main Street were simply called "A Street," "B Street," etc. until they were named for local well-known individuals.

- "A Street" was named "Astor Street" for John Jacob Astor, III, one of the richest men in America who lived nearby at "Nuits";
- "B Street" was named Buckhout Street for Captain John Buckhout, an early settler who fought in the Revolutionary War, was a tenant farmer who bought land after the Revolution;
- "C Street" was named Cottenet Street for Francis Cottenet, a prosperous textile importer, who lived at Nuits, an Italianate villa just south on the Hudson River;
- "D Street"- named for Barent Dutcher, whose father came to this country in 1635 and who moved to this area about 1700 to become a tenant farmer for Frederick Philipse;
- "E Street"- named for the Eckers, one of the earliest European families to settle in the area, tenant farmers and later owner of the Acker Inn at the corner of Station Road and Broadway;
- "F Street"- named for Benson Ferris, a prosperous merchant who lived at the northwest corner of Sunnyside and Broadway in the early 1800's.
- "G Street"- named for Moses Grinnell, married to Julia Irving, Washington Irving's niece. A merchant whose firm Grinnell and Minturn was one of the largest suppliers of produce and staples in the New York City area; he was also a representative to Congress, and worked to have the name of Dearman changed to Irvington.

Architectural Overview – Main Street on the Hudson

There are a total of 155 structures in the proposed District, many of which illustrate the ways in which Irvington evolved from the mid-19th century through the present. The Italianate style predominates, many structures having cornices, brackets and arched "eyebrow" windows. There are also fine examples of Queen Anne style, as well as various Revival styles: Colonial, Gothic, and Greek. The facings on the buildings vary from clapboard to brick to stucco to siding. The overall integrity, proportion, and scale have been maintained, despite some alterations and non-contributing structures.

In the 19th century, structures in the area included domestic dwellings, grocery stores, dry goods shops, grain and feed dealers, hardware, carpentry, paint and plumbing shops, stables, pharmacies, laundries, tailoring establishments, wheelwright and blacksmith shops, as well as hotels and saloons. A number of such

domestic and commercial structures continue intact, substantially unmodified, and as a whole provide a distinctive and unified character to the district.

Chronology

Among the significant events in the evolution of the Village and its Main Street are:

- 1812- Justus Dearman, New York City merchant, buys 144 acres in present day Irvington at \$50 an acre.
- 1848- The sale by Justus Dearman of his farm property that comprises the proposed District to Franklin C. Field, who arranged for the property to be laid out in 266 lots (as the Village of Dearman), which were sold at public auction in New York City in 1850.⁴ Two structures, portions of farmhouses built during the farming era, still exist near the head of Main Street, numbered 130 and 131 Main Street. The latter will shortly be converted into the home of the Irvington Historical Society.
- 1849- The New York Central Railroad tracks extended to Peekskill, New York and a rail depot is established in the Village.
- 1854- The Village's name is changed from Dearman to Irvington to honor of its distinguished resident, author Washington Irving.
- 1870- Lord's Horticultural Works come to the Village; in 1881 it rebuilds a former shoe factory into a plant for manufacturing greenhouses and conservatories.
- 1870- Irvington is incorporated under New York law as a village, having previously been administered as a section of the Town of Greenburgh.
- 1890- The population of the Village reaches 2,000, having grown from about 600 in 1860.

Distinguished Structures

Situated within the District are structures of architectural interest:

- Town Hall (1902), which includes the Irvington Town Hall Theater (a copy of the Ford Theater in Washington, D.C.) and the headquarters of the Police Department; listed on State and National Registers 1988.
- Main Street School (1913) which, until 1956, housed all grades through high school and currently houses grades 6 through 8;
- Presbyterian Church (1869) Romanesque Revival church designed by James Renwick, architect of Saint Patrick's Cathedral and Grace Church in Manhattan, which houses Tiffany glass windows;
- The Episcopal Church of St. Barnabas, dedicated in 1853 and on the National Register, also having Tiffany glass windows ;
- The Lord and Burnham Building (1881), converted into the Village's public library as well as affordable housing in 1999, a Gothic Revival industrial building, also on the National Register;
- Modern buildings providing headquarters and garage space for the Irvington Fire Department and the Irvington Volunteer Ambulance Corps, as well as many other structures housing retail;
- Irvington Recreation Center, located in the former St. Paul's Methodist Church (1908).

⁴ The rest of the 144 acres owned by Dearman was sold in 1848 to John Jay, nephew of the chief justice.

- The historic Old Croton Aqueduct runs through the village from its north to south boundaries. Listed on the National Register in 1974.

SUMMARY:

The Main Street proposed Historic District satisfies National Register Criteria A in that the very purchase of the land can be traced back to the America's earliest settlers, 18th century prosperous merchants who participated in the shaping of the New York City area economy, and soldiers who fought in the Revolutionary War.

Criterion B is satisfied in that significant business persons (Cyrus Field, Amzi Barber, George Morgan, a founder of JP Morgan, for example) and, of course, Washington Irving, the distinguished writer. The Main Street area is significant because many of these people shaped the development and influenced the actual construction in the area (e.g. Charles Tiffany who deeded land to the Village on which to build Village Hall), and because the area provided housing for the people who worked for them.

Criterion C is satisfied because the Village is very clearly a late 19th century development, reflecting transportation, shopping patterns and architectural styles of the day. Architectural styles include Italianate, Queen Anne, Gothic Revival, Romanesque Revival, among others.

5. MAP: See attached maps showing:
 - A. 2002 map showing district boundaries
 - B. 1850 map showing sale of Dearman property at auction, laid out into streets
 - C. 1881 map showing how the Main Street area relates to the rest of the Village, and the early density of building; also supports boundary rationale.

6. SOURCES:

- Sanchis, Frank E. Westchester County Architecture- Colonial to Contemporary, Westchester County, NY. North River Press: Valhalla, NY, 1977.
- Lockwood, Wolfert Ecker. Portrait of a Village- Wolfert's Roost, Irvington-on-Hudson: Washington Irving Press, 1971.
- The Windows of St. Barnabas, Irvington, New York: Church of St. Barnabas, 1966.
- Beatrice Weinheimer, "The Buckouts" in The Roost, September, 1977, .1, No. 3. Reprinted from "The Westchester Historian." Vol. 51, No. 1, Winter, 1975.
- Deborah Bey, "The Dutcher Farm," The Roost, June, 1978, vol. 2, No. 2.
- Deed, John T. Terry, Frederick W Guiteau, William Walker, Charles L. Tiffany, Morris K. Jessup and James H. Benedict, as the Trustees of the Mental and Moral Improvement Society of Irvington, NY to The Village of Irvington, June 1, 1892. Land on which the present Village Hall is situated.



Bernadette Castro
Commissioner

New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

APPLICATION

State and National Register Programs

Name of Nomination Proposal: Village of Irvington Historic District

Type of Nomination(s):

building structure district site

multiple property nomination (if so, indicate the number and category of components above)

Applicant:

Name: Village of Irvington

Address: 85 Main Street, Irvington, NY 10533

Phone #: (914)591-7070

Owner (if different from applicant):

Name: _____

Address: _____

Phone #: _____

Preservation consultant or other contact for this proposal:

Name:	<u>Earl Ferguson</u>	<u>Evan Mason</u>
	Earl Ferguson Architects	Walter Sedovic Architects
Address:	<u>One Bridge St, Suite 29</u>	<u>One Bridge St., Suite One</u>
	Irvington, NY 10533	Irvington, NY 10533
Phone #:	<u>914 591-5066</u>	<u>(914)591-1900</u>

Maps

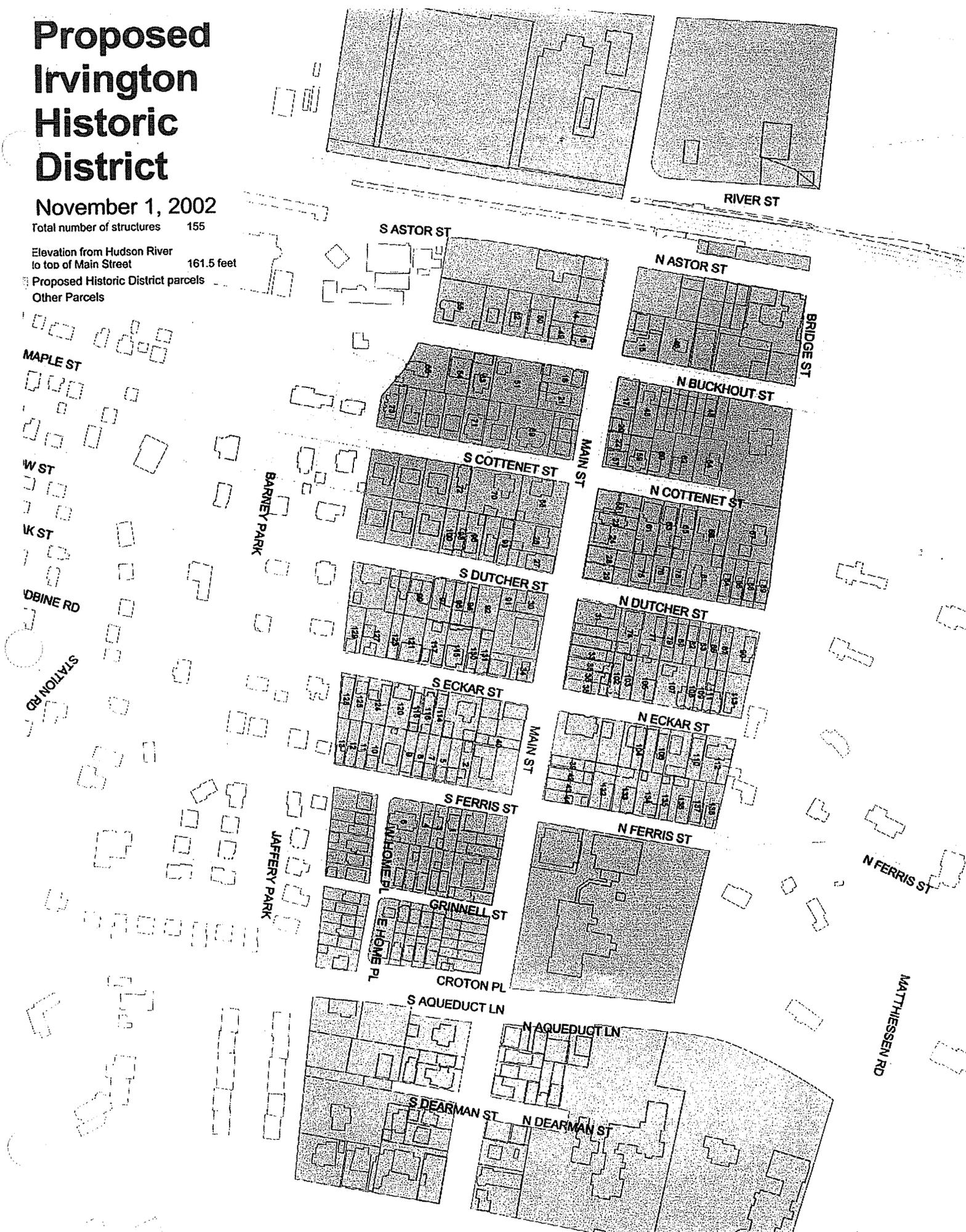
Proposed Irvington Historic District

November 1, 2002

Total number of structures 155

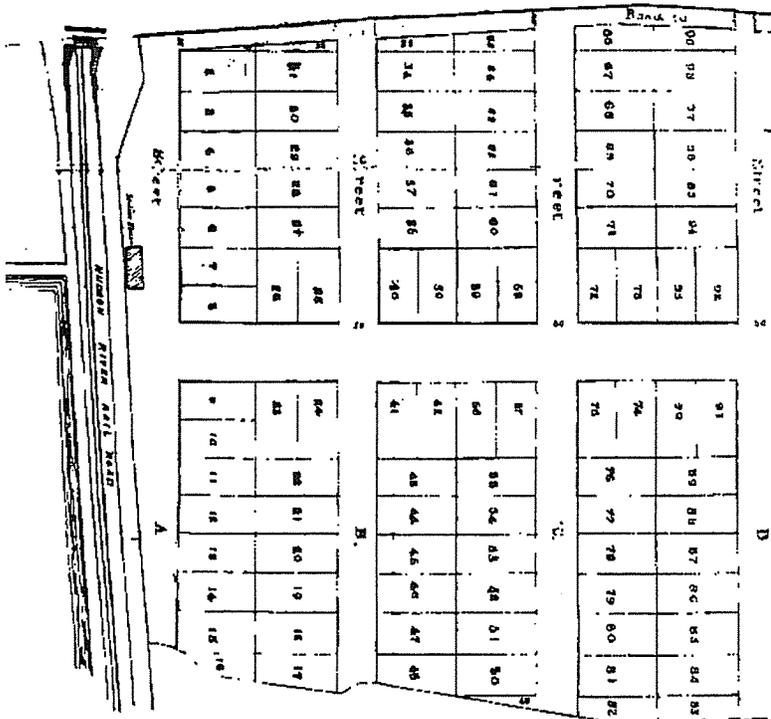
Elevation from Hudson River to top of Main Street 161.5 feet

Proposed Historic District parcels
Other Parcels



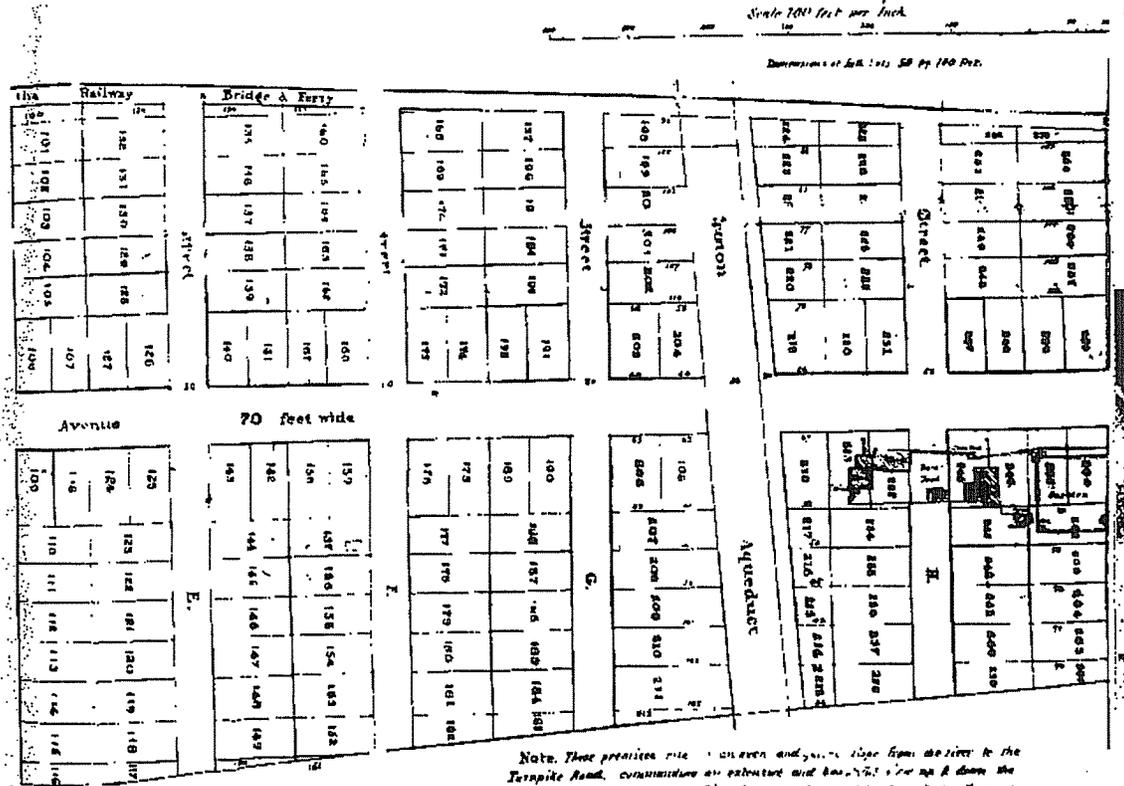
Village Lots and Storage Sites at
DEARMAN, WESTCHESTER CO.

adjacent to the
 Hudson River Station & Piermont Ferry Depot



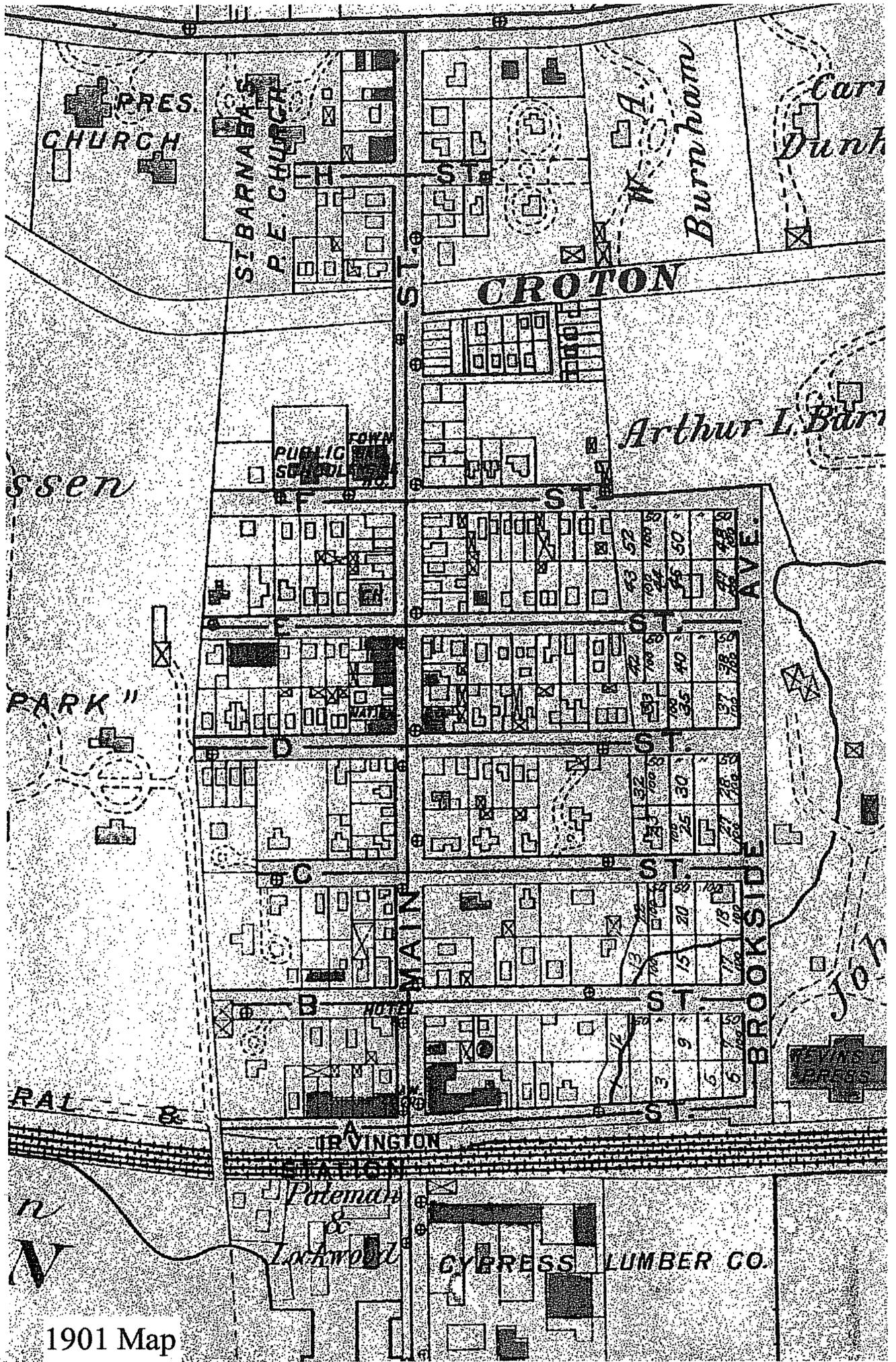
To be sold at auction by
Cole & Chilton
 on Thursday 25th April 1850 at 12 o'clock, at the
 Merchants' Exchange N.Y.

about 24 1/2 Acres



Note: These premises are situated and shown upon the map of the Hudson River, commencing at the entrance and extending up to the Hudson River, from the above City Bay to the Island and the Harbors.

1850 map
 of original
 Dearman
 Farm at
 auction.



1901 Map

Inventory

2 MAIN STREET/ASTOR STREET, c. 1880/1920/2000; contributing.¹

The Burnham Building is built on landfill as the home of Lord and Burnham, one of Irvington's first industries. Boilers and greenhouses were manufactured at this site. Situated on the southwest corner of Main Street and Astor Street, the brick structure faces the railroad tracks and the Hudson River. The founder of Lord and Burnham was a carpenter, and may have designed the building and supervised construction.

This four story, brick Gothic Revival industrial building facing the Hudson River has three stories on the northern side facing Main Street and is a fine example of post-and-beam factory design with brick cavity walls. Architectural features include graceful stepped gables in the central structure, modest decoration in brickwork surrounding window openings and carved ornamentation on spiral wood staircase in tower.

In 1880, the "tower" section was built, and in 1881 the south wing and carriage house (on north side of building facing Main Street) was built. In the early 20th century, the interior of the building was converted from use as a factory to office use for the Burnham Company and in 1920, a 3 story addition was added to east wall of south wing. In 1950's, a 2-story addition was built on the back of the building and in 2000 a glass addition to the back of the building (not visible from Main St or Astor Street) was made to allow for another entrance to new affordable housing units above the Village library. Building material and structure: Brick building with mortise and tenon connections for interior framing and load bearing wood trusses. Few alterations have been made since 1881 and the integrity of façade is maintained.

Lord and Burnham was the largest greenhouse manufacturer in the country. The firm was founded in 1856 by Frederick Lord, and moved from Buffalo to Irvington in the early 1870's, probably because of its proximity to the railroad, waterways and the multitude of large estates wanting conservatories. In 1892, its facilities expanded across the railroad tracks to Bridge Street, on landfill, to provide for a foundry, wood shops and rooms large enough to store cypress lumber and dock space (discussed in Bridge Street section of this inventory.) In 1987, Lord and Burnham relocated, and the Village was eventually able to acquire the property. In 2000 the building was converted to the Irvington Public Library/affordable housing in adaptive re-use, while maintaining the external architectural integrity of the building. Condition: Excellent.

9, 11 MAIN STREET, c. 1980; non-contributing.

These contemporary, vinyl sided, pre-fab "contemporary Colonial" style residences do not include storefronts, as do most of the other structures on Main Street. Condition: Good.

12 MAIN STREET, 1895; contributing.

3-story, flat roofed Italianate structure with internal brick chimney on the west façade and a large unusually shaped wood cornice adorns the north façade. The 1st floor and doorway are flanked by wooden pilasters; 2nd floor 3 sided bay window is elaborated with dentiled decorative crown. On 3rd floor, the central 2 windows have pedimented lintels; all other windows have wood lintels with architrave and the 3rd floor windows have stone sills. Situated at the foot of Main Street in central business district along with buildings of the same function and scale, #12 lies adjacent to Lord & Burnham's carriage house. Building material and structure: Brick, stretcher bond with masonry load bearing walls. 1st floor main façade (north) rebricked, windows replaced. Condition: Excellent.

¹ Every structure on Main Street, except the ones noted, were built to accommodate storefronts on the first floor, with residences above on the 2nd and 3rd floors. The buildings on the "side streets" were built as residences and continue to be used for that purpose, except as noted. Additionally, all structures are on original site, unless otherwise noted.

Contributing structures are defined as those built before 1930 and that maintain some degree of historical character.

15 MAIN STREET, c. 1880/1990; contributing.

This 2-story, medium hipped pyramidal roof with overhang, originally had a full width verandah with wooden decorative detail on main (south) façade which was enclosed when it was remodeled in the 1990s. There are three shuttered windows on south side, 2nd story and on east side and there is a 1-story, 3 bay, flat-roof addition on northeast corner. There is a courtyard on west side of building presently used for dining area in the warm months. Originally a hotel, the structure is now a restaurant. Building material and structure: Clapboard, light wood frame construction. Illustrative of late nineteenth century development in community and is located on corner of Main Street and North Buckhout; original entrance was on Main Street; the present entrance is on Buckhout. Integrity: Original porch was enclosed in the 1990's. Condition: Excellent.

16 MAIN STREET, 1885; contributing.

This 3-story, flat roofed, Italianate style building has 3 regularly spaced windows at each story and wood trim around windows, doors, and 4 pairs of brackets at the cornice. Asymmetrically placed door has simple entablature; transom light; door has one large pane of glass and wooden panels. Brick chimneys at the south and east facades. Building material and structure: dutch lapwood siding, stone foundation, wood frame with light members. It stands among houses of the same period, scale, and function. In September, 2002, the composition siding was removed to expose original siding which was painted and restored. Condition: Excellent.

17-21 MAIN STREET, c. 1909; contributing.

The Miller Building- A 3-story, flat roofed Italianate Revival style structure with fieldstone foundation and wooden cornice, wooden brackets and decorative lintels with molding above each window of 2nd and 3rd stories of main (south) façade (2 windows on each floor). Brick steps lead to 2 entrances which have been modified to allow for separate entrances for the storefront and apartments above. The entrance leading to the apartment is flanked by plain wood pilasters; the 2 storefront entrances have transom lights above and 13 lights in doors, with 2 bay windows on 1st story of main (south) façade. Building material and structure: Composition shingles, wood frame with light members. The Miller Building has stepped roof following the slope of Main Street, keeping the proportion and scale of the area and for this reason, despite the fact that the street level windows and entranceways have been changed, the historic character of the building remains. Shares the block with houses of the same scale and approximate period. Condition: Good.

18-20 MAIN STREET, c. 1880; contributing.

French second empire style has mansard roof with three dormer windows with triangular pediments. Two similar dormer windows adorn the west façade of the building; brackets supporting mansard roof show Italianate influence. The 1st level of front (north) façade has brick veneer facing and new windows; new windows on 2nd and 3rd stories and there is an enclosed verandah on rear (south) façade. Building material and structure: Composition shingles, wood frame with light members. Located on corner of Buckhout Street (residential) and Main Street (commercial), the house directly to east is the same style (French 2nd empire) but of smaller scale. Condition: Good.

23 MAIN STREET, standing by 1889; contributing.

2 1/2 story, symmetrical structure with a medium side gable roof and central brick chimney, 2 over 2 windows, and 2 lights over central main entrance, which is at second level. A stucco covered brick porch allows access to main entrance. Ground floor entrance appears to lead to a basement apartment. Illustrative of mid-nineteenth century village development. Building material and structure: Composition shingles, brick foundation, wood frame with light members. Condition: Good.

24 MAIN STREET, 1860; contributing.

French Second Empire, considered part of the early Victorian era. Molded cornice, decorative Italianate brackets and stylistic verandah are freely adapted classical influences. Associated with "Picturesque eclecticism", the contemporary European building fashions of the mid 19th century. 2-story, simple straight mansard roof; hooded dormer windows of 2nd story; wooden roof brackets; fieldstone foundation. Verandah on main (north) façade; central brick chimney. Building material and structure: Composition shingles, wood frame with light members. Small gardens on north, south, and east sides having a

retaining stone wall to meet grade on east side. Condition: a very well maintained example of French 2nd Empire style structure.

25 MAIN STREET, c. 1889; contributing.

3 1/2 story symmetrical structure with cross gable roof and stucco covered brick ridge interior chimney is placed off center. A full width covered porch on main façade has wood vernacular columns and railing. The supporting columns begin at brick foundation where there is a 1 story brick porch with aslar stone facing at ground floor entrance. This entrance is 1-2 feet above street level, follows the slope of Main Street has a shuttered 6 over 6 window to the left of entrance; wood lathes forming a criss cross pattern create an enclosure to the east of the basement door where slope of hill does not allow for full height. Two 6 over 6 windows are placed on either side of main entranceway (above street level) with 3 other 6 over 6 windows on top floor. There is a pointed louvered window in cross gable of main façade; Italianate wooden brackets adorn cornice and gable edge. Building material and structure: stone, brick, asbestos shingle, Wood frame with light members. Condition: Good.

26 MAIN STREET, c. 1970; non-contributing.

3 attached 2 story structures adapt these pre-fabricated structures to the slope of Main Street. All three units are identical, and are brick-faced at the base with white aluminum siding above. The roofs are low pitched, and each have a set of steps with metal railings that are parallel to the sidewalk that leads to the 3 entrance doors. Each unit has a fixed paned window on the first floor to the east of the entrance door, with a small double hung window on either side of the larger pane. There are two vinyl double hung windows on the second story of each unit above the entrance door and the large plate glass window on the first floor. Roof is composition shingle. Condition: Good.

28 MAIN STREET, c. 1970; non-contributing.

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35 MAIN STREET, c. 1875/1990; contributing.

2-story, flat roofed structure originally had 3 garages on 1st story of west façade; now has addition with brick façade on street level and clapboard second floor. Above, stucco facia of original building and built-in chimney and facia is evident. In 1889, this was the E.F. East Carpentry Shop. Original historical character is lost due to street level new brick facia and original building is somewhat obfuscated. Building material and structure: Brick, stucco and asbestos shingles; masonry load bearing walls, light members wood frame on original structure. Condition: Good.

37 MAIN STREET, 1910; contributing.

2 1/2 story cross gable roof with return eaves having palladian window on 3rd story of main (south) façade and a 2 story bay window on main façade. The front porch has iron supports; There is 2 bay flat roof addition in rear of north façade. Building material and structure: composition shingles, wood frame with light members New windows; composition shingles of façade. Condition: Good.

39 MAIN STREET, c. 1870/1995; contributing.

This 2 1/2 story symmetrical structure with cross gable roof and 2 interior ridge brick chimneys has one arched window in 3rd story of main (south) façade that sits between 2 shed roof dormers on main façade. The full width porch on main façade is supported by Doric posts, but has been enclosed to allow for store front windows. The front entrance has overhead lights and a pilaster frame; 6/6 wood sash windows on 1st story. Building material and structure: wood clapboard, wood frame with light members. Condition: Excellent.

41 MAIN STREET, c. 1880, contributing

#41 is the smallest structure on the block. The building is a small addition on the east side of #39 - a 1-room, 1-story store front with a plain cornice along its flat roof. A good example of a late nineteenth century, one-room store, representing a specific stage in Irvington's commercial development. Building material and structure: Board and batten, wood clapboard; wood frame with light members. Condition: Good.

42 MAIN STREET, c. 1850; contributing.

This 2 story Gothic Revival sandstone structure is a well-preserved example of mid-nineteenth century residential development. It has a multi-gable roof, a bay window on the first story of the main façade, and double arched windows on the second story. Its style makes it unique in the business district and there has been little change over the years. Building material and structure: Sandstone, masonry load bearing walls. Located on Main Street in central business district, it is a distinctive building in community that is set back from street and having a garage and garden on the north side, and an english Holly at northeast corner. The builder was John Thomas. The structure is a well maintained, retaining many of the original details. It is a fine example of mid-nineteenth century residential development. Carved verge boards on eaves have been removed, as indicated on early photos. Condition: Excellent.

44-46 MAIN STREET, c. 1870; contributing.

2-story flat roofed, Italianate square plan structure with bracketed cornice, 4 over 4 windows on second floor, and, at first floor, 2 separate store fronts and entrance to the apartment above in the center. The easternmost entry is adorned with fluted pilasters surrounding door and corners of building and large leaded glass windows and granite steps. The center entranceway leading to apartments above has recessed, pointed gothic revival influenced arched lights over doorway. This structure was originally the Old Irvington Pharmacy run by John H. Barr at the turn of the 20th century and now houses a children's store. It is illustrative of commercial/residential multiple-use type development in Irvington during the late 19th century. Absent the typical arched windows, the picturesque style closely resembles structures of the Italian Renaissance Revival, a less fanciful Victorian style popular in Europe between 1845 and 1860. Typical features include an assertive cornice with Italianate brackets and restrained decorative detailing. Building material and structure: Stucco, wood frame with light members. Condition: Excellent.

45 MAIN STREET, c. 1905; contributing.

1 story brick structure with flat roof and wooden cornice on main (south) façade, having 3 tympanums on main façade with keystones and a light over front door on main façade. 2 steps leading to two store entrances in center of structure. To right and left of entrance are modern storefront windows. Building material and structure: Brick, masonry load bearing walls. Set on Main Street, at western edge of central commercial district, the style is the same style as its eastern neighbor, the Bank of New York, to which it is attached. 45 Main Street is similar to, but much smaller than 47 Main Street. This site is now occupied by Westons and Sunnyside Florist. Condition: Excellent.

47 MAIN STREET, c. 1900; contributing.

3-story, flat roofed brick structure with arched 12/12 wood sash windows on the first story of east façade and large Palladian window above entrance on main (south) façade. The red brick contrasts with the terra cotta sand colored quoins and molded pendants in ashlar; there are 2 over 2 wood sash windows. Building material and structure: Brick, masonry load bearing walls. Located on Main Street in central business district; one of the largest commercial buildings of this period in the community. Much original detail is retained. Condition: Excellent.

The Hunter Family originally lived at this site (early photographs show the original building, built about 1865) and had a carpenter's shop on the second floor. Three generations of this family were active as builders in Irvington beginning in 1863.

48 MAIN STREET, c. 1889; contributing.

The Dinkel building is influenced by the Picturesque movement in England and is typical of the Romantic period Italianate style. It is situated at corner of South Dutcher Street and Main Street in the central business district among other buildings of the same style and period. The Hudson River is visible to west. A 3-story, flat roofed structure with decorative brackets at cornice. Symmetrical placement of windows on all facades. Both of the store fronts (at 48 and 50 Main Street, which are attached) have cornices complete with dentils and pilasters; the recessed doorways appear to be original. Structure is similar to mid 19th C. brownstone townhouses in NYC. The old world classical prototypes were adapted and embellished into an informal and indigenous American Style. Building material and structure: Brick, common bond, masonry load bearing walls.

Petri's Market, offering "Fish, Oysters & Clams," occupied this site which is now home to Tommy's Deli. Some architectural details intact. Condition: Good.

50 MAIN STREET, c. 1881; contributing.

The Dinkel Building (see above). 3-story, center gable roof structure with dentils and decoration at cornice. Wood sashed 2 over 1 windows. Recessed doorway, large windows flanked by pilasters at 1st floor. Storefront also has dentiled cornice and appears to be original. Building material and structure: Brick, common bond, masonry load bearing walls. This was the original Irvington Post Office; the cast iron pilasters from the Post Office entrance can still be seen. Condition: Good.

47-49 MAIN STREET, c. 1870/1904. contributing

This three-story brick structure stands on the corner of Dutcher and Main Streets and reflects the Colonial Revival style, with some Georgian and Italianate detailing, as was typical around the turn of the 20th Century. Although the structure now bears the #49, it was originally two separate buildings. It is now a 3-story, flat-roofed Italianate structure with dentilled overhang having the original store front on main (south) façade. 3rd story windows have decorative stepped lintels and 2nd story windows have molded tympanums. Much original detail is retained. Building material and structure: Brick, masonry load bearing walls. There is a 1-story, 3-bay, flat roof addition on rear (north) façade.

An early photograph shows the Abercrombie & Dearman Grocers, the one story structure that originally occupied the corner site at #47 Main Street. Abercrombie had been president of the village (this title was changed to "mayor" in 1920); Dearman was a direct descendant of Justus Dearman. In c. 1870, #49 Main Street was erected; it was originally a 2 story building. Soon thereafter, the Abercrombie and Dearman Grocer was torn down, and 2 of the stories on the corner building at #47 were built; c. 1904, a third story was added to both buildings and new façade joined them, hence the plaque with the date 1904 which adorns the third floor where the two buildings were joined. Condition: Excellent.

53 MAIN STREET, c. 1885; contributing.

1 story, flat roof structure that was recently hit by a truck demolishing storefront, which is currently boarded up. Original 1 story storefront with Italianate brackets and cornice and 2 over 2 glass storefront windows. An early photograph shows a confectionery store with its "Ice Cream" sign clearly visible on the sidewalk. This store is now occupied by Irvington Cleaners. Condition: Poor.

56 MAIN STREET, 1964/1996; non-contributing.

3 story brown-toned asymmetrical brick building with flat roof with 4 sections of wooden dentil cornice corresponding to 4 bays. On western end, 1 arched window is larger and longer than other windows on same level; other three bays have 3 windows each with sand-colored lintels. Windows are metal framed, painted green. 2nd floor has large, brewery-like industrial arched windows, sectioned off with smaller arched and rectangular windows. First floor has store front windows; large columns supporting structure. Building material and structure: Brick, wood frame with light members. 2-story, 2-bay addition at northeast corner for drive-in bank access. Condition: Good.

57 MAIN STREET, c. 1885; contributing.

2 story building with 3 replacement windows on second floor and 1960's plate glass storefront window at street level. Siding on 2nd floor is vertical board. Building material and structure: Brick patterned composition siding, wood frame with light members. Siding covers cornice and brackets, but the interior maintains historical integrity. Condition: fair.

59 MAIN STREET, c. 1885; contributing.

2-story, flat roof Italianate structure with terracotta cornice on main (south) façade and hooded terracotta lintels of 2nd story windows on main façade. Brick façade covers the 1st floor, which has new storefront plate glass windows and entrance. Building material and structure: Brick, masonry load bearing walls. In the 19th and early 20th century this was the location of Peter Laffan's paint business. An early photo shows a sign above the shop advertises "Sign & Fresco Painting." A later picture of owner Peter Laffan standing in front of the shop. The sign in the window offers a product that "KILLS GERMS, INSECTS, ROACHES AND WATER BUGS." Condition: Good.

60 MAIN STREET, c. 1855/1875; contributing.

3-story structure with mansard roof complete with decorative shingles and 3 pedimented dormers having 2 over 2 windows. Dentils appear at cornice and a full width porch with stucco railing opens to accommodate the double door main entrance. All 2nd and 3rd story windows are 6 over 6 wood sashed and wood steps lead to a small enclosed porch with pointed windows at the rear façade. Most architectural details are intact and a sympathetic addition on western side of building has 2 stories, flat roof, 2 bays wide with bay window on the west façade. Title search indicates that the building was extant in the 1850's; 1875 date appears in the walls- probably written when Mansard roof was added. Building material and structure: Stucco, masonry load bearing walls. Condition: Fair (verandah in front of house appears unstable).

61 MAIN STREET, c. 1900; contributing.

2-story, Italianate revival flat-roofed structure with wooden cornice and hooded lintel on 2nd story 2/2 wood sashed windows on main (south) façade. Building material and structure: Brick, masonry load bearing walls. Integrity is maintained and the condition is good.

63 MAIN STREET, c. 1885; contributing.

2-story, Italianate flat-roofed structure with prominent cornice on main (south) façade with hooded lintels on 2nd story windows of main façade. This building is very similar to #61 with the exception that the cornice is more elaborated. Much original detail is intact. Condition: Good.

65 MAIN STREET, c. 1885; contributing.

3-story, Italianate flat-roofed structure with decorative fan central gable; cornice has brackets, dentils and decorative woodwork. All windows have wooden entablature lintels. On south (main) façade there is a projecting bay at the 2nd floor level. The commercial 1st floor main entrance is at the southeast corner of building. 2 1st floor windows on east façade are bricked up. Building material and structure: Brick, masonry load bearing walls. Located at the corner of North Eckar and Main Street in the village central business district; the surrounding structures share the same approximate building date; however, they are all a bit smaller in size. Originally built as Busch's Hotel, now the site of Tappan Cleaners. Condition: Good.

64-68 MAIN STREET, c. 1880; contributing.

3 story, flat roofed structure with two 2 story bay windows on main façade with 1 window on each floor between the bay windows and uneven window arrangement on west and east facades. There is a brick chimney on southeast side. Storefronts on main (north facades) are modern, building have aluminum siding. 64 Main Street appears to be attached to numbers 66 and 68 Main Street, which are 1 story buildings with 2 8over 4 window panes and center storefront entrance. Storefront windows on 64, 66 and 68 Main Street are similar and appear to have been added at the same time. Condition: Good.

70 MAIN STREET, c. 1900; contributing.

2-story, flat-roofed Italianate revival structure having wooden bracketed cornice on main (north) façade and protruding triple windows on 2nd story having brackets and extending over verandah on main façade.

The corners of 2nd level of main façade are truncated have windows looking northwest and northeast. Italianate brackets and cornice remain, but historic character of building is compromised due to siding, metal railing and porch supports at entrance and truncated windows on corners of building. Building material and structure: Brick, aluminum siding, wood frame with light members. Condition: Good.

71 MAIN STREET, 1909; contributing.

A large, 1 1/2 story structure with steep gables having large Gothic pointed windows on 3 sides with stained glass at south facade. Square tower at south facade has styled battlements. Main entrance has steep gabled hood with brackets. The unusual style sets it apart from other surrounding structures on block; an example of early 1900 eclectic style with gothic revival detailing and Norman exterior sheathing.

This is the site of St. Paul's Old Methodist Church and rectory, destroyed by fire in 1908. Building material and structure: Wood, stucco, wood frame with light members. The original church was replaced by the present structure in 1909 and is now the Village recreation center. The structure is set back from the street and has a lawn and benches in front and several steps from street lead to lawn and another set of steps to entrance. Condition: Good.

75 MAIN STREET, c. 1889; contributing.

2-story, flat-roofed Italianate structure with cornice and brackets and 3 bays with 2/2 windows on second floor. There are 2 brick interior slope on west side of structure and an entrance to the cellar at the west end of south (street) façade. The north façade has a shed roof small full width porch with square piers and cross bracket porch supports. Despite siding and replacement windows, original character is maintained. Structure has stone foundation and wood frame with light members. The entrance to commercial space is located at the south east corner of the building. Building material and structure: Stucco over stone foundation on south façade; wood frame with light members. Lawn to #71 Main Street (presently the Recreation Center) is on the west side of building. Condition: Good.

72-76 MAIN STREET, 2002; non-contributing.

A 3 story brick building located prominently at the Corner of Main Street and Ferris Street having roof that is stepped up towards the center of the building and having 5 3 story bays. Cornice has double brackets and wide entablature. 4 of the 5 bays have 3 metal frame windows on northern (Main Street) elevation. There is a central bay having no windows and central double doors on ground floor. Ground floor has 5 entrance doors to storefronts; ground floor is primarily glass. Eastern elevation has 5 metal frame windows with contrasting beige masonry lintels and double height 3 sided bay windows on the 2nd and 3rd floors, the roof of which is somewhat higher than the rest of the building. Condition: Finishing construction, November, 2002.

77 MAIN STREET, c. 1885; contributing.

2-story, simple Italianate flat-roofed structure with wooden cornice with brackets and having 3 bays, 2/2 windows inside, covered with storm windows. The entrance to residence is east end of south façade and has 3-pane fan shaped window on top with glass transom above. Structure has brick facing first floor and stucco on second floor, south façade. Building material and structure: Stucco/brick, wood frame with light members. There is a small garage in the back (to the north) with driveway between 77 and 79 Main Street. Condition: Good.

79 MAIN STREET, c. 1885/1995; contributing.

2-story flat-roofed simple Italianate revival style building is similar to #77 on the 2nd story though both storefronts have been altered considerably. The storefront on the street level has large panes of glass and a small cornice above. The entrance to upper floor is at west end of south façade. The two story brick and stucco structure is illustrative of 19th century commercial development in the village. At the turn of the last century this was the home of the Friberg Shoe Store. Later, it was Butlers Grocery, Copelands Drug Store, Irvington Pizzeria and now, Prudential Real Estate. Building material and structure: Stucco, brick, masonry load bearing walls; driveway between 77 and 79 Main leads to shed roof garage to the north of structure. Condition: Good.

81 MAIN STREET, c. 1880; contributing.

2-story, flat-roofed Italianate revival structure with cornices on both street facades (Main and Ferris) with 6 pair brackets on Ferris street and 4 pair on Main street. The 2nd cornice on 1st floor has small brackets all around and the Main street side has 3 large windows with metal grill work below. There are 3 bays on the south façade and the entrance is on the northwest corner of the store. There is a small 2 story shed roofed addition on the north side on the building, facing North Ferris Street and the side of Village Hall. Building material and structure: Clapboard, wood frame with light members. Condition: Good.

84 MAIN STREET, c. 1880; contributing.

2 ½ story front gabled brick structure with stucco siding with windowed attic (open to the elements) in the gable with hanging eaves on east and west elevations. The stone basement can be accessed from the street by taking small stairs directly underneath the main entrance. The main entrance is graced with a simple porch with Gothic influenced detailing. Triple bay windows to the east of doorway has slight hipped roof. Condition: Fair. (Note: there are two 84 Main Street addresses.)

84 MAIN STREET, 1963: non-contributing.

Gray sided cross gabled contemporary structure with king post rafter posting system, 2nd floor Palladian window centered over 2 large garage doors and having separate entrance on the northwestern corner of building. Palladian window has a smaller pair of casement windows on either side; a circular window with 5 panes and 4 keystones detail other window on 2nd floor. A ridge gabled dormer with louvered windows sits off-center just to the west of the main cross gable on east (main) façade. Entrance on northwestern elevation has overhanging bracketed roof, which continues across the full width of the structure over the 2 garage doors and transom light and door has 3 over 3 panes set in door; Condition: Good.

85 MAIN STREET, 1901; contributing.

Symmetrical, classical imposing brick building with contrasting light colored terra-cotta quoins at corners of building and large tower with copola and arches shuttered bays and clock above. Facade has projected central bay with 1 1/2 story ionic columns rising from first floor entrance level and large scrolled brackets. The foundation of the building is granite. Clock has inscribed "E. Howard Clock Co., NY and Boston. Meneely and Co., West Troy, NY. The inscription on the bell at top of Village Hall reads "God is Love to the Sacred Memory of Charles Worthington, Jr. June 10, 1900 Trinity Sunday".

The land that village hall is on was deeded to the Village in 1892 by John Terry, Frederick Guitau (uncle of the assassin of President Garfield), William Walker, Charles Tiffany, Morris Jessup and James Benedict as "trustees of the Mental and Moral Improvement Society..." (later called the Irvington Public Library). The land was gifted to the Village with the proviso that it would house a reading room, a meeting hall space and that no alcohol or spirits would be served in the building; there is a rumor that construction workers hid bottle of whiskey in the walls. The Tiffany lamps that were in the reading room until recently are now in the new Library at the Burnham Building (2 Main Street).

The Village Hall is the hub of the Village and Clock tower a central point of reference. The structure houses the Irvington Town Hall theatre which was designed after the Ford theatre. Condition: Virtually no exterior changes.

86 MAIN STREET, c. 1880; contributing.

Three story, gabled roof, clapboard sided building with basement and concrete foundation. Original front porch recently incorporated in first, so that the original posts and verandah remain and can be seen through plate glass storefront window. The second and third floors are residential and have replacement windows. Condition: Good.

87 MAIN STREET, Irvington Middle School, 1913; contributing.

Dedicated on March 31, 1913, the "New School Building" was designed by architects Ewing and Chappell. An eclectic mix of Colonial Revival; and Classical Revival styles implementing idiom of Georgian, Federal and Italian Renaissance forms.

The building has a symmetrical composition plan and façade with formal arrangement of parts, enriched with classical details. The basement is raised to allow window light, and the main first floor arcaded

entrance is set on a podium. The full arch is surrounded by brick dentils and limestone scrolled key sits at the top of the arch. Double doors are provided at each side entrance and main entrance. Side entrances have triangular limestone pediments. Windows have brick lintels with limestone keys on the lower floors, and straight continuous limestone lintels integrated with a continuous limestone band below the cornice. The roof is a low pitched hip form covered with asphalt shingles. Wide overhanging eaves are supported by large modillion brackets. A pronounced cornice is continued around all sides of the structure. A large triangular pedimented gable is centered over the main entrance. The pediment has a round window at its center. Two symmetrical copper vent cupolas sit at the top of the hipped roof. A heavy belt course of limestone separates the basement from the upper floors. Materials around the basement level and retaining walls are square cut ashlar granite with rustic rock face set in a random pattern. The floors above the belt course have fired brick layered out with a common bond header row per each five stretcher rows. The building is in excellent condition and is a good example of classical; revival types constructed as public buildings. Eighteenth Century influences were carried into the Nineteenth Century during rapid population growth. The transportation boom and industrialization of the surrounding area. The building utilized the technology available to build for new functions required. This type of building changed the expression of functional architecture of its time, and many similar buildings continue to help meet the educational needs of small communities. Condition: Good.

94 MAIN STREET, c. 1890; contributing.

2 story Italianate revival flat-roofed building, having brackets and corbels supporting roof. 3 sided bay window with brackets on 2nd floor, eastern side of building above eastern-most entrance. 1960's plate glass storefront window and double glass paned and wood Victorian doors, with matching 2nd entranceway on westernmost side of building. Building material and structure: Brick, masonry with load bearing walls. Condition: Good.

98 MAIN STREET, 1905; contributing.

Simple false half timbering and stucco to resemble English and French Colonial post and girt construction. Constructed address by address beginning in 1905. Part of the "Behren's Block," which is comprised of 6 structures or row houses, reflecting Italianate influence. The roof line of the block "steps down" with the slope of the hill leading down Main Street to the Hudson River. Because the roof lines vary, a symmetry and consistency is created, without an overall effect of massiveness. The visibility and centrality of this "block" establishes a scale and proportion for the Main Street area. A combination of ground floor retail businesses and second and third story apartments, the buildings were named for the original builders. The façade is decorated with simple false half timbering and stucco to resemble English and French Colonial post and girt construction. Similar details were used on Tudor, Craftsman and Queen Anne style structures. Condition: Good.

100 MAIN STREET, c. 1905; contributing.

Simple false half timbering and stucco to resemble English and French Colonial post and girt construction. Constructed address by address beginning in 1905. Part of the "Behren's Block," which is comprised of 6 structures or row houses, reflecting Italianate influence. The roof line of the block "steps down" with the slope of the hill leading down Main Street to the Hudson River. Because the roof lines vary, a symmetry and consistency is created, without an overall effect of massiveness. The visibility and centrality of this "block" establishes a scale and proportion for the Main Street area. A combination of ground floor retail businesses and second and third story apartments, the buildings were named for the original builders. The façade is decorated with simple false half timbering and stucco to resemble English and French Colonial post and girt construction. Similar details were used on Tudor, Craftsman and Queen Anne style structures. Condition: Good.

102 MAIN STREET, c. 1905; contributing.

Simple false half timbering and stucco to resemble English and French Colonial post and girt construction. Constructed address by address beginning in 1905. Part of the "Behren's Block," which is comprised of 6 structures or row houses, reflecting Italianate influence. The roof line of the block "steps down" with the slope of the hill leading down Main Street to the Hudson River. Because the roof lines vary, a symmetry and consistency is created, without an overall effect of massiveness. The visibility and centrality of this "block" establishes a scale and proportion for the Main Street area. A combination of ground floor retail businesses and second and third story apartments, the buildings were named for the

original builders. The façade is decorated with simple false half timbering and stucco to resemble English and French Colonial post and girt construction. Similar details were used on Tudor, Craftsman and Queen Anne style structures. Condition: Good.

104 MAIN STREET, c. 1905; contributing.

Simple false half timbering and stucco to resemble English and French Colonial post and girt construction. Constructed address by address beginning in 1905. Part of the "Behren's Block," which is comprised of 6 structures or row houses, reflecting Italianate influence. The roof line of the block "steps down" with the slope of the hill leading down Main Street to the Hudson River. Because the roof lines vary, a symmetry and consistency is created, without an overall effect of massiveness. The visibility and centrality of this "block" establishes a scale and proportion for the Main Street area. A combination of ground floor retail businesses and second and third story apartments, the buildings were named for the original builders. The façade is decorated with simple false half timbering and stucco to resemble English and French Colonial post and girt construction. Similar details were used on Tudor, Craftsman and Queen Anne style structures. Condition: Good.

106 MAIN STREET, c. 1905; contributing.

Simple false half timbering and stucco to resemble English and French Colonial post and girt construction. Constructed address by address beginning in 1905. Part of the "Behren's Block," which is comprised of 6 structures or row houses, reflecting Italianate influence. The roof line of the block "steps down" with the slope of the hill leading down Main Street to the Hudson River. Because the roof lines vary, a symmetry and consistency is created, without an overall effect of massiveness. The visibility and centrality of this "block" establishes a scale and proportion for the Main Street area. A combination of ground floor retail businesses and second and third story apartments, the buildings were named for the original builders. The façade is decorated with simple false half timbering and stucco to resemble English and French Colonial post and girt construction. Similar details were used on Tudor, Craftsman and Queen Anne style structures. Condition: Good.

108 MAIN STREET, 1905; contributing.

Simple false half timbering and stucco to resemble English and French Colonial post and girt construction. Constructed address by address beginning in 1905. Part of the "Behren's Block," which is comprised of 6 structures or row houses, reflecting Italianate influence. The roof line of the block "steps down" with the slope of the hill leading down Main Street to the Hudson River. Because the roof lines vary, a symmetry and consistency is created, without an overall effect of massiveness. The visibility and centrality of this "block" establishes a scale and proportion for the Main Street area. A combination of ground floor retail businesses and second and third story apartments, the buildings were named for the original builders. The façade is decorated with simple false half timbering and stucco to resemble English and French Colonial post and girt construction. Similar details were used on Tudor, Craftsman and Queen Anne style structures. Condition: Good.

113-115 MAIN STREET, c. 1880/1992; contributing.

3 story, mansard roof building, having entranceway and 2 pairs of storefront windows on 1st floor, 7 windows on 2nd floor, and 6 windows on the 3rd floor and gables on eastern and western sides. Building was remodeled in 1992- new brick facing and reducing the set back from street and new plate glass storefront windows. Building was completely altered in 1992 in simplified modern interpretations of classical styles. The building is now a three story multi-family residence with commercial space on the ground floor. Condition: Good.

116 MAIN STREET, c. 1860; contributing.

One of the most stately structures gracing Main Street, this 2 ½ story residence is a well-preserved example of Colonial Revival and popular Romantic Greek Revival style. Structure has 2 side gable low-pitched roof with pedimented formers, wide entablatures and raking cornices and attic with gabled roof and 2 dormers and a covered entrance supported by 4 Doric columns. Distinguishing features include a formal center hall entry through a porch with prominent doric style wood columns. Windows are aligned on all facades. The siding is clapboard with bold pilaster corner boards. Palladian style three part windows appear on the pediment gable ends, and there are french style hinged double windows over the one story entry porch with Doric columns. A pair of french doors with 2 over 6 panes of glass with one

window on either side, are symmetrically placed. These details are more common to the Federal or Adam styles preceding Greek Revival. Building material and structure: clapboard siding, brick chimney, stone foundation and basement with access from rear of building. 2 gabled mansard roof with 2 pair windows with triangular pediments. One story addition at the east end of front facade provides entrance to #118 denoting a double residential occupancy. In the rear, a porch is accessed from the outside. A clapboard sided garage stands behind the house with attic and side entrance door. Integrity/Condition: Most of the windows have been replaced with one over one double hung windows. The louvered shutters appear to be authentic. The structure is in excellent condition. The building is set back from street with lawn in front of house.

117 MAIN STREET, On 1857 map; contributing. "The Lawrence House"-

Illustrative of 19th century residential development in the Village, the building is a 2 story colonial structure with simplified Greek Revival style. The side gable roof affords a 2 deep room plan and an asymmetrical entrance and interior layout. The entrance door is assembled of original architrave, pediments, sidelights and transom. There is an end wall internal brick chimney of the west gable end. The structure is similar to the "half-captain" style of Hudson River vernacular residences with the first floor raised above a sloped grade, allowing access to a "walk-out" basement space. The decorative vergeboards at gable ends and the full width front porch are of a folk Victorian Gothic Revival influence, with high-style flattened arches between octagonal shaped columns. Typical of the details cut with a scroll saw by Gothic carpenter builders. Building material and structure: Wood frame with light members, clapboard siding and brick foundation. Condition/Integrity: Original site and much original detail intact. Window sashes have been replaced, clapboard siding has been covered with asbestos shingles. Decorative vergeboards at west and east elevations are obscured from view due to the proximity of the houses to the east and west on Main Street and to the addition at the back of the house which reaches a driveway on Aqueduct Lane. Good: Excellent. This house was built by Lawrence, a carpenter and builder active in the Village into the 1870's. Condition: Good.

119 MAIN STREET, c. 1860; contributing.

Illustrative of 19th century residential development in the Village, this house represents an example of the front gabled common folk Greek Revival form. Suited for narrow urban lots, this form dominated the American vernacular style houses during the period from the 1850's until well into the 20th century. A raised first floor allowed 2 ½ stories with a walk-out basement level. With exception of the exposed purlins at the eaves and gables, as well as the decorative Italianate style brackets on the full width of the front porch, the house is very modestly unadorned. Building material and structure: Light member, wood frame, dutch lap siding and brick foundation. Integrity: Original site. Windows have been replaced with one over one sashes and the wood siding has been covered with asbestos composition shingles. The front porch appears to have been rebuilt using simple square posts and rails. The original porch was probably of Gothic Revival Italianate style. Roof dormers are of a compatible design. However, they might have been added around the turn of the century. Condition: Good.

120 MAIN STREET, c. 1895; contributing.

A unique design along Main Street, the 2 ½ story gambrel roofed structure represents a synthesis of Romantic styles popular in the 19th century. The first floor is raised to accommodate a sloping grade and to let light and access to the basement. An asymmetrical entry porch is decorated with Queen Anne Victorian style turned posts with carved brackets and spindle work. The front facing gambrel roof is of a Swedish style similar to Dutch Colonial forms. The roof has a prominent entablature with raked cornices along the gambrel ends. Four different shapes of wood shingles are used in the end walls of the roof and along the first floor and entrance facades. Clapboard is covering the second floor level. The second floor also has a door opening to the front porch roof deck. Windows are one over one except the Venetian style triple window in the gambrel end. The roof has Greek Revival style dormers on the east and west facades to allow access and occupancy of the attic level. Building material and structure: Light member wood frame with brick foundation and wood siding. Condition: Excellent. Integrity: Louvered shutters are not original.

123 MAIN STREET, c. 1855; contributing.

A 2 story structure with walk-out basement similar to the "half-captain" form popular along sloped topography in the Hudson River Valley. The simplified side gable Folk Colonial style house has a full

width porch with square posts. The internal chimney is on the west end gable wall. The entrance and interior plan is asymmetrical. Building material and structure: Light member wood frame with brick foundation and stucco siding. Integrity/Condition: The house appears at this original site on the 1857 map of the Town of Greenburgh. The original clapboard siding has been covered with stucco; the window sashes have been replaced and another chimney has been constructed on the west end wall. A one-story addition was constructed on the south side along Main Street to create commercial/tenant space in the 1960's. The structure appears to be in good condition.

124 MAIN STREET, c. 1890; contributing.

Two and one-half story, Queen Anne style building having an asymmetrical entry with double height porches abutting a polygonal end bay at the northeast corner topped with a gambrel roof. The building is embellished with single story, hipped roofed extensions to the south and west facades, a center gabled projection to the east and an additional entry space with a shed roof projects from the east façade adjacent to the larger single story space. The east façade of the building features a center gabled projection. There is an assortment of window configurations, the most notable being a six-paned casement window with foursquare panes above two vertical rectangular panes below. The building envelope is white aluminum siding with gray asphalt shingle roof and has many additions to allow for multi-family dwellings. Located on a corner lot at the top of Main Street, the structure is a prominent feature along Main Street. Condition: Good.

126 MAIN STREET, c. 1885; contributing.

2 ½ story cross gabled structure is a synthesis of Italianate and Queen Anne styles, having steeply pitched gable on north facing Main Street facade and wide eave overhang with flat roofed porch on 1st floor having turned spindle porch supports and delicate detailing with clover design carved in railing. The Italianate bracketed cornice adorns the gable eave; the gable has a grouping of three slightly protruding double hung windows, the center window being larger than the side windows and having a fan decoration set under a pediment in the gable and above the windows. The front entrance was moved, probably to allow for multi-family use, and there is a small addition under front, south west section of the porch that probably originally was a full width porch extending around corner to a gabled tower which now is submerged in an addition which has a square flat roof and dentiled cornice on the western elevation, facing South Dearman. A raised first floor allowed 2 ½ stories with a walk-out basement level. Building material and structure: Composition shingles, wood frame with light members; original foundation is brick; foundation of addition is concrete block. Condition: Good.

129 MAIN STREET, c. 1860/1960's; contributing.

Painted brick 3 story building with flat sloping roof from North to South. Structure has low pitched gable roof facing west with wood fascia and soffit, shingle roof finish and wood frame, double hung windows. Four windows align each story on the south elevation, six windows on east/west elevation. Doorway to apartment above on east side of front elevation has bracketed hood. Painted white metal pediments over windows on the south elevation show signs of rusting. Brick segmented arch having dentil design over east and west elevation windows. Stone window sill east and west elevation. Metal fire escape on north side on original building. Painted brick with stone base, with brick addition added in the 1960's. Two large automotive repair shop doors on west side of building. Condition: Good.

130 MAIN STREET, 1850; contributing.

Clapboard two and a half story building with raised basement, attached to a narrow 1 story Romantic period structure. The main facade is of the Italianate-Romantic style. The main block has gable roof with gable end facing the street. The one-story porch across the width of the main façade has hipped roof, exposed rafters and modern light metal posts and balustrade of Florida-style openwork panels. Two windows and the doorway to their right are evenly spaced across porch. Porch is reached by a flight of steps aligned with the doorway. Stairway has solid brick sides and risers and bluestone treads. The porch provides covered entry for the first floor, which has tripartite picture windows. Lower half of gable is set out from the plane of the wall, supported by rounded corbels and decorated with coursed dog-eared shingles. The lower portion of gable has two windows of the upper level half story. Building material and structure: Clapboard, wood frame with light members. The house is set back from street and there is a lawn and walkway to the front entrance. This is one of the oldest houses in Irvington, but siding and new windows obfuscate this fact. Condition: Good.

This two and one-half story building was the home of village elder, Justus Dearman. Dearman purchased a piece of farmland from the estate of William Dutcher II in 1812. The outline of this farm, stretching from the river to Broadway and one block east and west of the current Main Street, forms the center of the village of Irvington (and the boundary of the proposed Historic District). The one story addition on the right was not original to the

131 MAIN STREET, 1853; contributing.

2nd oldest house on Main Street, prominently located at the top of the street. This 2 1/2 story wood frame, single family structure is an informal, asymmetrical, transitional style house with side hall entrance, gable roof with equal sides, and an end wall internal brick chimney. The original structure shows Greek Revival and late Colonial and Federal influences. The entrance door is a well-proportioned assembly of pediments, sidelights and transom. Windows are original double-hung six-over-six wood sashes with original wood louver "screens". Other historic features include a single story full-width porch on the front (south) façade. The porch has hip roof and decorative carved wood columns with flat-cut brackets and saw cut baluster details in the Gothic Revival/Folk Victorian style. Decorative carved vergeboards along the gable ends and trim along the eaves are simplified Gothic Revival features. The house represents a synthesis of Romantic styles popular during the 19th century. The house is now surrounded by buildings contemporary in age and similar design. Integrity/Condition: The front porch has been enclosed with windows from the old Ardsley Casino; the roof is asphalt shingle in poor condition. The structural framework and foundation is in good condition, although the front porch will require restoration. The original clapboard siding has been covered with asbestos composition shingles. The underlying clapboard is in good condition. Building material and structure: wood clapboard, wood frame with light members; fieldstone foundation.

Recently bought by the Village to house the Irvington Historical Society, this structure will be restored and preserved as soon as funds are obtained. Old Con Ed sub-station in back of house Condition: poor.

136 MAIN STREET, c. 1910; contributing.

Three story brick building with arched windows along the third floor Main Street façade, cast stone window sills. These details are reminiscent of Italian Renaissance influences. Situated on the south-eastern-most end of the boundary of the proposed district at the corner of Main Street and Broadway. Integrity; original storefront windows and muntin doors with transom windows have been altered by later merchant tenants. Similar large apartment buildings, built about the same time can be seen just south of the main street in Dobbs Ferry (Cedar Street) on Broadway, and in Tarrytown, just south of Main Street, on Broadway. Condition: Good.

1 BRIDGE STREET, 1857/through c. 1930; contributing.

Located at the foot of Main Street between the Hudson River and the Railroad tracks on a 9.12 acre site, is a collection of 6 historic buildings known as the Bridge Street Industrial District and formerly known as the Lord & Burnham Greenhouse Factory. The only building in the complex not on landfill (as shown on a 1857 map) is the Pateman Building, which were the offices of Pateman and Lockwood Coal and Wood company. This company was established here to utilize the new railroad (the first train came into Irvington on September 29, 1849) in the receipt of river cargoes (such as coal, lumber and building supplies), for storage, and for their eventual transshipment to their ultimate sites. A 1889 Crawford's insurance map shows the Lockwood and Pateman Coal Wood and Lumber Yard having several buildings, all but 1 of which have been destroyed by fire, hurricane or have been demolished. (The Pateman company moved its headquarters to South Buckhout Street in the 1930's.) Also on this original slip of land was the Dearman-Piermont Ferry, which provided ferry service across the Hudson from 1850 into the 1930's.

In addition to the Pateman Building, the other buildings were portions of the expanded manufacturing operations of Lord & Burnham, the successor company to Lord's Horticultural Works, which had been established across the tracks at 2 Main Street in 1870. Lord and Burnham also utilized the cypress from the JC Turner Cypress Lumber Company, located just south on the Hudson River (on landfill), in which Lord and Burnham held stock, provided cypress for Lord and Burnham (This is now the site of Scenic Hudson Park which was the first site in the state to receive funds from Governor Pataki's environmental bond act to clean up brown fields on the Hudson River). With the exception of the Pateman Building, built

in the 1870's, the existing factory buildings west of railroad were built between 1892-1911. Existing today are 3 two-story factory buildings having brick exterior load bearing walls, heavy timber framing bolted with iron girder brackets, beam hangers, wood floors and roof deck of 2 1/2 inch thick tongue and groove Cyprus. The south building has saw tooth skylights. Original TDL pivoting window sashes on north building. An excellent example of mid to late 19th century industrial building technology, these structures have many of their exterior features intact and have recently been remodeled into spaces for offices and various small businesses. Condition: Excellent

- In 1892, Burnham negotiated successfully with the Village Board to purchase 3-4 acres of underwater land for \$10,000; he spent an additional \$30,000 bringing the landfill, on which he expanded his operations which manufactured greenhouses, industrial boilers, wood shops, stockrooms and additional dock space which were fabricated in the existing buildings until the removal of operations in 1988 to Lancaster, Pa.
- 1892- large expansion on fill provided for additional manufacturing facilities,
- The Putty Building was built in 1910.
- 1911- tripled the size of the Irvington factory- to include a planning mill, a carpenter shop, a foundry, coke and coal houses, iron, machine and boiler shops, a paint shop, a galvanizing department, offices and drafting rooms.
- According to a 1911 Lord and Burnham advertisement, the company employed 18 greenhouse engineers and 283 "expert greenhouse men;" according to 1912 NYS labor statistics, 242 men worked in the plant in 1912, 41 of whom were office workers.

0 NORTH ASTOR STREET PARKING LOT

NORTH ASTOR STREET, IRVINGTON TRAIN STATION, 1889; contributing.

The station is a single-story Victorian style Richardsonian Romanesque structure constructed of pink rock-faced granite with red sandstone and brownstone trim. Hip roof with kick/bell cast eave and five sided dormer. Gutter is typical Yankee gutter found on many train stations of the period. Graceful curved windows on all sides of building with corbel-like shape under bow windows. Slate roof with stunted finials, wood fascia, exposed rafter tails and braces supporting overhand. The station was designed by the firm of Shepley, Rutan & Coolidge, the successors of Henry Hobson Richardson's firm after his death in 1886. The station is eligible for listing on the State and National Registers of Historic Places. Condition: Good.

12-14 NORTH ASTOR STREET, c. 1860; contributing.

Second Empire style 2 1/2 story red brick building with mansard roof covered with hexagonal-shaped slate shingles of variable colors. The original mansard roof shingle floral pattern is faded but remains visible. Four dormers project from mansard roof; one small-pitched roof dormer is located at the roof but is not an original feature of the building. The dormer's original segmented-arch windows have been replaced with rectangular storm windows. An infill panel has been placed below the segmented arch. Windows in other locations consist of 1 over 1 double hung with some original 2 over 2 double hung sash covered by new storm windows. Two-door opening has been enclosed. Façade sash has also been altered with addition of new buff brick located below the pent roof. Five sided bay window with 1 over 1 double hung windows, aluminum siding, and a flat roof projects from north end of front façade. Condition: Good.

16-18 NORTH ASTOR STREET, c. 1865; contributing.

The Henry H Cannon Feed, Grain & Co is located on the east side of Astor Street directly across from the Irvington RR station building. It is a three story, flat-roofed Italianate style mixed use building with commercial use at ground floor and residential use at the second and third floors. The exterior walls are red brick and the roof has a cornice that is supported by paired scroll brackets with paneled frieze. Windows consist of 2 over 2 double-hung sash windows at 2nd and 3rd floors. Windows have wood segmental arch hood with dentils and pendant sills; original windows have been covered with storm windows and an infill panel has been placed in arch. At street level, metal and glass storefronts are located within continuous cornice and pilasters articulating 4 bays. Six over six double-hung sash windows on north side of face are also covered with storm windows.

The Henry H. Cannon Feed, Grain & Co. building was originally constructed to house a grain, feed, hay and straw store. Circa 1890 photos show large grain elevator to rear that extended approximately 15 feet

above the building and a large sign that extended above the roofline. A historic photo shows an awning over the street level storefronts indicate that the original windows had segmental arches that have been in filled. Condition: good.

20 NORTH ASTOR STREET, late 19th century; contributing.

2-story stucco side-gabled building with main entrance, now enclosed by an aluminum porch, set 8-10 feet above the sidewalk. The main entrance is accessed by a double run of concrete stairs with tubular aluminum handrail. The tubular rail is also used to enclose a mid-level front yard. Wood triangular pediments with deep horizontal and shallow raking cornices, flat casings and decorative aprons ornament wood windows, with later added storms. A small door below the main entrance leads to a basement. Condition: Good.

22 NORTH ASTOR STREET, late 19th century; contributing.

A 2 story, 2 bay stucco structure which, prior to alterations to 20 and 22 North Astor, the buildings were mirror images of each other. The main entrance is set 8-10 feet above the sidewalk accessed by a double run of concrete stairs, the upper portion with wrought iron railings and the lower portion shared with 20 North Astor Street. The mid-level front yard is enclosed by a wood picket fence. In addition to the main entrance there is a basement level entrance directly below the main entrance and a north side yard entrance. Wood triangular pediments with deep horizontal and shallow raking cornices, accentuated by dentils below the horizontal cornice, flat casings and decorative aprons ornament the double-hung single pane windows. North elevation also has 2 windows. Condition: Good.

8 NORTH BUCKHOUT STREET, c. 1880; contributing.

2 1/2 story structure with low gable roof with Italianate revival wooden brackets on main (west) façade, and having a double height, full width porch on main (west) façade and a raised foundation. Several steps up from street level lead to entranceway, having original door. Underneath main entrance is a door to a basement at ground level. Building material and structure: Brick foundation, wood clapboard; wood frame with light members, having an interior brick chimney. There is a sympathetic 2-story, 4 bay addition on east façade. This site stands on the former site of the T.W. Crisfield's livery. Condition: Excellent (when the previous inventory was completed in 1981, this house was listed in deteriorated condition.)

9 NORTH BUCKHOUT STREET, c. 1880; contributing.

2 1/2 story Gothic Revival structure having central gable roof having pointed arched window in center of gable on the 3rd story of the main façade. Structure has interior brick chimney and a one story, almost full width porch on the main (east) façade with doric columns. Original door has 3 lite transom above. This is a fine representation of 19th century residential development that incorporates elements of the gothic revival style. Building material and structure: Composition shingles, wood frame with light members, a stone foundation; storm windows are placed over original windows. Condition: Good.

10-16 NORTH BUCKHOUT STREET, c. 1880; contributing.

4 attached brick Italianate townhouses with wooden cornice, brackets and simple entablature each having 6 steps lead from street to entranceway and each having 2 Doric columns and original wooden door with leaded glass. Three-sided bay windows with putty colored stone sills contrasting with the red brick adorn the 1st and 2nd floors, and a single window with stone sill on the second floor is above the entrance doorways. Building material and structure: Brick, masonry load bearing walls; raised granite foundation with stone banding course sill above and meeting red brick of the structure. Built by Lord & Burnham to house workers. Condition: Good.

12 NORTH BUCKHOUT STREET, c. 1880; contributing.

4 attached brick Italianate townhouses with wooden cornice, brackets and simple entablature each having 6 steps lead from street to entranceway and each having 2 Doric columns and original wooden door with leaded glass. Three-sided bay windows with putty colored stone sills contrasting with the red brick adorn the 1st and 2nd floors, and a single window with stone sill on the second floor is above the entrance doorways. Building material and structure: Brick, masonry load bearing walls; raised granite foundation with stone banding course sill above and meeting red brick of the structure. Built by Lord & Burnham to house workers. Condition: Good.

14 NORTH BUCKHOUT STREET, c. 1880; contributing.

4 attached brick Italianate townhouses with wooden cornice, brackets and simple entablature each having 6 steps lead from street to entranceway and each having 2 Doric columns and original wooden door with leaded glass. Three-sided bay windows with putty colored stone sills contrasting with the red brick adorn the 1st and 2nd floors, and a single window with stone sill on the second floor is above the entrance doorways. Building material and structure: Brick, masonry load bearing walls; raised granite foundation with stone banding course sill above and meeting red brick of the structure. Built by Lord & Burnham to house workers. Condition: Good.

15 NORTH BUCKHOUT STREET, c. 1880; contributing.

2 ½ story, folk Victorian structure with Italianate brackets and low pitched roof over full width porch. 4 squared porch supports have round impression at top, and beveled edges. The balustrade is spindlework with rounded clover design above spindle and below railing. The front gable is decorated with a sunburst design. Wide door appears to be original with replacement glass and decorated denticulated sill under pane of door; wide overhang of eaves on north and south sides of roof. Building material and structure: Composition shingle roof with concrete foundation and brick chimney at western gable wall. Stuccoed flat roofed addition to north façade of building. Modern square structure is attached at southern end of building, with concrete sides and brick fascia façade at street elevation. Converted to multi-family use. Condition: Fair.

16 NORTH BUCKHOUT STREET, c. 1880; contributing.

4 attached brick Italianate townhouses with wooden cornice, brackets and simple entablature each having 6 steps lead from street to entranceway and each having 2 Doric columns and original wooden door with leaded glass. Three-sided bay windows with putty colored stone sills contrasting with the red brick adorn the 1st and 2nd floors, and a single window with stone sill on the second floor is above the entrance doorways. Building material and structure: Brick, masonry load bearing walls; raised granite foundation with stone banding course sill above and meeting red brick of the structure. Condition: Good Condition:

18 NORTH BUCKHOUT STREET, c. 1910; contributing.

2-story, Gothic revival residence having flat roof with wooden cornice on main (west) façade and a pedimented bracketed porch on main façade. Building material and structure: Aluminum siding, wood frame with light members with brick foundation and replacement windows. Windows probably had bracketed detail originally. Situated in densely built-up, residential, on small residential block to north of main street; with relatively large piece of land to north; post office across street to west; brick row houses to south original site. Condition: Good.

25 NORTH BUCKOUT STREET, 1958; non-contributing.

1 story building with brick facing on east elevation and stucco siding on three other sides. 3 metal frames windows to north of entrance, which is on the southeast corner of building. A handicapped accessible ramp and pipe railing extends from sidewalk, perpendicular to the building on the main (east) façade. Structure has a cinder block foundation. Condition: Good.

27 NORTH BUCKHOUT STREET, c. 1985; non-contributing.

Located on the northern end of the block and spreading around to Bridge Street and North Astor and overlooking the Hudson River, this wood shingle multi-level apartment house has a central octagonal tower and pyramidal hip roof. The styles of the windows vary- some single pane below and 4 over 2 above; others are 2 over 2. There is a driveway entrance to the central courtyard and garages on its north facing facade on Bridge Street. Condition: Good.

8 SOUTH BUCKHOUT STREET, c. 1880; contributing.

2 story, flat-roofed Italianate style structure with stone foundation and a full width porch at main (east) elevation. The roof brackets at eaves the roof brackets are the only original architectural elements left to denote this Italianate style structure, with the exception of 2 small brackets attaching porch roof to the front of the building between the first and second floor.. Building material and structure: Aluminum siding, wood frame with light members having aluminum siding of facades. Front door on south side of main (east) façade, 1 story, 2 bay flat roof addition on north façade. Condition: Good.

12 SOUTH BUCKHOUT STREET, c. 1990; non-contributing.

2 ½ story contemporary pre-fabricated structure with center entranceway having widely hanging hipped roof. Front gabled structure with truncated hip and widely overhanging eaves. 2nd story has 2 symmetrically placed pairs of double hung vinyl windows over single windows at either side of entranceway. Gable has small window centrally located; northwest elevation has 4 very small windows and 4 larger windows on 1st and 2nd floors; basement level has 3 windows. Shrubbery lines sidewalk as structure is set back from the street. This was the site of the Tarrytown and Irvington Gas Company, 1889. Building material and structure: Condition: Fair.

15 SOUTH BUCKHOUT STREET, c. 1865; contributing.

This 3 ½ story building is an example of French second empire style with slate roof and gabled dormers, having wooden roof bracket and front full width verandah on main (west) façade. The structure has a raised brick foundation and a fieldstone retaining wall. 6 over 6 wooden sash windows are placed symmetrically and there are 3 pedimented gable dormer; Mansard roof has substantial moldings and is supported by Italianate brackets. The roof form effects the entire usable floor at the attic level, typical of Parisian tenements. The basement (street level) is also usable it appears that the interior ceilings are about the same height as the other floors. Influenced by Napoleon III and part of picturesque movement and philosophy of architecture in the latter half of the 19th century. This style remained popular for 20 years in America before Colonial Revival styles became the vogue after 1873. Building material and structure: Raised brick foundation, composition shingles on facades wood frame with light members; set on inclining site; one of the largest buildings on block having garage. Condition: Good.

16 SOUTH BUCKHOUT STREET, c. 1880; contributing.

This 2 1/2 story front gabled structure having central interior brick chimney shows Greek Revival and Gothic influences. The pedimented porch on main (east) façade has wooden roof brackets with knee braces and dentilled detail under pediment. Gable roof has vertical board siding and central replacement hopper window. Two shuttered double hung windows on 2nd floor with double hung rectangular paired window to south of doorway. This is the original site of Lords Horticultural Manufacturing Company; this house and #20 were moved from Astor Street to its present location in the 1950's to allow Lord and Burnham to enlarge the parking lot just south of the company headquarters. Building material and structure: Aluminum siding, wood frame with light members. Identical to #20 - house directly to south; has view of Hudson to west. Condition: Good.

17 SOUTH BUCKHOUT STREET, c. 1880; contributing.

2 1/2 story cross gable roof with overhang and having a small window in gable. A 2-story enclosed porch on main (west) façade having three 2 over 2 windows is supported by pilasters. A good example of vernacular 19th century architecture. Building material and structure: Stucco, wood frame with light members. Structure has 4 car garage at street level and the house sits on slope above, looking out to the Hudson River. Condition: Good.

20 SOUTH BUCKHOUT STREET, c. 1880; contributing.

This 2 1/2 story front gabled structure having central interior brick chimney shows Greek Revival and Gothic influences. The pedimented porch on main (east) façade has wooden roof brackets with knee braces and dentilled detail under pediment. Gable roof has vertical board siding and central replacement hopper window. Two shuttered double hung windows on 2nd floor with double hung rectangular paired window to south of doorway This is the original site of Lords Horticultural Manufacturing Company; this house and #16 were moved from Astor Street to its present location in the 1950's to allow Lord and Burnham to enlarge the parking lot just south of the company headquarters. Building material and structure: Aluminum siding, wood frame with light members. Identical to #16 - house directly to north; has view of Hudson to west. Condition: Good. Condition: Good.

21-23 SOUTH BUCKHOUT STREET, c. 1880; contributing.

2 ½ story, flat-roofed folk structure with Italianate and Gothic features. Walk up from streets level leads to raised foundation and entry to basement under 2 story full width porch with wooden roof brackets, spindle railings and square simple porch supports. The front verandah has 2 symmetrically placed stairs on either side (north and south) of structure leading to separate entries allowing for multi-family use. Lintels of 2nd story main (west) façade are slightly arched and many original details are intact. Building material

and structure: Brick raised foundation; composition shingles, wood frame with light members. The front porch is a good example of late 19th century woodwork and sets this structure apart from other houses in the Village. Building material and structure: Set above street with fieldstone retaining wall on west side. Condition: Good.

24 SOUTH BUCKHOUT STREET, c. 1870; contributing.

2 1/2 story structure with Mansard gabled roof with interior brick chimney having 2 gable dormers on east and west elevations and 1 on north and south elevations. An "L" shaped verandah on north and east (main) facades is supported by Doric pillars and has hipped roof and pediment over entranceway. Eaves have double wooden roof brackets. This structure is built on a slope, and the western elevation is built into the hill allowing for an additional floor and addition below. This is a good example of a simplified second empire building, typical of the region. Building material and structure: Composition shingles, wood frame with light members. Located at southern end of residential block adjacent to main street with large community buildings to south; set on steeply declining site with view of Hudson River to west. Original site Condition: Good.

27-29 SOUTH BUCKHOUT STREET; c. 1880/1980; non-contributing.

2-story side gabled structure with built-in ridge interior brick chimney having 6 over 6 wooden sashed windows. There is a 1 bay, flat-roof addition with 2-story projecting bay window on north façade. Building material and structure: Aluminum siding, wood frame with light members. Condition: Good.

3 NORTH COTTENET STREET, c. 1850; contributing.

2 1/2 story, low cross gable roof with bracketed projecting cornice on all sides. The main (east) façade has wood full width porch with hip roof and 4 square wood columns with brackets at roof edge; raised foundation allows access to a basement that can be entered from the street level with an enclosed area and replacement window to south of enclosure. Steps above lead to entrance and full width porch with railing. The south façade has a Gothic pointed window on 2nd story and an additional entrance to the rear lower floor at ground level. Replacement windows all area, most notably set in to cornice and top story; placement of some of the windows appears to have been altered. This tan stucco structure with white trim. 1 story addition on west side. Building material and structure: Brick foundation with stucco facing; wood frame with light members. Condition: Good.

6 NORTH COTTENET STREET, c. 1875; non-contributing.

2 story, flat roofed stuccoed building with 3 garages on 1st story of west façade and having a built in chimney and brick radiating voussoirs at window on 1st story at SW corner (exposed where stucco has chipped away). Building material and structure: brick, shingle and stucco; masonry load bearing walls. Windows have traces of original segmented arches on west and south facades. Crawford's 1889 insurance map shows this structure which was the EF Carpentry Shop. Condition: Good.

7 NORTH COTTENET STREET, c. 1850; contributing.

2-story, front gable structure with bracketed projected bracketed cornice on central (original) roof and shed-type dormer window on south side. There is a brick chimney on south end of south addition and another inside brick chimney on north side of gable. A small porch on central original section with hip roof and metal post at each end (wooden posts have been removed). Gable has 2 6/6 windows. Building material and structure: Brick foundation, shingles, wood frame with light members. There is a 1 story addition with gable roof on both north and south sides. Condition: Good.

9 NORTH COTTENET STREET, c. 1900; contributing.

2 1/2 story, front gable structure with pedimented dormer on each (north and south) side of sloped roof and having a central chimney. Stucco covered brick raised foundation (cellar) below front full width porch extends across east façade which has hip end roof with 4 posts. Queen Anne influenced lace like brackets form right angle at turned porch supports and porch cornice. Decorative barge board and finial on gable adorns front main façade which has bracketed cornice; modified triangular pediment lintels with raking cornices adorn 2nd floor windows. Building material and structure: Brick foundation, shingle roof, vinyl siding; wood frame with light members. Condition: Good.

10-12 NORTH COTTENET STREET, c. 1870; contributing.

Vernacular Gothic Revival 2 1/2 story structure having central gable roof with overhang and 2 symmetrical, interior brick chimneys. An enclosed full width porch extends across main (west) façade having a centered entry door with 2 transom lights. There are pointed arch windows on 3rd story of north, south and main (west) facades and a 2-story, 2 bay, flat roof addition on rear (east) façade. Building material and structure: Aluminum siding on facades and eaves, wood frame with light members having a stone foundation. Condition: Good.

13 NORTH COTTENET STREET, c. 1900; contributing.

2 story, flat roof structure with roof that slopes down slightly from front to rear. Full width porch is sectioned by 4 turned wooden porch supports connected by turned spindle railings in 2 of the 3 bays on front façade, and entry door is off center in the 3rd northern most bay having 2 stone steps leading from sidewalk to porch. Cross brackets adorn porch at cornice on hip roof. Roof above 2nd story has 6 bracketed cornices on front (east) façade; there are 2 bays on the 2nd floor. Rear, west side has porch on street level and there is a bay window 1st floor north façade; garage behind house. Building material and structure: Brick foundation, shingle, wood frame with light members. Condition: Fair.

14 NORTH COTTENET STREET, c. 1920; contributing.

2-story, gambrel roof with full-length shed roof dormers on both east and west facades, having exterior brick chimney on south façade. The full width porch has Tuscan columns supporting porch roof on main (west) façade. The 3rd story has 1/2 round windows on north and south facades. Building material and structure: Stucco, wood frame with light members. Identical in configuration to #18, directly to north; these 2 houses are newer (early 19th century) than the other residences on block. Condition: Good.

17 NORTH COTTENET STREET, c. 1900; contributing.

2 1/2 story, high hip gable roof with 2 interior brick chimneys and gambrel dormer window with 2 bays and scalloped shingles on south side. South end of verandah is octagonal shape and has 9 posts, hip roof. There is a wall face gambrel dormer on east side; the eaves all around roof have dentils and decorative brackets. Bay window (south side); first floor has dentils and have scalloped shingles; and low wooden gable which has copper ridge with finial at ends. The front door has decorative iron work and the north façade has a 2 1/2 story bay window. Building material and structure: Brick foundation, clapboard, wood frame with light members.

An example of late 19th Century residential development in the simplified Queen Anne Victorian style. Decorative detailing includes delicate turned porch posts and spindle work ornamentation on balustrades and verandah friezes. Cornice-line dentils with Italianate brackets are detailing sub-types common after 1890, and similar to some early Colonial Revival houses. Due to the popularity of this Victorian style, knee braces, brackets and spindles were also used to embellish older vernacular houses along the Hudson River region. Many porches were added to bring eclectic houses into the Queen Anne fashion. rear 2 story addition. Condition: Good.

18 NORTH COTTENET STREET, c. 1920; contributing.

2-story, gambrel roof with full-length shed roof dormers on both east and west facades; exterior brick chimney on south façade; The full width porch has Tuscan columns supporting porch roof on main (west) façade. All windows on main façade are 6 over 1 wood sash windows and there are 1/2 round windows on 3rd story at north and south facades. Building material and structure: Stucco, wood frame with light members. Identical in configuration to #14, the house directly to south; these 2 houses are newer (early 20th century) than the other residences on block. Condition: Good.

19 NORTH COTTENET STREET, 1843; contributing.

This mid-nineteenth century home is an example of a "Half Captain" Hudson River bracketed cottage. Part of the Exotic revival movement introduced by AJ Davis who introduced Swiss models suitable for mountainous sites, this house had commanding views of the Hudson River before an apartment house was built across the street on North Buckhout. 2 1/2 story wood clapboard house with fishtale pattern wood shingles on 2nd floor, decorative brackets on gabled roof and x-patterned railings both above and below verandah overhang. The decorative bargeboards are particularly distinctive; windows are shuttered and some windows have storm windows. Steeply pitched, cross gabled roof with finials atop each point of

the gable; The structure has a slate roof and two brick chimneys; gabled with triangular shaped dormer window on western elevation, 2nd floor. Long driveway leads to this picturesque house which is situated on large parcel of land. By utilizing the grade of the land, a large portion of the foundation was laid above ground where full-sized windows and a door admitted light and air to a combination kitchen and dining room. The unexposed part of the cellar was entered through the kitchen and used as storage space. Building material and structure: Wood clapboard, wood frame with light members. Condition: Excellent.

22 NORTH COTTENET STREET, c. 1830; contributing.

2 1/2 story front gable symmetrical Greek Revival structure with 2 interior brick chimneys. A full width porch on main (west) façade has squared vernacular Doric pillars and centered wide wooden steps leading from brick walkway to front door which has side lights on main façade. Building material and structure: Stucco, wood frame with light members and stone foundation. Original owner was Brenson F. Jewell as shown in 1857 plan of Irvington; This is one of the original 27 dwellings of Irvington. There is a 1-story, 2-bay addition on the rear (east) façade. Condition: Good.

32 NORTH COTTENET STREET, 1890; contributing.

This is a 2 1/2 story structure with flat hip roof having a widow's walk and pedimented dormer windows. Roof brackets are paired on eaves and on porch. A protruding angled triple bay window is on the south side having small brackets; another smaller angled bay window protrudes on same façade towards the front of the house. The L shaped porch extends across the front of the house and around to north facade has hip roof. Building material and structure: Wood frame structure with light members, having brick foundation and clapboard siding. Structure originally had wood shingles, as seen in early photograph. This house was renovated in the late 1960's. Original architect's plans are extant and owned by the Historical Society. Small house in rear built in 1960; on east there is 2 story addition.

Alexander Hunter built and lived at 32 North Cottenet. Hunter's home is typical of the local, late 19th Century "Hudson River" residential development, employing reminiscent eclectic classical design. The Italianate cornice brackets and neo-classic (Tuscan) porch columns are adapted in wood for a domestic structure. Considered "transitional" in style, combinations of Greek Revival, Queen Anne and Colonial Revival influences can be recognized. Window styles are an example of modern technology around the turn of the century.. Hunter built 4 Queen Anne style houses at 25-31 North Dutch Street to provide assured income for his wife. Condition: Excellent.

7-9 SOUTH COTTENET STREET, c. 1880; contributing.

2 1/2 story side gable structure with 2 interior brick chimneys, a raised foundation and a front porch which extends about 1/2 way across the main façade. The entire house is set above street level and is accessed by steps from street; there are retaining walls at north and west borders of property. Some 6 over 6 wood sash windows are still intact. Building material and structure: Aluminum siding, wood frame with light members. This appears to have been a small side gabled house with an addition to the south and the two sections have been altered to accommodate a 2 family dwelling; there are 2 separate entrances, one on the southern portion of the original structure, and the other in the middle of the addition. There is a covered porch in front of both sections of the structure, the southernmost porch being inset. 2-story, 3-bay gable roof addition on south façade and 2-story, 2-bay flat roof addition on east façade; none of the windows are original; all having storms. Condition: Good.

10 SOUTH COTTENET STREET, c. 1889; contributing.

2 1/2 story, medium hip slate roofed structure distinguished by square cut course granite, having arched windows of 1st story that have radiating voussoirs. The porch on main (east) façade has ornate grouped capitals and a projecting 5-sided bay window above 2nd story. There are 2 dormers on main façade having 5-sided windows with single pane triangular lower window and patterned smaller triangular panes above. Bay window above entrance has same patterned panes above rectangular single pane windows below. Structure has 2 interior stone chimneys and a curved verandah in rear on west façade with view of Hudson. Building material and structure: Stone, shingles; masonry load bearing walls, contrasting pale colored banded coursing segments house in 4 sections below bracketed eave. House is an excellent example of Romanesque Revival architecture in Village, and most original details remain intact, excepting storm windows added on the 1st and 2nd floor. This two and one half story stone structure was built in

1898 for John H. McCullagh, one of New York's famous police captains, who joined the force at the time of the Civil War draft riots. A custom-built Victorian eclectic influenced by the English Norman style of masonry construction popular during the Romanesque Revival period between 1880 to 1900. Characteristics of this style are the ashlar stonework, half round arched windows with neatly cut voussoirs, and bold but simple massing of the building. Five sided hipped dormers and hipped roofs are also typical features. 2-story, 1 bay shingle addition on south façade. Condition: Good.

11 SOUTH COTTENET STREET, c. 1870; contributing.

This is a 2 1/2-story cross gable (offset) eclectic structure with overhang having 2 crenellated interior brick chimneys and a 2 story porch on the northern third of the main (west) façade with Gothic influenced flat arched decorative brackets. The window in central gable may have originally been an entrance door and is pedimented and shuttered. There are paired shuttered windows in the central section of structure on the second story and an octagonal window with octagonal hinged shutter in central gable. An overhanging medium hip roof is on the southern end of front face which also has a shuttered window and probably was an early addition. Building material and structure: brick foundation, clapboard, wood frame with light members; windows vary in number of panes, all are wood sashed. There is a 2-story, 3-bay, medium-hipped roof addition on south façade and a carriage house in rear; shrubbery and plantings on property. Much original fabric and detail remains. Condition: Good.

16 SOUTH COTTENET STREET, c. 1970; non-contributing.

2 story contemporary house with central street level entry door and paired windows on either side with 3 over 2 lights above and single pane below. Second story overhangs the first story slightly, having smaller window in the center and larger windows on either side placed directly above paired windows of the first story. Structure is side gabled with slightly hipped roof and aluminum sided all around except brick fascia on 1st story front elevation and is set back from street having some shrubbery and lawn.

18 SOUTH COTTENET STREET, c. 1900; contributing.

2 1/2 story structure with cross gable roof extending over porch on main (east) façade and having a gable wall dormer on south façade. Rectangular-shaped windows on 3rd story of north, south and east facades have decorative detail underneath. Front elevation has barge board on gables and roof brackets are intact. An asymmetrical entrance having partially enclosed porch is at southeastern corner. South facing façade has protruding angled bay window with hip roof asymmetrically placed beneath pair of unshuttered 3 over 3 windows on 2nd story. A 3rd story in rear tower appears to have been partially enclosed in addition in rear of house, and there is an entrance to the ground floor of building (below street level, but set into slope) along south façade. Building material and structure: Structure has stone foundation and is clapboard, brick with shingles, and wood frame with light members having an interior brick chimney. Most of the house is clapboard excepting decorative shingles in gables. There is a sun porch on south façade between the second and third story and a dormer on main (east) façade over front porch. Much original fabric and detail remains intact. Condition: Good.

19 SOUTH COTTENET STREET, c. 1875; contributing.

2-story cross gabled structure with overhang and gambrel roof addition at main façade which has full width porch with 4 Doric pillars and pair of shuttered windows with wood sills under main front gambrel roof. Entrance has transom light at main (east) façade and there is an exterior chimney on south façade of cross gable. Windows are 6 over 6 wooden sashed windows and there is a retaining stone wall on west side. Building material and structure: Stucco, wood frame with light members. 1-story, 2-bay addition in rear on east façade and stucco treatment of facades; the lot has garage. There is an original small front gable wood clapboard shed to the southeast of the main structure that is in poor condition. Some original detail intact. Condition (main structure): Good.

21 SOUTH COTTENET STREET, c. 1970; non-contributing.

2 1/2 story modern house having wide driveway leading directly to prominently placed 2 car garage with four lights on each garage door and entrance to house asymmetrically placed to south of garage doors leading from a walkway supported by small retaining wall at driveway. A pair of rectangular vinyl cased windows are on 2nd floor to south of entry door, and 2 single windows are placed on the 2nd floor above garage doors. Entry door has 5 sidelights on both sides of entry door. Structure is set back from street and has some shrubbery and lawn. Condition: Good.

23 SOUTH COTTENET STREET, c. 1970; non-contributing.

Contemporary 2 story sided house having prominent 2 car garage with 2 windows placed over each garage door; south elevation has paired double hung shuttered windows. Steps and walkway from driveway lead to center entrance having sided paneled transom light. Structure has aluminum siding and stucco covered cement block foundation. Lawn and some shrubbery on either side of house; house is set back from street. Condition: Good.

25 SOUTH COTTENET STREET, c. 1970; non-contributing.

2 ½ story sided structure with 2 Palladian windows in the two dormers; one placed over the garage and one in main dormer over 1st floor protruding bay window with multiple panes of glass on first floor. Entranceway is adorned with triangular overhang having arched transom light over entry door having sidelights- a variation of the neo-classical style. Steps leading to entranceway have railings; Condition: Good.

28 SOUTH COTTENET STREET, c. 1960; non-contributing.

A modern traditional 2 story structure having brick facing on first floor and aluminum siding on the second floor. The windows are placed symmetrically in main section of structure, with paneled garage and dormered second floor to the north side. An interior brick chimney is placed at south end of building. Condition: Good.

30 SOUTH COTTENET STREET, c. 1920; non-contributing.

2 story side gable house with new brick facing on 1st floor and garage to the north of the centrally located entry door having arched voussoirs with stone coins at sides. - a detail which is echoed at the north and south corners of the house. The front door and the garage are set under an asphalt shingled hip roof addition that is set out from the rest of the front façade. There is an exterior brick chimney at south elevation. Condition: Good.

32 SOUTH COTTENET STREET, c.1940; non-contributing.

2 story colonial style structure with entry door with shed asphalt shingle roof. There is a 2 story addition at northern 1/3 of structure having no windows on the east (main) façade and with a slightly lower roof line than the main structure. The addition to the south of the structure has an octagonal window on the main (east) façade with side entrance on north façade having 3 /3 windows on upper portion of door and another bay to west of door; the second story has 1 bay on the north façade. The 1st floor is faced with stone, excepting the north side addition, which is wood clapboard, as is the 2nd floor. 2 shuttered windows on central portion of 2nd floor with dentilled cornice supporting moderately hipped gabled roof. There is an interior slope brick chimney on south side of the structure. House is set back from street with lawn and driveway. Condition: Good.

34 SOUTH COTTENET STREET, 1880; contributing

2-story, gambrel roofed structure with return eaves and wooden roof brackets. The structure has a full width hipped roofed porch with 4 doric pillars connected by simple square railings on main (east) façade which has 2 rectangular window bays and entry door at north section of main facade. Structure has interior brick chimney and wall dormer with gambrel roof on north façade. All windows are sashed 4 over 4 and there are 3 shed roof dormers on south façade. Building material and structure: Stucco, wood frame with light members. House is set back from street, shaded by a large tree, is surrounded by lawn and some shrubbery and also has a garage. It is located at southern end of residential block adjacent to Barney Park (a private residential area with large houses); directly across street to east are new homes (c. 1970) and to north are several houses of same period and scale. Condition: Good.

8 NORTH DUTCHER STREET, c. 1870; contributing.

This 1 story structure is attached to # 49 Main Street and likely an the original delivery entrance to the grocery store at #49 Main Street before it was altered. Central double doors denote entrance to shop and the doors and windows on either side have masonry lintels and sills. Shutters are closed. Many original details remain.

10-12 NORTH DUTCHER STREET, c. 1900; contributing.

2 1/2 story structure with multiple gable roof with center dormer having a pair of windows between gables on front (east) façade and horizontal brackets on deep overhang. Porch on the 1st floor main façade is between 2 bays which are set directly below the gables. The porch is almost half the width of the front of the structure and is supported by turned posts; the roof of the central porch is a hip roof having dentils and the porch has steps perpendicular to the house. A distinguishing feature of the house is that the southeast and northeast corners of the house are truncated (squared off) at the first floor. There is a shed roof dormer on main façade. To the south of the structure on the lot is a driveway which leads to a garage; a small wooden picket fence separates the house from the sidewalk. Building material and structure: Wood frame with light members and having a brick foundation. Wooden roof brackets is still intact and the house is clad with aluminum siding. Condition: Good.

11 NORTH DUTCHER STREET, c. 1840; contributing.

2 1/2 story cross gable roof with 2 interior brick chimneys. Main (east) façade is distinguished by a Palladian window on the 3rd story main (west) façade in center of main gable; on either side of the main gable are 2 shed roof dormers. Gable roof has return eaves and wooden roof brackets. This structure is the original Irvington Hotel and Saloon, which in 1889 was one of the four hotels in the Main Street area of the village; consequently, it is one of the largest structures on the block. (The other 3 hotels were the Union Hotel on N. Ecker, Busch's Hotel on N. Dutcher and the Main Street Hotel on N. Buckhout.) Today the saloon is gone but the hotel building is much the same except for the addition of the gable on the roof. Building material and structure: Aluminum siding, wood frame with light members; replacement windows. 1-story shed roof addition on west façade (rear) Condition: Good.

15 NORTH DUTCHER STREET, c. 1920; contributing.

2-story, medium hip roof with large overhang with distinctive eyebrow dormer having a louvered window on main (east) façade roof and a full width enclosed porch with leaded glass windows. Between porch supports are 3 decorative fan light design above 3 the bays of vertical panes of glass on main façade. The windows on original structure (excluding the enclosed porch glass) are 3 over 2 above and single pane below; windows on second floor are shuttered. Exterior brick chimney is prominent at south façade asbestos shingles; structure has garage and is set back from street with shrubbery, some lawn and decorative fencing between street and lawn. Building material and structure: Wood frame with light members. Similar in style to #17, directly to north. Condition: Good.

16 NORTH DUTCHER STREET, c. 1900; contributing.

2 1/2 story cross gable structure with return eaves and wooden brackets at overhang on gable roof and on flat porch roof. The turned porch piers support a flat roof; the porch is about half the width of the structure and is connected by simple square railing. A railing at the steps are set perpendicular to the house and lead in front over angled bay windows on first floor; the southwest window is truncated like the windows on the first floor on #10-12. Decorative fishscale shingles adorn gable on main (west) façade and there is a gable dormer on south façade. Building material and structure: Fieldstone foundation, wood shingles, wood frame with light members; some original detail are intact. A 2-story, 2-bay, flat roof addition on rear (east) façade and there is a deck addition having wood railings; a garage is placed to the south of the house and there is a small lawn in the back. Condition: Good.

17 NORTH DUTCHER STREET, c. 1920; contributing.

2-story, medium hip roof with large overhang with distinctive eyebrow gable having a louvered window on main (east) façade roof and a full width porch with square posts support a hip porch roof. Exterior brick on south façade chimney is prominent at south façade and the roof is asphalt shingles; windows vary in size and number of panes. Building material and structure: Shingles, wood frame with light members. Similar in style to #15 to the north; probably they were identical before alterations. Condition: Good.

18 NORTH DUTCHER STREET, c. 1840; contributing.

2-story, side gabled structure with small faux gable at main (west) façade. The main (west) façade porch has Doric vernacular porch supports from street level to 2nd floor since entire structure is built on raised brick foundation. Front steps are steep; turned spindle railings connect porch supports and railing on steps which lead to entry door. 3 windows on the 2nd floor are placed directly above 1st floor windows and entry door. There is an interior brick chimney at north end of the structure. This is the oldest house on

the street and is placed on the lot differently than the other houses which have gable ends that are turned towards the street. Building material and structure: Clapboard, wood frame with light members. Condition: Good.

20 NORTH DUTCHER STREET, c. 1885/1985; non-contributing.

2 1/2 story, gable roofed structure with raised foundation. The building has been completely altered over the last 20 years and the brick foundation is now clad in cement. Aluminum siding covers original wood clapboard and all windows have been replaced. The 1st and 2nd floor each have "picture windows" having one large pane in center and 2 smaller panes on either side. The second floor has a second, smaller window and there is a small window in the gable. Most of the original detail has been removed over the last decade and this is the only house on this side of street on the block which has removed the porch to incorporate it into the structure. Building material and structure: Wood frame with light members. Condition: Good.

21 NORTH DUTCHER STREET, c. 1920; contributing.

2-story gambrel roof with flared eaves and central shed dormer on the main (east) façade. Enclosed full width porch has decorative fan lights between porch supports in 3 bays, and the northern most bay is the entry door, also with fan lights. The porch has been altered in a manner almost identical to #15 North Dutcher, although the roof structure is different. There is an exterior brick chimney on south façade. Building material and structure: Entire first floor is enclosed by the porch so that the facing of the front of the building is not apparent though the shingles of the gambrel roof are prominent. The building is clad with aluminum siding. Structure is wood frame with light members. This is the only gambrel roof structure on the block; there is a garage and a 1 1/2 story gambrel roof addition on west façade. Condition: Good.

22 NORTH DUTCHER STREET, c. 1885; contributing.

2-story, Folk Victorian front gable structure with return eaves and an interior brick chimney. The full width porch on main (west) facade has decorative cross brackets; the railing is unusual in that it has horizontal as well as vertical rails. The stucco siding obfuscates some original detail and the trusses in the gable may have been filled in with stucco. Building material and structure is wood frame with light members. Identical to #24 in configuration and alterations. Building is set back from street and a central wide staircase leads to the full width porch above the raised brick foundation; the entry door is asymmetrically placed. Condition: Good.

24 NORTH DUTCHER STREET, c. 1885; contributing.

2-story, gable roof with return eaves and interior brick chimney. The full width porch on main (west) facade has simple unadorned fascia; the porch is sectioned by the 4 piers into 3 bays – the wide wooden steps lead to a central window and the entry door is on the southern side of the main façade. There are 2 rectangular bays on the 2nd story, 1/1 configuration. The stucco siding obfuscates some original detail, and the trusses may have been filled by the stucco. Eaves have aluminum trim, and the building material and structure is wood frame with light members. Identical to #22 in configuration and alterations. Building is set back from street and the foundation is raised brick and enclosed by wooden slats in criss cross pattern. Building material and structure: Stucco, wood frame with light members; aluminum trim. Same configuration as #22. Condition: Good.

25 NORTH DUTCHER STREET, 1897; contributing.

2 1/2 story, gable roof with double-gable-dormer on south façade having fishscale shingles. The gable on main façade protrudes over 1st and 2nd story with concealed porch. There is a prominent 2-story projecting bay window on main (east) façade and decorative shingles of bay window differs in pattern from the diamond pattern gable shingles. There are dentils above bay window and porch and the main façade porch has Doric columns. Simplified light framing techniques allowed wall extensions, over hangs, and irregular plans. Decorative detailing was mass produced and freely implemented on relatively small structures. Asymmetrical facades and stylistic details are freely adapted from both Medieval and Classical precedents. A predecessor of the modern Craftsman styles.

One of 4 in a row of identical houses, (numbers 25-31 North Dutcher) built by Alexander Hunter to provide an assured income for his wife; the houses sold out of Hunter family in 1944. The structures represent the Romantic Queen Anne style of Folk Victorian architecture and are particularly illustrative of

turn-of-the-century residential development in community. Building material and structure: Clapboard, shingles, wood frame with light members. Condition: Good.

26-28 NORTH DUTCHER STREET, c. 1870; contributing.

2 1/2, flat roofed Italianate structure with overhang and wooden roof brackets and a 2-story projecting gable on the main (west) façade. There are wooden lintels above windows and the structure has 2 front porches with wooden pillars on either side of central bay placed directly below steeply pitched gable. Stucco treatment of facades and the central tower may have been altered or added since it is unusual for a basically Italianate structure to have projecting tower with such a steeply pitched gable roof with lancet window. Building material and structure: Stucco, wood frame with light members with fieldstone foundation. The central tower was probably altered when #26 and #28 were separated into two separate dwellings; this structure is the mirror image of #28 North Dutcher. There is a driveway to the north of this building. Condition: Good.

27 NORTH DUTCHER STREET, 1897; contributing.

2 1/2 story, gable roofed Queen Anne structure with overhang and distinctive balustrade in arched opening in front facing gable which protrudes over 1st and 2nd story façade. Structure has concealed porch and a 2-story bay window with decorative shingles and dentils on main façade and porch with Doric columns and dentils. This is 1 of the 4 houses (#25-31), built by Alexander Hunter to provide an assured income for his wife, all are a good examples of late 19th Century residential development in Irvington and neighboring River Towns. In excellent condition, with much of the original details intact, the houses represent the Romantic Queen Anne style of Folk Victorian architecture. Simplified light framing techniques allowed wall extensions, overhangs, and irregular plans. Decorative detailing was mass produced and freely implemented on relatively small structures. Asymmetrical facades and stylistic details are freely adapted from both Medieval and Classical precedents. A predecessor of the modern Craftsman styles. The houses sold out of Hunter family in 1944; some interior changes have been made. Building material and structure: Clapboard, wood frame with light members with diamond and staggered patterned shingles. The style of the treatment of the facade is typically Queen Anne since it utilizes different and contrasting patterns and plays with various elevations, having both protruding bay windows and recessed upper porch with balustrade. Condition: Good.

29 NORTH DUTCHER STREET, 1897; contributing.

2 1/2 story front gable structure with overhang. The main gable protrudes over 1st and 2nd story with concealed porch on main (east) façade having a 2-story 3 window angled bay on each floor having dentils above 2nd story on main façade. The porch to north of bay windows on main façade has Doric columns, dentils and decorative fanned detailing at corners of porch supports and porch cornice; the entry door is centered within this porch, to the left of the bay windows, facing the house. The wood shingle patterns vary as is typical of Queen Anne influenced buildings.

1 of the 4 houses built by Alexander Hunter to provide an assured income for his wife which sold out of Hunter family in 1944. In excellent condition, with much of the original details intact, these almost identical houses represent the Romantic Queen Anne style of Folk Victorian architecture and are a good examples of Queen Anne residential development in Irvington and neighboring River Towns. Simplified light framing techniques allowed wall extensions, overhangs, and irregular plans. Decorative detailing was mass produced and freely implemented on relatively small structures. Asymmetrical facades and stylistic details are freely adapted from both Medieval and Classical precedents. A predecessor of the modern Craftsman styles. Structure is particularly illustrative of turn of the century residential development in community and has deck on rear (west) façade. Building material and structure: Clapboard, wood frame with light members on raised brick foundation. Located on small residential street adjacent to central business district, this structure is in a row with 3 other identical residences, all with very few changes; Condition: Excellent and attractively painted to emphasize original detailing.

31 NORTH DUTCHER STREET, 1897; contributing.

2 1/2 story front gable structure with overhang. The main gable protrudes over 1st and 2nd story with concealed porch on main (east) façade having a 2-story 3 window angled bay on each floor having dentils above 2nd story on main façade. The porch to north of bay windows on main façade has Doric columns, dentils and decorative fanned detailing at corners of porch supports and porch cornice; the entry door is

centered within this porch, to the left of the bay windows, facing the house. The wood shingle patterns vary as is typical of Queen Anne influenced buildings.

1 of the 4 houses built by Alexander Hunter to provide an assured income for his wife which sold out of Hunter family in 1944. In excellent condition, with much of the original details intact, these almost identical houses represent the Romantic Queen Anne style of Folk Victorian architecture and are a good examples of Queen Anne residential development in Irvington and neighboring River Towns. Simplified light framing techniques allowed wall extensions, over hangs, and irregular plans. Decorative detailing was mass produced and freely implemented on relatively small structures. Asymmetrical facades and stylistic details are freely adapted from both Medieval and Classical precedents. A predecessor of the modern Craftsman styles. Structure is particularly illustrative of turn of the century residential development in community and has deck on rear (west) façade. Building material and structure: Clapboard, wood frame with light members; raised brick foundation. Located on small residential street adjacent to central business district, this structure is in a row with 3 other identical residences, all with very few changes. 2-story porch on rear (west) façade. Shed-roof dormer on south façade. Condition: Good.

32 NORTH DUTCHER STREET, c. 1850; contributing.

2-story, gable roof with return eaves and full width verandah on main façade with vernacular Doric pillars and wooden brackets. Structure is on raised fieldstone foundation and steps leading up to off-center entranceway having original wooden paneled door with large pane of leaded glass. Building material and structure: Aluminum sided wood frame structure with light members, replacement windows and 2 interior brick chimneys. This is one of the older residences on street; others date from late 19th century - early 20th century. Condition: Good.

10 SOUTH DUTCHER STREET, c. 1895; contributing.

2-story structure with flat roof and extending wooden cornice which is now partially covered by 2nd story addition on main façade which hangs over a full width front porch. The verandah is adorned with wooden brackets, knee braces, and heavy balusters. The 2nd story of main façade has 2 sets of triple window rectangular bays and a pair of similar windows on the south façade; a pointed arched window frame (wooden) is on the 1st story of the south façade. Building material and structure: Stucco treatment of facade, masonry load bearing walls. There is a small garden on the northern side of house. Condition: Good.

9-11 SOUTH DUTCHER STREET, c. parking lot; non-contributing.

Parking lot to 56 Main Street (Sunnyside Federal) was a 2 1/2 story, offset gable roof with 2 interior brick chimneys, 2 porches on main (west) façade with double pediments and decorative supports and a pointed window in gable of main façade. Unusual configuration of what appears to be 2 attached houses. Structure was on map of Irvington in 1889.

14 SOUTH DUTCHER STREET, c. early 20th century; non-contributing.

This is a 2 story front gabled structure with 1 small shuttered window and aluminum entry door on front façade which is on same grade as the street level; the floor of the porch is cement. There is a full width porch covered by an aluminum awning on the front façade, 1st floor with metal porch supports. The second story has 1 small and 1 larger shuttered windows. The small residence is clad in aluminum siding and most of the original details are gone. A chain link fence separates the residence from the street; there is a shed roof addition and a garage at rear (west) of house. Condition: Fair.

13 SOUTH DUTCHER STREET, c. 1890; contributing.

2-story, flat roof at main (west) façade and gable roof over rear portion; front addition (west façade) of early 20th century is sympathetic to original structure and has a single window on the 2nd floor and on the 1st floor. Full width porch at street level with hip roof and 3 supporting posts. Building material and structure: Stucco, wood frame with light members; stone foundation. Porch has new brick foundation and there is an entry to basement to north of main entrance. A second entrance is on the south façade. This is one of the smallest houses on the block and has a garage. Condition: Good.

15 SOUTH DUTCHER STREET, c. 1895; contributing.

2-story, flat roofed structure with overhang and wooden roof brackets. Prominent 2-story pedimented double height porch on main (west) façade with brackets and Doric columns; brick foundation and interior brick chimney. Building material and structure: Stucco, masonry load bearing walls; brick foundation. Set on small residential street just to south of Main Street among other houses of same period and scale. Original site; storm windows and aluminum front door and having garage in rear. Condition: Good.

16 SOUTH DUTCHER STREET, c. 1870; contributing.

2-story, flat roofed structure with overhang and wooden roof brackets and having a full width front porch on main façade with wooden roof brackets, knee braces, and balusters. Windows and doors have wooden decorative lintels and sills. Structure has central brick chimney and windows are 6 over 6 on 2nd story, and 4 over 4 wooden sashed windows on 1st story. A fine example of Italianate residential style - most original details intact. Building material and structure: Stucco, masonry load bearing walls. This structure has a garage in rear and was same style as #10 to north before #10 was altered. Condition: Good.

17 SOUTH DUTCHER STREET, c. 1920; contributing.

2-story structure with flat roof and cornice on main (west) façade and there is a 1-story addition on main (west) façade which protrudes somewhat under hip asphalt shingled roof to accommodate a triple bay of windows and a 2 car garage. Windows are 6 over 6 and wooden sashed. 2nd story door on main façade has no visible means of access; possibly structure was a carriage house and 2nd floor door was for loading hay or other product. Building material and structure: Original wood clapboard can still be seen on south and north facades; the foundation is brick with stucco facing; masonry load bearing walls. Condition: Good.

18 SOUTH DUTCHER STREET, c. 1890; contributing.

2 ½ story front gabled structure with steps leading to entry door and pedimented porch with vernacular Doric porch supports and 2 windows to the north of the entry door on east façade. The structure has central brick chimney and projecting attic story with rectangular 3 over 3 window in gable. Building material and structure: Composition shingles, wood frame with light members. Appears to have been identical to #14; there is a 1-story, 2 bay flat roof addition on rear (west) façade. Condition: Good.

19 SOUTH DUTCHER STREET, c. 1890; contributing.

2 ½ story structure with gable roof and projecting gable on main (west) façade with decorative fishscale shingles and small rectangular window. Structure has 2 story porch on main façade with dentils, brackets and other details as is typical of Queen Anne influenced architecture. Railings on 2 story porch vary, the upper story being more detailed, indicating that the first story railings have been replaced. Building is on raised brick foundation and there is a street level entrance to basement below main entrance which is reached by steps set perpendicular to the house and sidewalk. Condition: Fair; many original details intact.

20 SOUTH DUTCHER STREET, c. 1880 (surveyor's estimate); contributing.

2 1/2 story, cross gable roof with central brick chimney having full width porch on main (east) façade and surrounding lights of front door on main façade. The foundation is raised and brick and there is a garage. On south façade of building there is a protruding bay window and 2 small windows, one on the 2nd story, and one at the 3rd; at west façade is an addition with a shed roof; some original details intact. Building material and structure: Aluminum siding, brick foundation covered by stucco; wood frame with light members. Condition: Good.

21-23 SOUTH DUTCHER STREET, c. 1920; contributing.

2-story, flat roofed structure has been altered to allow for multi-family dwelling has small overhang and a full length porch on main (west) façade. The structure is set on a raised brick foundation and the 2 front doors have transom lights with a central railing at porch support to separate different entrances. The alteration is sympathetic and does not disturb the symmetrical lay out of building and front entry steps have been widened to accommodate the double entries. Building material and structure: Clapboard, wood frame with light members. Condition: Good.

22 SOUTH DUTCHER STREET, c. 1970; non-contributing.

2 story contemporary houset with the garage on north side of main (west) façade and the entry door slightly off center having stone steps leading up to door. There is an external brick chimney at south façade and 1 pair of windows to south of entry door and 2 single windows over garage. Single windows slightly above street level; lot has a lawn and some shrubbery. Condition: Good.

24 SOUTH DUTCHER STREET, c. 1970; non-contributing.

2 story contemporary residence with garage incorporated into house at north side of main (west) façade, having entry door slightly off center of structure. Pair of windows on the first and second story to the south of entry door, and single windows to the north of door. Pedimented porch at entry is echoed by pedimented false cross gable. Prominent brick pavement and walkway leads to garage and to front door, and shrubbery and circular garden with fence for climbing roses to the north of garage. Condition: Good.

25 SOUTH DUTCHER STREET, c. 1880; non-contributing.

Italianate 2 ½ story structure with flat roof and raised brick foundation to access full height basement. Steep steps lead to full width porch supported by squared porch supports; flat roofed porch is bracketed as is the cornice above. It appears that a window on the second floor was removed, possibly when aluminum siding, replacement doors and windows were added. Condition: Good.

26 SOUTH DUTCHER STREET, c. 1970; non-contributing.

Contemporary 2 story residence with garage set into slope below 1st story at north end of main (west) façade. 2 entry doors slightly off center denote that this structure is probably a multi-family dwelling. A window with 2 smaller windows are at the southern corner of main façade on the 1st and 2nd stories, and to the north of entry door, placed one over the other, are 4 other windows, 2 on each floor. Building material and structure: Aluminum siding, cement foundation. Condition: Good.

27 SOUTH DUTCHER STREET, c. late 19th century; non-contributing.

2 story flat roofed structure with aluminum siding and small interior entry porch on the northern most corner of main (east) façade. A 3 window bay is to the north of entry door, with 3 over 2 windows above and single panes below. 2nd floor has 3 windows; 1 small 3 over 2 above and single pane below, and the other 2 windows have single pane below and above. Possibly this was an Italianate structure with full width porch, since enclosed. It appears to be attached to #25, a taller Italianate structure. Condition: Good.

29-31 SOUTH DUTCHER STREET, c. 1970; non-contributing.

2 story structure that appears to be 2 separate buildings attached having 3 brick chimneys and 2 roofs at different heights. Vinyl windows are both paired and single. There are 2 different entries at different heights at the main (east) façade and brick steps are steeper at north (29) residence. Condition: Good.

7 NORTH ECKAR STREET, c. 1885; contributing.

1 story, 1 room stucco building with hipped roof. Most of the east (main) façade is plate glass and the entry door, is wood frame with small panel and large plate glass. This was originally a shed or single shop which appears to belong to 65 Main Street.

9 NORTH ECKAR STREET, between 1889 and 1901; contributing.

2 1/2 story, gable roof, wall face gambrel on south side having 2 interior chimneys. The southeast corner has 5 sided bay window that wraps around corner and has finial atop of bellcast roof. Full width front porch has fan design set in arched pediment above entryway and squared porch supports; front windows are 2 over 2. The upper gambrel and gable have half round windows and east façade has oval window on 2nd floor and another eclipsical design at edge and another extended bay with gable roof and ½ round closed off window. Illustrative of Queen Anne style turn of the century residential development of village and retains many elements of the period. To south is 1-story front structure which is used for storage. West end (rear) has 2-story shingle addition with porch railing on top. Building material and structure: Stucco with brick foundation and wood frame with light members. Condition: Good.

10 NORTH ECKAR STREET, c. 1890; contributing.

2 ½ story asymmetrical structure influenced by the Romantic period, having remnants of Queen Anne and Greek revival elements. Several wooden steps with wooden railing lead to entranceway having pedimented protruding gable roof that probably was more highly decorated before siding was applied. A restrained box bay window having asphalt shingled hip roof; 3 bays having 6 over 4 lights in central portion of window, with smaller 2 over 2 windows on either side. Building material and structure: aluminum siding, composition shingle roof; stone foundation. Condition: Good.

11 NORTH ECKAR STREET, c. 1890's; contributing.

A 2-story structure influenced by the Romantic period with low gable roof and a 2-story full width porch on main (east) façade; the porches are each supported by 4 square posts with cross brackets. 2 bays have wooden cornices and there are wood fish scale shingles between the two windows. Windows on 1st floor appear to be in original location but second floor window and door do not appear to be. Building material and structure: Stucco foundation, wood shingles on 2nd floor and clapboard on front lower floor, wood frame with light members. Condition: Good.

14-16 NORTH ECKAR STREET, late 19th century; contributing.

Large 2 1/2 story, gable roof with modified hip at northwest and southwest corners having fan design within 2 triangular pediments. West (main) façade has 2nd floor protruding angled bay window (5 bays) with dentilled cornice and hipped asphalt shingled roof. Upper part of gable has wood shingles and 1/2 round window. There are 3 brick chimneys on south, north, and east sides. Porch has wooden steps with wooden railing at each end leading up to separate entrances. Building material and structure: Brick raised foundation, shingles; wood frame with light members. Condition: Good. The northern half of structure and the southern half have different owners.

15 NORTH ECKAR STREET, c. 1890; contributing.

2-story, flat roofed structure having a full width porch with hip roof and 4 square posts on main (east) façade and having hip roof shed in rear (west). Full width porch has turned spindle railing between porch supports. Building material and structure: Composition shingle, stucco covered brick foundation, wood frame with light members. Original detail was probably removed at cornice. 1 story addition on west side with shed roof. Condition: Good.

18 NORTH ECKAR STREET, early 20th century. non-contributing.

2 story gambrel roof structure with 2 triangular lights in gable and 3 large windows on 2nd story overhanging 2 car garage doors with plain panels and 1 entry door at street level. Entry door has 5/3 lights. This stuccoed structure has been recently remodeled. Condition: Good.

20 NORTH ECKAR STREET, c. 1890; contributing.

2 ½ story, gabled roof reflecting Queen Anne influence due to fish tail shingles at gable. Returns have wooden brackets along edge and an interior brick chimney and small rectangular window in gable on west façade. 1st story has triple bay windows protruding from façade into porch. Full width porch on west façade adorned with 2 large pediments at each end above 2 separate entry doors to multi-family dwelling; they are supported by 4 wooden columns. Building material and structure: Shingles, wood frame with light members. Despite new vinyl siding, some original detail remains, including denticulated cornices beneath pediments, shingles, brick foundation and full width porch. Cement front steps. Condition: Good.

21 NORTH ECKAR STREET, 1895 on cornerstone, southeast corner of roof; contributing.

2-story, flat roof with modified roof edge having interior brick chimney at south side façade. The front façade (east) has 2-story bay and steps leading to cellar on south side, and porch with front door north side. There is a brick porch foundation with wood floor and all windows are 6/2. Unlike other 4 houses in this grouping, this house has its own private porch. Window in cellar has radiating voussoirs. This structure (#21) has corner stone for group with date 1895 on southeast corner of roof. Building retains much original detail. Building material and structure: Brick, stone foundation with slate tile on roof edge and masonry load bearing walls. The southernmost in a group of 5 houses, all identical except for the bay window and door vary in each. This type of structure grouping is unusual in community, except notably on North Buckhout Street, where the joined "row houses" are built on raised foundations due to

the topography on that street. Both groups of row houses were built for Lord and Burnham housing. Stucco applied to south wall. Metal porch supports and rail. Condition: Good.

23 NORTH ECKAR STREET, 1895 corner stone roof #21 Southeast corner; contributing.

2 story, flat roof with modified slate at roof edge. Main east façade has 2nd story bay window. Exterior steps to cellar on south façade with radiating voussoirs on door. Porch on north façade is flat roofed supported by doric columns complete with brick foundation and wood flooring. 6 over 6 windows throughout except 4 over 1 windows in bays. This structure retains much original detail. Building material and structure: Brick, stone foundation with slate tile on roof edge and masonry load bearing walls. This is the second most southern in a group of 5 identical and additional houses, only the side of the porches, bays and doors vary. This type of structure grouping is unusual in community, except notably on North Buckhout Street, where the joined "row houses" are built on raised foundations due to the topography on that street. Both groups of row houses were built for Lord and Burnham housing. The group is almost at the north side of a dead end street. Condition: Good.

24 NORTH ECKAR STREET, c. 1900; contributing.

2 ½ story front gable structure with small window in gable and slight overhanging eaves. Full width porch at front main façade with hip roof and 4 square porch supports. Windows are all shuttered and are replacement 1 over 1, except windows at back addition on north façade that has shed roof. Picket fence separates small yard and house from sidewalk and metal railings lead from sidewalk to entry door. Structure has interior chimney. Condition: Good.

25 NORTH ECKAR STREET, 1895 corner stone roof #21 Southeast corner; contributing.

2-story, flat roof with modified slate roof edge. 6/2 windows, 4/1 on sides of bay. On east façade (front) is front porch. On south side 2nd bay window and steps to cellar north side. Cellar window has radiating voussoirs. Flat roof porch has Doric columns, brick foundation, and wood floor. Building material and structure: Brick, stone foundation with slate tile on roof edge and masonry load bearing walls. This is the third most southern in a group of 5 identical and additional houses, only the side of the porches, bays and doors vary. This type of structure grouping is unusual in community, except notably on North Buckhout Street, where the joined "row houses" are built on raised foundations due to the topography on that street. Both groups of row houses were built for Lord and Burnham housing. The group is almost at the north side of a dead end street. Condition: Good.

26 NORTH ECKAR STREET, c. 1900; non-contributing.

3 story medium gable roof with returns. Oval stained glass leaded window in west end gable was removed since 1981 inventory was completed. Structure has brick chimney at east end of gable and is aluminum sided, having all replacement windows. This is the original site of Union Hotel and Saloon but there are no obvious remnants of earlier structures. Building material and structure: Aluminum siding, stone foundation, wood frame with light members having a 2 story addition with shed roof open at first level creating garage space for 2 cars at street level. Condition: Good.

27 NORTH ECKAR STREET, 1895 (corner stone on SE corner); contributing.

2-story, flat roof; east façade has 2-story bay window; porch has Doric columns on main (east) façade; door on main façade is panelled with large window of small lights; brick foundation This type of row house grouping is unusual in community; this structure (#27) retains much original detail. Building material and structure: Brick, stone foundation with slate tile on roof edge and masonry load bearing walls. This type of structure grouping is unusual in community, except notably on North Buckhout Street, where the joined "row houses" are built on raised foundations due to the topography on that street. Both groups of row houses were built for Lord and Burnham housing. Condition: Good.

28 NORTH ECKAR STREET, c. 1860; contributing.

2 story structure with gable roof, central brick chimney on original (south) end of house; the gable roofed structure is joined to a flat roofed 2 story structure. 1st floor north end has double windows with hood moulding. Wooden porch with 4 posts and rail. The south end of gable has 1/2 round. Building structure and material: Brick, masonry load bearing walls. Influenced by the Romantic period yet the details are very understated. The full width porch on southern section of house has square Doric columns and plain lintels that are of a late simplified Greek Revival style, while the asymmetrical plan and window sashes,

are more evocative of a restrained rural Italianate style. This building is directly across the street from the Pastime Club on the east side of N. Eckar Street. In addition to its use as a private residence, in the 1920's it served the village as a Speakeasy. Remnants of its more boisterous days are still extant in the basement. An early picture shows a scene of merriment in violation of the 18th Amendment. There is a driveway to the north of house leading to a garage to the northeast of the house. Condition: Excellent.

29 NORTH ECKAR STREET, 1895 (corner stone on SE corner); contributing.

2-story, flat roof; east façade has 2-story bay window; porch has Doric columns on main (east) façade; door on main façade is panelled with large window of small lights; brick foundation This type of row house grouping is unusual in community; this structure (#29) retains much original detail. Building material and structure: Brick, stone foundation with slate tile on roof edge and masonry load bearing walls. This type of structure grouping is unusual in community, except notably on North Buckhout Street, where the joined "row houses" are built on raised foundations due to the topography on that street. Both groups of row houses were built for Lord and Burnham housing. Condition: Good.

31 NORTH ECKAR STREET, c. 1875; contributing.

This is a 2 1/2 story structure having mansard roof with wooden brackets and elliptical hooded dormer type windows. L-shaped porch has hip roof. A good example of residential Greek Revival architecture. Building material and structure: Brick foundation, shingle roof and façade, wood frame with light members. West façade has garage. Among other 1 and 2 family houses of same approximate period and scale. Originally housed "The Pastime Club". The basement contained a bowling alley at the turn of the century; a 1920's speakeasy was housed in the structure next door. An ad in a 1949 issue of the Irvington Gazette showed the club was still active, offering lessons in Ballroom and Tap dancing. Replacement windows and shingles exist, though much original details remains intact. Driveway to north of house slopes down to a garage and entry to basement level. Condition: Good.

3-5 SOUTH ECKAR STREET, c. 1970; non-contributing.

2 story, flat roofed building with 2 car garage at street level, with door almost center of the house, and large plate glass window with 2 smaller double hung windows on either side of plate glass. On second story, west façade, there are 2 similar windows. 1st floor facing is concrete; 2nd floor facing is composite shingle. South façade has 3 smaller windows on 2nd floor, and 2 small windows on 1st floor. Condition: Good.

6-8 SOUTH ECKAR STREET, late 19th century; contributing.

2 story, flat roofed structure with extending eave, remodeled to allow for multi-family use; the 2 entrances are on either side of enclosed porch which is supported by heavy squared piers. 6 simple replacement double hung windows placed symmetrically on second floor. 1st floor corner windows are squared off at the north and south corners of the main (east) facade so they face the street at an angle. Metal railing alongside few steps up to entranceways. Condition: Good.

10 SOUTH ECKAR STREET, c. 1870; contributing.

3 story flat roofed structure with striking 6 sided tower at north side at 2nd and 3rd story which has bay shape with eaves and brackets on roof. Windows on 3rd story are 6/6; 1/1 on 2nd story and 3 bays of 2/3 windows on the 1st story. The east façade is 3 story and north side has only 2nd and 3rd storsy, leaving 1st floor open access to rear garage underneath 2nd and 3rd story tower. Building material and structure: Aluminum siding, wood frame with light members. Alterations have enclosed entry level porch and built out on the 2nd and 3rd floors. Detail at cornice of main structure has been lost due to alterations to accomodate multi-family dwelling. Condition: Good.

11 SOUTH ECKAR STREET, c. 1880; contributing.

Brick Italianate 2 1/2 story flat roofed structure with double large brackets in center and at corner front façade (west) with smaller brackets interspersed, and contrasting decorative masonry lintels around windows. This structure appears to be 2 attached structures, having a narrower addition which is set back from the main structure. At the present time, the smaller and narrower 2 story section at the southern end of this structure appears to be an addition, but photographs indicate that both structures are original brick, the smaller section was missing the cornice and architectural detail that the larger section retains. There is a full width porch with wooden floor in front of larger sesction of the structure, and it is

supported by 4 gracefully carved porch supports which is connected by simple wooden railings. A metal railing is placed at the brick steps leading from the street level up to the porch level. The structure appears to be in the process of remodeling at this time; the smaller section is now clad in vinyl; the main structure retains its original brick façade. Raised stone foundation allows access to basement which has 1 door and 2 leaded glass window at street level below full width porch. Door is aluminum having a transom light; and house is set back somewhat from street. Stucco covered foundation on main (west) façade. Arched windows in 2 bays on 2nd floor on north façade, and there is a flat roofed 1 story addition in the back at eastern façade. Condition: Fair.

12 SOUTH ECKAR STREET, c. 1870; contributing.

2 story flat roof structure with new brick on chimney at south side. Main (east) façade full width porch has a hip roof and 4 columns with cross brackets. Main roof slopes down slightly to west. Building material and structure: Stucco, stone foundation, wood frame with light members. Adjoins house to North that is of a completely different style, covered with aluminum siding. Set back from street and has shrubbery between house and sidewalk. Condition: Good.

13 SOUTH ECKAR STREET, c. 1900; contributing.

1 story, 1 room flat roofed stucco clad shed with 2 wood frame rectangular windows to the south side of single wooden door with wooden steeply pitched shed roof. Door has 2 over 3 window panes over wooden panel. Structure is fronted by chain link fence and is surrounded by lawn. Roof has wooden cornice. Unsure if this structure belongs to # 11 or #15 South Eckar. Condition: Fair.

15 SOUTH ECKAR STREET, c. 1900; contributing.

2 1/2 story structure with gable roof and central brick chimney. Wood brackets adorn eaves and pedimented entry porch supported by 2 wooden posts, wooden steps and hand rail. Small inset in gable partially covers small 6 light window. 1st floor has shallow bay window with hip roof. Building material and structure: Painted brick foundation, vinyl sided, wood frame with light members. House is set on raised brick foundation having window at basement (street) level. Condition: Good.

16 SOUTH ECKAR STREET, late 19th century; contributing.

2 1/2 story front gable structure, having an interior central brick chimney. Front porch probably was a full width porch on the original structure and is about 3/4 width of the present structure which includes addition, and has hip roof and 4 square posts. Building material and structure: Shingles, asbestos shingles, wood frame with light members. 2-story addition with gabled roof at north end with garage at basement level and bay 3 sided bay window above, slightly above level of 1st floor on original structure. Condition: Good.

17 SOUTH ECKAR STREET, 1890 – 1901; contributing.

Symmetrical 2-story combination gable and hip gable roof with wall face gable at west side and roof on either side framing both entrances. Extended eaves over doors at each end of east façade. Masonry steps with small hedge at slight above street level lies between 2 entry ways. The unusual character of the entire structure suggests severe alterations when it was converted from a 1 family to 2 family house. Building material and structure: Stucco, wood frame with light members. Extensive alterations to main (west) façade Condition: Good.

18 SOUTH ECKAR STREET, c. late 19th century; non-contributing.

2 1/2 story structure with gable roof and central interior brick chimney. The 2 story addition entirely obscures the original side gables structure that was set back from the street; it was probably originally a full width 1 story porch. Visible details from street: all windows are 6 over 1 except one 6/6 window in gable and front door is recessed and has 15 lights. Building material and structure: Stucco, wood frame with light members. Condition: Good.

19 SOUTH ECKAR STREET, late 1870's; non-contributing.

2-story, flat roofed structure with brick chimney on south side. Roof cornice has 6 brackets. Original porch was enclosed so that present entry is a vertical board enclosed area with louvered window on south façade. Main (west) façade has plate glass, double width window and entry door with 3 horizontal lights. Building material and structure: Stucco, wood frame with light members; wooden siding on front porch/picture window. Condition: Good.

20 SOUTH ECKAR STREET, c. 1880; contributing.

Small 2 ½ story stucco structure with gable roof and 2 bays, all 6/1 except one 6/6 window in gable which is composition shingle. Distinctive feature of this structure is an broken pediment over entry arch and 3/5 lights at sides of small entry porch with 3 stone steps leading to doorway; roof of entry porch and structure is composition shingle and there is an interior brick chimney at back of structure. House is smaller but similar to #18. Condition: Good.

21 SOUTH ECKAR STREET, c. 1870; non-contributing.

3 ½ story, gabled roof with interior brick chimney at north and south ends. Front porch at street edge is cinderblock covered with cement. Veranda at street level is supported by square, heavy cut piers and connected by simple railing; internal staircase leads to 2nd floor entrance, apparently leading to additional apartment when house was remodeled as multi-family structure. Third floor has a string of double hung windows. Most architectural importance was lost with the additions on the west façade. Building material and structure: Stucco, wood frame with light members. On south façade there is an enclosed porch addition on 2nd and 3rd floors with exterior wooden stairs, leading to additional apartment entrances. Condition: Good.

22 SOUTH ECKAR STREET, c. 1880; non-contributing.

This structure is set back from #24 (on south) which is attached and is a 2 story flat roof Italianate influenced building having cornice and wood brackets on 1st and 2nd stories. There are 2 entrances at street level between 2 posts, which may have been moved from porch before it was enclosed and there are a pair of 1/1 windows to south of entry doors. Building material and structure: shingle roof, stone foundation, wood frame structure with light members. Condition: Good.

24 SOUTH ECKAR STREET, c. 1885; contributing.

2-story structure having a 2-story full width porch on main (east) façade and entry door with transom light at south end of main facade. A pair of windows matching pair on 1st floor of 22 Eckar is centered in this portion of the structure; there are cement steps leading to entry from street and the floor of porch is wood. Building material and structure: Stone, shingles, asbestos shingles, stone foundation, wood frame with light members. 22 and 24 South Eckar appear to have been built separately, but were probably joined when alterations were undertaken to allow for multi-family use. Condition: Good.

26 SOUTH ECKAR STREET, c. 1870; contributing.

2 1/2 story, gable roofed structure having front door with pediment hood and brackets; front door is elaborate modern metal work. Structure has aluminum siding with green trim and green asbestos shingle in gable. Green awning overhangs bays on 1st floor and single awnings above 2nd floor windows. Building material and structure: Wood frame with light members. Set back slightly from street; there is no barrier between sidewalk and front of house and there is a small yard in rear (west side) of house. Condition: Good.

27 SOUTH ECKAR STREET, c. 1870; contributing.

Small 2 1/2 story gabled roof, with small extension on west façade. Front full width porch has hip roof with 4 posts, wood floors, steps and railings connecting posts and at sides of steps leading up from street level. All windows are 6 over 6 and there is an interior ridge chimney at the north façade. Building material and structure: Shingles, asbestos shingles, stone raised foundation, wood frame with light members. 1 2-story addition on east façade with shed roof and a 2nd 1 story addition with flat roof on east façade. Original shed garage with 4 bays and driveway on south side of house. Condition: Good.

28 SOUTH ECKAR STREET, c. 1875; non-contributing.

2 story side gabled structure that is similar to #30 directly to the west, this structure appears to have been altered to resemble #30; possibly, this was a main structure and the other was a shed since it appears to be placed in the same building lot as #30. Building material and structure: Shingles, wood frame with light members; new brick fascia east façade. This house and the one west of it (#30) are slightly smaller than other houses on street. Front porch has metal railing and shed roof over entry door; #28 has no chimney visible from street; #30 does. Condition: Good.

30 SOUTH ECKAR STREET, c. 1890; non-contributing.

2 story side gabled structure that is similar to #28 directly to the east; this structure appears to have been altered to resemble #28; possibly, originally it was a shed belonging to #28 since they appears to be located in the same building lot. Entry porch with hip roof on east façade varies slightly from #28; both having new brick fascia on 1st story. The gable has a small window and there is an interior stucco-clad brick chimney at north end of gable; 3 bays on each floor. Building material and structure: Shingles, wood frame with light members.. Condition: Good.

29 SOUTH ECKAR STREET, c. 1880; contributing.

2 1/2 story side gabled structure with brick chimney at south end. Each story has 3 bays and all windows are 6/6. 9 steps lead up to entrance from street level allowing access to an additional entrance to basement. 1st floor at entry level is an enclosed porch alteration. Building material and structure: Aluminum siding, stucco, wood frame with light members.. Condition: Good.

31-33 SOUTH ECKAR STREET, c. 1900; contributing.

Named "Connemara" after the town in Ireland where the stone building materials originated, this 2-story symmetrical structure has double height full width wood porch with 2nd story spindled railing and heavier balustrade at entry level. Porch at entry level is supported by 4 Ionic columns. Cornice has dentils and wreath decorations punctuate façade between 5 bays on each level. A basement entrance is accessed from main façade exterior (steps down). A good example of residential Greek Revival architecture, unusual in the Village. Building material and structure: Brick, stone, stucco, stone foundation, with masonry load bearing walls. Last house on east side, the south end of South Eckar, next to Barney Park. 1 and 2 family houses on block, all different in style and character. Condition: Good.

32 SOUTH ECKAR STREET, c. 1870; contributing.

Small 2-story structure with gable roof and stucco covered interior chimney at south end. Full width porch is supported by simple posts connected by squared railings; the roof is slightly pitched. Entry door is located at north end and 2nd story has 2 bays, while 1st floor has 2 bays in addition to the entry door. Building material and structure: asbestos shingles, wood frame with light members. Last house at south end of dead end street. Shed roof addition on west façade and there is a small garden on north side of structure. Condition: Good.

11 NORTH FERRIS STREET, c. 1870; contributing.

This 2 1/2 story structure is the only cross gable structure on block and has carved gable decoration on 3 facades and many original details are largely intact. Double height full width porch is supported by Doric columns having some decorative detail at street level and main entrance (east façade) has retained transom. Railings on 1st and 2nd story differ – on 1st story, railing is simple and squared, and on second railings are cross-patterned between turned spindles. Building materials and structure: Composition shingles, stucco, wood frame with light members. Porch at 2nd level main (east) façade is stucco over clapboard and the window at 2nd level has been changed to door at main façade. There is a rear addition which is 1-story with a shallow hip roof. Condition: Good.

15 NORTH FERRIS STREET, c. 1880; contributing

2 1/2 story side gable structure having a full width 2-story, gable roof addition on main (east) façade which obscures the original façade. 9 bays of 1/1 windows extend over the second floor front addition, over which there is a large gabled. The 1st floor similarly is lined by 1/1 glass windows and entry door. South façade has 4 windows on main (original) structure and 3 on west façade addition. There is a separate entrance to the basement on the west façade, which is set into the slope. The interior chimney is set on the ridge of the roof. Building materials and structure: Composition shingles, wood frame with light members. Condition: Good.

19 NORTH FERRIS STREET, c. 1850; contributing.

2-story side gable structure with overhang and 2 interior brick chimneys having a fieldstone foundation. The full width porch with square columns is a Greek Revival embellishment added around 1880; there are 3 small windows on both the 2nd and the 1st floor. The number of panes of windows vary, but all are wood sashed; windows on 2nd story are shuttered.. The symmetrical plan and design is reminiscent of the tenant farmhouses of the early Georgian period. Federal period second floor ("piazza") attic style

windows appear above the porch. The design is deliberately simple and appears similar to the original John Jay homestead developed in Bedford around the turn of the 18th century. Building material and structure: Clapboard, wood frame with light members. Condition: Good.

21 NORTH FERRIS STREET, c. 1900; contributing.

1 ½ story structure with large roof dormer and full width porch with decorative porch supports connected by simple square railing. Roof is steeply pitched and has been changed when large dormer was added on main (east) façade. This is 1 of the 2 similar large roof dormer buildings on block; only visible early element retained is the interior brick chimney. Building material and structure: Stucco, wood frame with light members. Irvington Middle School gym is directly across street; 1-story rear addition. Condition: Good.

25 NORTH FERRIS STREET, c. 1900; contributing.

2 1/2 story front gable structure having 2-story porches on main (east) façade supported by Doric pillars on both floors connected by simple squared railing. 3 bays on each floor symmetrically placed. Building material and structure: Brick foundation, stucco, wood frame with light members. Condition: Good.

27 NORTH FERRIS STREET, c. 1890; contributing.

2-story Italianate structure having the only flat roof on block and wooden cornice on main (east) façade; An early picture shows the original Irvington Fire House when it was located at the end of North Ferris Street at the turn of the 20th Century. With the construction of a new fire house in the Town Hall, the building was moved 50 feet to this (present) location on the west side of North Ferris Street and was converted to a private residence. The cornice and the placement of the upper floor windows have remained unchanged. The alarm bell on the roof now sits in front of the new fire house on Main Street. Building material and structure: Composition shingles, clapboard, wood frame with light members; brick foundation. Shed roof rear addition. Condition: Good.

29 NORTH FERRIS STREET, c. 1910; contributing.

1 of the 2 large front roof dormer buildings on block having an interior brick chimney. Full width porch at street level is supported by simple squared posts connected by spindle railing. Building material and structure: Vinyl siding, wood frame with light members. Large dormer added on main (east) façade; main entrance enclosed; additional main façade added; 2 separate rear additions; large rear deck. Condition: Good.

9 SOUTH FERRIS STREET, c. 1885; contributing.

This is a 2 1/2-story front gable roof with 3 wooden roof brackets at extension on main (west) façade. Entrance on main façade is indented and a restrained box bay window is located to the south on 1st story of main façade with shed roof. 2nd story has 2 bays with 1/1 replacement windows; there is a metal railing in front of structure. Building material and structure: Composition shingles, Wood frame with light members. Condition: Good.

11-13 SOUTH FERRIS STREET, c. 1885; contributing.

This is a single structure divided into two properties with separate addresses and owners. This symmetrically built structure with 2 front porches at either end of main (west) façade is a 2 1/2 story, cross with cross gable roof with return eaves having 2 interior brick chimneys. Projecting gable of main (west) façade having 2nd story windows on north side; there is a 2nd story, flat roof addition in rear. Building material and structure: Composition shingles, wood frame with light members, having a brick raised foundation. Condition: Fair.

12 SOUTH FERRIS STREET, c. 1890; contributing.

2 1/2 story, cross gabled Queen Anne style structure with restrained box bay window on 1st story of main (east) façade, and recessed entrance on main façade having cross hatched design on pedimented gable over doorway. Entry porch is narrow, and the roof is supported by carved columns; the eaves are bracketed in an Italianate-influenced style; the porch has simple railings. There is an exterior chimney on south gable end, and an internal chimney on ridge of front gable. All windows, except the bay are 2

over 2 wood sash windows. Building material and structure: Brick foundation, wood frame with light members, drop siding; gables are fish scale shingles; some of the gable trusses are adorned with the fish tale shingle, and some have cross hatch decoration. Much original detail is intact. Large dormer on north façade with 2 over 2 windows and having fish tale design. This structure is a cross-gabled version of numbers 14, 16, and 18 South Ferris. The north wing was added in 1996, utilizing authentic details and materials to conform to vernacular style. Condition: Good.

14 SOUTH FERRIS STREET, c. 1890; contributing.

2-story structure Queen Anne style structure with front gable roof and interior brick chimney having dentilled cornice over shallow main (east) façade windows and a cross-hatched design which embellishes the porch gable. Victorian folk style columns support protruding dentilled pediment. The structure is wood clapboard except for the gable, which is fishtale shingle. Much original detail intact. Building material and structure: Wood clapboard and shingle, wood frame with light members. Condition: Excellent.

16 SOUTH FERRIS STREET, c. 1890; contributing.

2 story structure influenced by the Queen Anne style with front gable roof and interior brick chimney. Some decorative elements have been retained especially at porch gable. Victorian folk style turned columns support protruding dentilled pediment. This structure is very similar to 18 South Ferris and was built at the same time as most of the houses on the south side of the street. Building material and structure: Wood frame with light members; house is clad with vinyl siding. 2nd floor has 2 shutters; replacement windows. Located on the residential block, adjacent to Main Street; houses are similar in scale and style. Condition: Excellent.

17 SOUTH FERRIS STREET, c. 1857; contributing.

This is a 2 1/2-story structure with high pitched cross gable roof, having full length windows on 1st story main (west) façade and pointed arched windows on third story and pendant within point of gable on main façade. The front door on main façade has side lights and the porch has Doric columns supporting porch roof. 2-story, 2-bay gable roof addition on south façade with gable dormer and pointed arch-also bay window- both on west façade; 1-story, 1-bay gable roof addition with rounded arch window on north façade. The cross gable roof, open rake with exposed purlins, full length windows on the first floor front façade and remnants of a vergeboard and verandah are distinctive features. The Doric columns are of Greek Revival style and are probably not original to the house. The one and a half story gable structure on the north side was the original entranceway and can still be seen, although the doors now appear as windows. Building material and structure: Composition shingles, slate roof, wood frame with light members. This house is a good example of the Gothic Revival with many original details retained. Built in the 1850's by Elisha and Almira Chapin, this house is unique on the block for its large size and configuration. Building material and structure: Condition: Good.

At the turn of the century, this was the home of Emil Wistrand who was an immigrant from Sweden and a prosperous businessman in the village. A notation on the back of a photograph indicates that Wistrand operated four businesses in the village, among them was a movie theater located on the south west corner of Ferris and Main Streets.

18 SOUTH FERRIS STREET, c. 1890; contributing.

2 ½ story Queen Anne style structure with front gable roof and interior brick chimney. Folk Victorian style turned columns support a protruding porch pediment; the porch entrance is recessed. Building material and structure: Aluminum siding, wood frame with light members. Similar to # 14 and # 16; structure probably had more decorative detail (similar to #14) before house was clad in siding. Condition: Good.

20 SOUTH FERRIS STREET, c. 1900; contributing.

2 1/2 story, cross gable roof Queen Anne style structure has interior brick chimney and 2-story bay window on main (east) façade. The porch on main façade has sunburst decorative detail on gable above entranceway on veranda roof which is supported by square cut columns joined by simple railing. Gable has one double hung window. Some original detail remains. Illustrative of turn-of-the-century residential development in community. Building material and structure: Aluminum siding, wood frame with light members. Condition: Excellent.

22 SOUTH FERRIS STREET, c. 1968. ; non-contributing.

Modern colonial revival style two story, two family colonial revival style structure on double lot, with basement garage and entrance at front façade. Materials: Light wood frame, brick foundation and aluminum siding. Condition: Good.

26 SOUTH FERRIS STREET; c. 1820, contributing.

2 story, side gabled symmetrical structure with decorative verge boards on northern and southern elevations in gable eaves. A single step up from the sidewalk leads to partial wrap around porch, low pitched roof and Greek Revival simple porch supports connected by rails. Windows are embellished with saw tooth cornice; This is one of the oldest houses on the block; one of a few with original wide clapboards, having interior ridge brick chimney. Some original detail is retained. Building material and structure: Clapboard, wood frame with light members; decorative wood trim over main façade windows and in gables and on surrounding veranda. Condition: Good.

28 SOUTH FERRIS STREET; c. 1895; contributing.

2 story simple Folk Victorian house having slightly pitched roof over full width porch extending around northwest corner having 4 slender posts supporting the hip porch roof. Structure is built on narrow site and right at sidewalk line with small step up from the sidewalk which has retained its original porch. Building material and structure: Aluminum siding, wood frame with light members. One of the six 2 story, gable-end-to-street structures on the street having shutters on 2nd level at main (east) façade and asphalt shingles on roof. Condition: Good.

30 SOUTH FERRIS STREET, c. 1880; contributing.

2-story side gabled structure with interior brick chimney having a full-width porch on main (east) façade with shuttered windows on 1st story. Elaborate saw cut decorative railing connects porch supports which are turned and substantial compared to size of structure. 3 bays on 2nd story are not shuttered. Building material and structure: Stucco, wood frame with light members, with aluminum siding at south and north facades. Condition: Good.

32 SOUTH FERRIS STREET, c. 1870; contributing.

2-story, small, side gabled stucco and tin roof structure with a shed roof addition on the rear (west) façade. There is an exterior brick chimney on south façade and 2 over 2 wood sash windows on 1st story with stone foundation and only 1 small window on 2nd story. Building material and structure: Aluminum siding at north and south sides and stucco on main (west) façade; wood frame with light members. Structure appears on the 1881 map of the Village of Irvington. Its small size, proximity to the sidewalk, lack of a porch, tin roof and scarcity of windows make it appear older and distinctive. The design is reminiscent of an early Georgian farm building; similar to a smith shop or simple care taker residence. Condition: Good.

34 SOUTH FERRIS STREET, c. 1950; non-contributing.

2 story side gabled symmetrical structure having 3 windows on 2nd story and central entry door flanked by 2 windows on 1st story. Entry door has pediment and the suggestion of pilasters at sides. Exterior brick chimney at southern end of structure. Building material and structure: Brick with asphalt shingle roof.

8 AQUEDUCT LANE, on 1889 Crawford's map; non-contributing.

2 story, flat roofed vinyl clad, building having a brick foundation and 2 bays and entry door on 1st floor, west façade and 3 bays on the 2nd story. A second entrance is facing a parking lot, on the south facade, having 6 bays on the 1st floor in addition to the centered entry door, and 6 bays on the 2nd floor. Eaves are widely overhanging, and there is a metal fire escape leading to the second floor from a 2nd floor door at the southwest corner of the structure. This building is on the 1889 Crawford's insurance map and is marked "carpenter's shop;" significant alterations having occurred over the years. Condition: Good.

10-12 AQUEDUCT LANE, on 1889 Crawford's insurance map; non-contributing.

2 story structure with 3 painted and raised truncated pediments are placed over 2 prominent garage bays and inset 5/5 storefront window which is not centered over 3rd bay pediment. There is a single door with cloth awning to the south of garage doors and window at the southwest corner of the building. The front is an addition and is crenellated at top; visible is a vinyl clad front gabled structure behind garage addition

with large 2/2 picture glass window. Front addition is stucco; north and south facades are original brick. Condition: Good.

14-16 AQUEDUCT LANE, c. 1880; contributing.

2 story, flat roofed structure having raised stone foundation and bracketed cornices on all sides. Originally a one family residence, 2 entry doors have been added when converted to multi-family dwelling. Steps leading from driveway and parallel to Aqueduct Lane on west facade lead to wooden porch having a window on either side of the 2 entry doors. 2nd story, west facade, has 2 pairs of rectangular windows with wooden sills on either side of a single window which is centered over entry doors. Full width porch on west facade is supported by 4 squared piers, connected by simple wooden railing; the roof is wide, flat and unadorned. South elevation, 1st story, has a 3 bay angled window with cornice and 3 windows on 2nd floor. Several small windows are visible at basement level and there is a small entrance to the basement stepping down from street level on the west facade; south facade abutts driveway and garage. Condition: Good.

GRINNELL STREET, 1900-1937; contributing.

These houses, part of what became known as the Behrens enclave, were built by Richard Behrens and his son from 1900 - 1937/8. Homes on Grinnell Street have pitched roof and detailed wooden porches and they comprise the "largest uniform area in the village."² They have changed little over the years with the exception that some of the porches have been enclosed. The west side of the street reflects Greek Revival influences; houses on the east side reflect Folk Victorian influence. Street named for Moses Grinnell, married to Julia Irving, Washington Irving's niece. A merchant, he was a representative to Congress, and worked to have the name of Dearman changed to Irvington.

9 GRINNELL STREET, c. 1900; contributing.

2-story structure with attic under pitch roof, having wooden shutters on 1st and 2nd levels of front facade, bay window at 1st story level and porch with 2 wooden pillars with railing and steps up directly to front door from the sidewalk. This is the first of 4 houses in a row on the east side of Grinnell, which is only one block long, built at the same time, in the same style and by the same architect/builder, (Richard Behrens & Son) to the same plan. Building Material/Construction: Wood frame with light members, stone foundation; wooden clapboard with fish scale wooden shingle detailing; Condition: Good.

11 GRINNELL STREET, c. 1900; contributing.

2-story structure with attic under pitch roof, having wooden shutters on 1st and 2nd levels of front facade, bay window at 1st story level and porch with 2 wooden pillars with railing and steps up directly to front door from the sidewalk. This is the second of 4 houses in a row on the east side of Grinnell, which is only one block long, built at the same time, in the same style and by the same architect/builder, (Richard Behrens & Son) to the same plan. Building Material/Construction: Wood frame with light members, stone foundation; wooden clapboard with fish scale wooden shingle detailing; Condition: Good.

13 GRINNELL STREET, c. 1900; contributing.

2-story structure with attic under pitch roof, having wooden shutters on 1st and 2nd levels of front facade, bay window at 1st story level and porch with 2 wooden pillars with railing and steps up directly to front door from the sidewalk. This is the third of 4 houses in a row on the east side of Grinnell, which is only one block long, built at the same time, in the same style and by the same architect/builder, (Richard Behrens & Son) to the same plan. Building Material/Construction: Wood frame with light members, stone foundation; new metal siding; new windows; new wooden siding (vertical) around base of bay window and around top of front porch and bay window; shutters removed; fishtail wooden siding detail removed. Condition: Fair.

15 GRINNELL STREET, c. 1900; contributing.

2-story structure with attic under pitch roof, having wooden shutters on 1st and 2nd levels of front facade, bay window at 1st story level and porch with 2 wooden pillars with railing and steps up directly to front door from the sidewalk. This is the second of 4 houses in a row on the east side of Grinnell, which is only one block long, built at the same time, in the same style and by the same architect/builder, (Richard

² Knight Sturges, the chairman of the landmarks committee, (Tarrytown Daily News, 4/8/76).

Behrens & Son) to the same plan. Building Material/Construction: Wood frame with light members, stone foundation; wooden clapboard with fish scale wooden shingle detailing; new metal siding; shutters removed; fishtail wooden siding detail removed; new windows. Condition: Good.

10-12 GRINNELL STREET, c. 1920; contributing.

Semi-detached 2-family house located on west side of Grinnell Street, the 1st of 4 residential structures built at the same time, the same architect/builder (Robert C. Behrens) to the same plan. Directly to the north is a back garden to a commercial, contributing structure that faces Main Street, on the NW corner of Grinnell and Main. This is a 2-story, with attic dormer windows facing street on each, having shutters on 2-level front windows and having a 2nd level balcony on back (west) façade. Built on steep grade descending to the west, the basement is above ground, with windows and a door that opens to the back. #12 has a finished basement. Separate garage structure behind house, which is reached by a back alley used by residents of #10, 12, 14 & 16. Stone foundation. Building Material/Construction: stucco, wood frame; porches are enclosed with new windows and there are new windows on 2nd-level front façade. Condition: Good.

10 CROTON PLACE, 1905; contributing.

First house south of 'Behrens Flats' mixed-use building on Main Street. Small scale simple design, two story plus attic under gable roof, with ground floor porch extension very close to sidewalk and curb. 'New York' style double hung windows (2 divided lights over 1 single lite). Small single window at end of gable roof, small central chimney for boiler, no fireplace. Wood frame, stone/brick foundation, 6" wood clapboard exterior, asphalt shingle roof. Condition: Good.

12 CROTON PLACE, 1910; contributing.

Small scale simple design, two story plus attic under gambrel/barn style roof, with ground floor porch extension very close to sidewalk and curb. 'New York' style double hung windows (2 divided lights over 1 single lite). Paired windows at end of gable roof, small central chimney for boiler, no fireplace. Building material and structure: wood frame, stone/brick foundation, 8" painted wood shingles exterior, asphalt shingle roof.; north porch enclosed with horizontal oriented hopper windows, small extension at rear of house at second level held up on lolly columns; railing removed from porch extension. Some windows replaced with vinyl sash and new shutters have been added. Condition: Good.

14 CROTON PLACE, 1910; contributing.

Small scale simple design, two story plus attic under gambrel roof, with ground floor porch extension very close to sidewalk and curb. 'New York' style double hung windows (2 divided lights over 1 single lite). Single window at end of gable roof, small central chimney for boiler, no fireplace. Porch railing with 'x' pattern extent. Shutters missing. North porch enclosed with jalousie windows, aluminum screen door. Building material and structure: wood frame, stone/brick foundation, 6" aluminum siding exterior, asphalt shingle roof. Good condition.

16 CROTON PLACE, 1905; contributing.

Small-scale simple design, two story plus attic under gable roof, gable end toward street, with ground floor porch extension very close to sidewalk and curb. Single window at end of gable roof, small central chimney for boiler, no fireplace. Building material and structure: wood frame, stone foundation, painted cement stucco exterior, asphalt shingle roof. East porch is enclosed with aluminum double hung windows and aluminum screen door. All windows have been replaced with aluminum double hung windows. New shutters and roof. Condition: Excellent.

18 CROTON PLACE, 1916; contributing.

Slightly larger scale than neighbor's this 2 ½ story structure having ground floor porch very close to sidewalk and curb. Located on corner of Croton Place & Home Place, south façade has bay window and shingled wide shed roof dormer addition. Original 'New York' style double hung windows (2 divided lights over 1 single lite). Paired original six divided light window at end of gable roof. Stucco at attic story between half-timber structure, deep roof soffit incorporates Yankee hidden gutters small central chimney for boiler, no fireplace. in place. Corner trim in place. Storm windows on all windows and original porch steps, post and railing extent. Shutters missing although hardware for original shutttrs remain. Building material and structure: wood frame, stone foundation, 6" wood clapboard exterior, asphalt shingle roof.

New wood screen door. Glass enclosed rear porch. West facing three car detached garage faces Grinnell St. at rear of property. Condition: Fair; painting needed, shutters missing and garage in poor condition.

10 EAST HOME PLACE, 1910; contributing.

Three-story gambrel roof with ground floor porch/veranda extension on brick foundation. The risers are stucco covered with slate tread and iron railings at stairs to porch. Original wood shingle siding is revealed where windows were replaced and the siding was removed. The structure is set close to the sidewalk and curb and has two windows at end of gambrel roof and a small central chimney for boiler. Building material and structure: wood frame, stone/brick foundation, composite shingle exterior, asphalt shingle roof. The north porch has been restored recently, porch roof original hip design. New windows and storm sashes, no shutters extant. Stainless steel flue on east side of house added for wood burning fireplace. Aluminum screen door, new windows in rear and old cedar shingles exposed. Condition: Good.

14 EAST HOME PLACE, 1910; contributing.

This is the first house west of Croton Aqueduct State Park. Three-story gambrel roof, gable roof extension to south enclosed rear porch with ground floor porch extension and bay window. Close to sidewalk and curb. Small single arched window with keystone, brackets and small shed roof above second story door to porch balcony indicative of detail. Two windows at end of gambrel roof, small central chimney for boiler, no fireplace. Separate garage. Building material and structure: Wood frame, stone/brick foundation, composite shingle exterior, asphalt shingle roof. Good condition, north porch enclosed, porch roof has asphalt 'mansard' roof with iron rails not in keeping with wood frame construction. New windows and storm sashes, no shutters extant. Brick and slate stairs with wrought iron railings.

2 EAST HOME PLACE, 1910; contributing.

Three-story gable end roof with ground floor porch extension on brick foundation. Concrete and brick stairs leading to porch has iron railings. Two windows at end of gambrel roof, small central chimney for boiler. A one car detached garage faces Grinnell St. extension. Close to sidewalk and curb, the building material and structure is wood frame, stone/brick foundation, having stained wood shake siding exterior and asphalt shingle roof. New windows and aluminum storm sashes, original shutters extant. Shake shingles added in renovation. Condition: Good.

4 EAST HOME PLACE, 1910; contributing.

One of a row a six detached 2 1/2 story row houses facing north and fronting on East Home Place. Single pitched roofs alternate with gambrel roofs in the composition formed by the house fronts. This structure, the fifth in the pattern starting from the east, had a gambrel roof, which is still visible in the front facade. It has been modified with the addition of front to back shed dormers on either side that have been integrated into the original gambrel roof creating a full third floor with a shallow single pitched roof. Like all of the homes in the row, 4 East Home is set on a moderately high basement and has an open wood porch on the front facade accessed by a central staircase. The porch architectural elements are non-original and a broad masonry staircase has been added replacing the original wooden steps. The front door is on the east side of the porch. All facades of structure are covered with a composition shingle most likely covering clapboard siding. Double hung windows are replacement units. A two-story addition with a partially open porch on both levels has extends into the rear yard of the structure. Building material and structure: wood frame, stone/brick foundation, composite shingle and aluminum sided exterior, asphalt shingle roof. Condition: Good.

6 EAST HOME PLACE, 1910; contributing.

Three-story gabled roof with ground floor porch/veranda extension on brick foundation. Wide central wood stairs lead to wood porch with original square wood columns tightly spaced wood stiles and railing. Close to sidewalk and curb. Two windows at gable end facing street. New porch added in rear. Small central chimney for boiler. Wood frame, stone/brick foundation, asphalt shingle and aluminum sided exterior, asphalt shingle roof. New windows and white finish aluminum storm sashes, new vinyl shutters throughout. Very Good condition.

8 EAST HOME PLACE, 1910; contributing.

Three-story gambrel roof with ground floor porch/veranda on brick foundation. Original bay window on porch. Original round wood columns and tightly spaced vertical wood stiles on railing porch. Stairs to

porch have stucco covered risers, slate tread and iron railings. Close to sidewalk and curb. Two windows at end of gambrel roof, small central chimney for boiler. Wood frame, stone/brick foundation, wood shingle and aluminum sided exterior, asphalt shingle roof. New windows and clear finish aluminum storm sashes, no shutters extant. Very good condition.

16 WEST HOME PLACE, c. 1880; contributing.

This ornate Victorian structure appears on the Crawford Insurance map of 1889 at its original location on the east side of North Ferris Street. In the picture below it can be seen in the lower left corner next to the F Street School, which stood on the site of the Middle School gym. The house was moved on railroad tracks to its present site sometime around the turn of the 20th century. Ernie Behrens, the Village building inspector for many years, recalled as a child greasing the tracks on which his father moved the building. Created with much eclectic whimsy, its details reflect Greek Revival, Queen Anne, and Italianate styles. Condition: Good.

7 NORTH DEARMAN, on 1901 map; non-contributing.

2 story structure having a large garage door on the southeast side of building and 2 entry doors to the north. Center entry door leads to garage and north door leads to office above. Stucco and aluminum siding. Condition: Good.

9 NORTH DEARMAN, on 1901 map; contributing.

2 story side gabled stucco sided structure with brick foundation with brick step up to asymmetrical entrance on the southeast corner of building. Low pitched roof with ridge interior chimney. 4 simple 6over6 windows, 2 on each floor. Structure is set close to sidewalk and buildings on either side and have garage. Condition: Good.

11-13 NORTH DEARMAN, c. 1910; contributing.

2 ½ story front gabled stucco structure with medium pitched roof over porch that has metal supports and railing. House has been altered considerably to allow for multi-family use; 1 door to each dwelling on either side of east facing front façade and a pair of windows are in center. This house probably had simple wooden porch supports and entry door and 2 windows placed below in centrally located gable. Condition: Good.

9 SOUTH DEARMAN, on 1889 Crawford's insurance map; contributing.

Front gabled, 2 story Folk Victorian influenced structure originally having a full width porch with decorative brackets and bracketed cornice on flat roof of porch; now 2/3 of the full porch has been enclosed while decorative brackets have been retained, as have 2 turned porch supports and cross brackets at entryway. 2nd story has single recantular window centered in trussed gable. Building material and structure: Composition shingle, stucco covered brick foundation; shed roof addition with separate west facing entrance at the west façade. Driveway is directly to the south of the structure, leading to garage. Condition: Good.

10 SOUTH DEARMAN, c. 1910; non-contributing.

2 ½ story front gabled structure having widely overhanging eaves entrance directly on sidewalk to north of protruding double bay rectangular windows which have shed roof. Wide replacement windows are centered over 1st story entrance and windows and there is a small replacement rectangular window in the front gable. 5 windows are placed in somewhat random fashion on north and south facades and there is a small aluminum clad addition in the back of the house, having a 2 story deck extending from flat roofed addition at west façade; a separate garage is located to the northeast of structure. Condition: Good.

19 SOUTH DEARMAN, c. 1875; contributing.

A 3 story cross gable clapboard structure having ¾ width porch with cross brackets at square porch supports and bracketed cornice at porch roof. Wooden porch has folk Victorian influenced railing in rectangular random pattern and 2nd story has three grouped rectangular bays at the west side above entry door. There is a truncated angled window facing northwest at 1st story and steeply pitched cross gables at west and north facades with gable windows. Flat roofed addition on 3rd story on southwest side is set above sloped roof and there is a side entrance at north façade in rear addition. Once part of the Crosby property as indicated on an 1881 map, this structure was owned by the Catholic Church in the for

36 years in the late 1900s and was a convent in which teachers from Immaculate Conception lived. Original kitchen was in the basement. Condition: Good.

35 SOUTH DEARMAN, c. 1900; contributing.

2 story structure with hip roof. This clapboard residence having entry door at northwest corner of structure with overhanging pedimented entry with cross brackets. New single pane windows are grouped vertical rectangular in shape and are centered on the main (east) façade on 1st and 2nd stories. There is a similar pedimented entry with cross brackets on north façade also having 4 older 3/2 windows on both lower and upper portions of windows. The 2nd story north façade has 3 windows, 1 being a pair of smaller 3/2 windows that are centered in the structure. There is an interior brick slope chimney at NW corner; dormer on north façade has no windows. A brick walkway leads from street to both side and main entries, and main entry has metal curved railing at door. Building material and structure: Wood clapboard, wood frame with light members; brick foundation. Condition: Good.

0 ELM PARK, 1907; contributing.

Not visible from street, this structure is located at the end of South Dearman Street.

THE CHURCH OF ST. BARNABAS, 1853, 1863, 1906, 1960; contributing.

Located on North Broadway, The Church of St. Barnabas and related structures are located on the west side of Broadway (Route 9), which runs perpendicular to Main Street and parallel to the River. The Church property of approximately three acres is bounded on the west by the Croton Aqueduct, on the north by an historic Presbyterian Church, and on the south by the properties fronting Main Street. The east and north elevations of the Church, including the chancel, transepts and tower are clearly visible to passers by from Broadway, as is the main, east elevation of the Parish Hall.

The original portions of the Church, and of the Rectory to the south, date to the 1850s; both structures received numerous but mostly sympathetic additions up through the mid-twentieth century. The Lynch Gate, which frames the view of the Church from Broadway, and the Parish Hall to the north of the Church were built at the turn of the twentieth century. In the 1960s, the Church and the Parish Hall were linked by a low-profile office wing, and a two story classroom wing was added to the rear of the Parish Hall. These late additions are unobtrusive and all but invisible from the street.

The Church of St. Barnabas is a beautiful example of gothic revival, ecclesiastical architecture of the mid-nineteenth century. The Church is an asymmetrical, one-story structure on a partial basement, with a fifty-five-foot-high, massive, square, crenellated tower above the crossing. The present Church is made up of several additions, all of granite stone walling, with slate roofs and sympathetic gothic details, including limestone window moldings and tracery, and bluestone coping on the tower and buttresses. The original chapel, built on the site in 1852-53, serves as the nave of the present Church and the original framing (utilizing whole logs in part) is visible from the basement; the crossing and tower with its cylindrical stair turret, the transepts and the chancel were added in 1863. There is no side aisle to the south, but The Luke Memorial Chapel, built in 1945, lies in the position of a side aisle to the north side of the nave.

The interior of the Church is equally dramatic, with soaring, exposed wood trusses and roof framing. Dark wood tongue-and-groove wainscoting and early pews further accent the white plaster ceilings and walls, and glazed Gothic arches separate the nave from the Luke Memorial Chapel. The floor of the chancel is mosaic, and a large skylight, indirectly lit from the tower, surmounts the crossing. The fifteen stained glass windows date from 1860s to the 1950s, and many are in need of preservation. The window behind the chancel is by James Powell & Sons, Whitefriars. Three in the Nave are purported to be by Henry Holladay, two by Heaton, Butler & Bayne, and one by John Lafarge. The three windows in the Luke Memorial Chapel were designed and executed by the firm of Oliver Smith of Philadelphia. There are also two Tiffany windows; one dating from 1896, and one made by the Tiffany Studios in 1942.

The Lynch Gate, built in 1899, frames the view of the Church from Broadway (Route 9). Like the Church, it is of granite and limestone with a slate roof and gothic detailing; its roof is crowned gabled clock and copper finials.

The Parish Hall, built in 1902 in a Collegiate Gothic style compatible with the Church, faces the west edge of the circular drive, which lies immediately to the north of the Church. It is a one-and-one-half-story structure, also of granite with similar limestone and gothic details, but with an asphalt shingle roof. The Parish Hall is connected to the Church by an unobtrusive; single-story office wing built in the 1960s, and is enlarged to the rear by a two-story classroom wing of the same period. These more recent additions

have vertical wood siding, generous casement windows and flat or low-slopped roofs, and, as noted above, they are sited so as to be essentially invisible from the street.

The Rectory lies to the south of the Church and it, like the Church, is made up of several additions. The earlier sections are also of granite with slate roofs, and date to the construction of the original Chapel in the 1850s. The "piazza," or front porch on the south elevation was built in 1889. The rear portion of the house, built around the turn of the twentieth century, is clapboard with an asphalt shingle roof. The rectory can be reached from both Broadway and from North Dearman Street.

LAMBROS SERVICE STATION, 1938; non-contributing.

Service Station prominently located at northwest corner of Broadway and Main Street having angled 1 story brick structure, 5 garage bays and metal frame over gas pumps. Original site of a three structure "the Dinkel building" (not the same Dinkel building that still exists at 48 Main Street).

6-10 SOUTH SOUTH BROADWAY, 1900; non-contributing.

The 1st story of this 2 ½ story turn of the century building is completed obscured by 2 large front additions which provide 4 storefronts for various businesses. The original structure is built on the slope above Broadway, and the storefronts are added in front and to the east of the original structure to front Broadway. The original structure is a 2 ½ stories and is front gabled with large prominent dormer at north and south facades. It is brick on the 2nd story and is clad with aluminum siding on top floor and in gables (the 1st floor is obscured by addition). Wood bands demark the edge of 2nd and top floor. The south gable dormer has 3 angled bay windows protruding from dormer. Center gable has pair of rectangular windows in gables. There are 3 bays on main façade on 2nd story. At the north façade, the 1st floor is visible from the street, having 2 segmented arches windows. This elevation is reached by walkway from Broadway between one of the storefronts (having a separate exterior brick chimney) and a separate structure which is presently River City Grille- a 50's diner which was renovated in the 1990's. The north façade of the original structure has similar angled bay window as that of the south façade, though it protrudes from building side more on the northern façade and is larger than that on the south façade. There is an eyebrow dormer to the northwest of the angled bay. There is a 1 story, flat roofed addition at the rear (west) façade. Included in this parcel is a lot on which a auto detailing concern is located; a large garage structure on a lot, which provides some parking for the restaurant and the auto detailing concern. Condition: Good.

12 SOUTH SOUTH BROADWAY, 1888; contributing.

Built by Lord and Burnham. 2 ½ story red brick cross gabled structure with half-timbering and reflecting Gothic Revival and Tudor style influences, especially in 2 front facing gable elaborated vergeboards, bay windows and porch detailing. Main (east facing) façade has step up from Broadway to enclose porch entranceway which is enclosed, having 7 sections of 2 over 4 glass above a vertical board Tudor influenced 1st story. Door 2 over 3 with transom light above. Glass enclosure is probably added but original Gothic influence porch arching remains. To south of central entrance is a bay window with contrasting masonry lintels and masonry course sill. Windows are 1 over 1 double hung leaded glass. Over bay window, on 2nd floor is a second restrained bay window protruding slightly from façade supported by bracketing. Windows in bay are 1 over 1 pointed Gothic arched windows below highly pitched gabled roof having Tudor detail and 2 windows in gable. A central smaller hipped roof dormer sits between 2 larger gables; gable on north side, front façade is smaller than the other with no window and somewhat less detailing. A second enclosed porch faces south with wide overhanging roof and some Gothic and Tudor detailing. Driveway to north having garage to north side. Additional parking is to southeast of property. Condition: Good.

Survey

IRVINGTON HISTORIC DISTRICT SURVEY ANALYSIS

Overview

In general, the results of the Main Street Historic District survey indicate that the area's property owners favor the implementation of some kind of guidelines to ensure that the character of this neighborhood remains harmonious and generally consistent with the way it looks now, in 2002. Examine the response percentages to questions # 4D , 9I & 10J.

Questions were framed to come at questions from different angles (e.g. #17Q & #9I). It is important, therefore, to analyze the percentage breakdowns carefully of such questions in order to get an accurate reading of the community's opinion.

There seems to be a **favorable consensus** for the following issues:

- “adopt local legislation to ensure the **preservation of the view of the Hudson River along Main Street**” (#6F)
- use of **financial incentives** (# 11K & 12L)
- **restricting new buildings** to ensure that they would be in harmony with existing character (#17Q)
 - **establishing guidelines** for renovation, demolition and new construction (#9I) is also generally favored
- **burying utility lines** along Main Street for a one-time cost of \$100 (#27AA)
 - responses were more equivocal for a one-time cost of \$200 (#28AB) or for the cost spread out over several years (#29AC)
- **ensuring that the roof lines of Main Street “step down”** (#30AD)

Specific Issues

However, the responses to questions regarding the following issues were more nuanced, probably reflecting a prudent caution on the part of respondents. Until Main Street owners and residents know how these issues will be worked out in concrete terms, they are generally not ready to have a definite opinion. It is these areas that should be addressed in the public hearings:

- **establishment of historic district guidelines requiring approval of certain alterations (#5E)**
 - **Mandatory v. voluntary compliance with historic district guidelines (#13M & 14N)**
- **Boundaries of proposed district**
 - **Matthiessen Park; Hudson River; Broadway; Barney Park (#7G)**
 - **Only Main Street: (#8H)**
- **Review of building applications from an historical perspective (#15Q.)**

Building Elements Subject to Regulation

- Respondents were in generally in favor of regulations covering:
 - Building height (#18R)
 - Set-back from street (#19S)
- Respondents were **not as in favor** of regulations covering: replacement/removal of:
 - Windows (#20T)
 - Doors (#21U)
 - Shutters (#22V)
 - Siding (#23W)
 - Landscaping (#26Z)
- Respondents were fairly **evenly divided** (roughly 50% in favor, with 20-23% undecided) regarding regulation covering:
 - Porches (#24X)
 - Existing cornices and other architectural detail (#25Y)

**PROPOSED HISTORIC DISTRICT PHONE SURVEY,
December, 2002**

	1	2	3	4		
1A. 1. Do you own residential or business property in Irvington?	Business (CONT)	Residential	Don't Own (Term)	DK Refused (Term)	Totals	
	Cumulative	39	123	4	0	166
	Statistical	23.49%	74.10%	2.41%	0.00%	100%
2B. Do you own property in the Main Street Area?	1	2				
	Yes	No	Totals			
	Cumulative	152	13	165		
	Statistical	92.12%	7.88%	100%		
3C. How aware are you that a committee in Irvington is examining whether to designate the Main Street area as an historic district?	1	2	3	4		
	Very aware	Somewhat aware	Not at all aware	Undecided	Totals	
	Cumulative	69	78	17	1	165
	Statistical	41.82%	47.27%	10.30%	0.61%	100%
4D. Do you favor establishing an historic district as a way to preserve the historic character of Main Street?	1	2	3			
	Favor	Oppose	Undecided	Totals		
	Cumulative	104	21	39	164	
	Statistical	63.41%	12.80%	23.78%	100%	
IF YES, ASK:						
5E. Would you favor the establishment of historic district guidelines requiring approval of certain alterations to the architectural aspects of your house, such as siding, cornices, etc.?	1	2	3			
	Favor	Oppose	Undecided	Totals		
	Cumulative	69	18	42	129	
	Statistical	53.49%	13.95%	32.56%	100%	
CONTINUE TO ASK ALL RESPONDENTS:						
6F. Would you favor adopting local legislation to ensure the preservation of the view of the Hudson River along Main St.?	1	2	3			
	Favor	Oppose	Undecided	Totals		
	Cumulative	136	10	18	164	
	Statistical	82.93%	6.10%	10.98%	100%	
7G. If an historic district were established, would you want it to extend to Matthiessen Park to the north, Barney Park to the south, the Hudson River to the west and Broadway to the east?	1	2	3	4		
	Yes	No	Undecided	Other(specify)	Totals	
	Cumulative	89	23	50	2	164
	Statistical	54.27%	14.02%	30.49%	1.22%	100%
IF NO, ASK:						
8H. If an historic district were established, would you want it to be limited to Main Street?	1	2	3			
	Yes	No	Undecided	Totals		
	Cumulative	23	20	19	62	
	Statistical	37.10%	32.26%	30.65%	100%	
9I. In order to preserve Main Street's historic character, would you favor establishing guidelines for renovation, demolition, and new construction in this area?	1	2	3			
	Yes	No	Undecided	Totals		
	Cumulative	119	22	24	165	
	Statistical	72.12%	13.33%	14.55%	100%	

10J. Would you be in favor of a historic district if you knew that it included mandatory regulations such as prohibiting new construction out of character with the style of the surrounding area? If it would make no difference in your support, just say so.	1	2	3	4		
	Yes	No	Undecided	No difference	Totals	
	Cumulative	98	28	9	30	165
	Statistical	59.39%	16.97%	5.45%	18.18%	100%
11K. Would you be in favor of a historic district if there were state and local tax abatements to offset the cost?	1	2	3	4		
	Yes	No	Undecided	No difference	Totals	
	Cumulative	92	18	24	31	165
	Statistical	55.76%	10.91%	14.55%	18.79%	100%
12L. Would you be in favor of a historic district if you knew that there were financial incentives available to the homeowners in the historic district, such as tax credits and low interest loans?	1	2	3			
	Yes	No	Undecided	Totals		
	Cumulative	106	19	40	165	
	Statistical	64.24%	11.52%	24.24%	100%	
13M. Do you believe that voluntary compliance with historic district guidelines for the external renovation, demolition or construction of houses in the Main Street area would be effective in preserving the historic character of the area?	1	2	3			
	Yes, would be effective	No, would not be effective	Undecided	Totals		
	Cumulative	64	53	47	164	
	Statistical	39.02%	32.32%	28.66%	100%	
14N. Do you think that some guidelines should be mandatory?	1	2	3			
	Yes	No	Undecided	Totals		
	Cumulative	109	21	35	165	
	Statistical	66.06%	12.73%	21.21%	100%	
15O. If an historic district were established, would you favor the review of building applications from an historical perspective?	1	2	3			
	Yes	No	Undecided	Totals		
	Cumulative	105	19	39	163	
	Statistical	64.42%	11.66%	23.93%	100%	
16P. How concerned are you about the appearance of your neighbors' buildings?	1	2	3	4		
	Very Concerned	Only Somewhat	Not at all Concerned	Undecided	Totals	
	Cumulative	90	61	10	4	165
	Statistical	54.55%	36.97%	6.06%	2.42%	100%
17Q. Would you favor restricting new buildings to ensure that they would be in harmony with, or consistent with, the existing character of the neighborhood?	1	2	3			
	Yes	No	Undecided	Totals		
	Cumulative	133	11	21	165	
	Statistical	80.61%	6.67%	12.73%	100%	

If there were regulations established to preserve the historic character of the Main St. area, which of the following should those regulations cover?		1	2	3	Totals
18R. Building height		Yes	No	Undecided	
	Cumulative	134	11	16	161
	Statistical	83.23%	6.83%	9.94%	100%
19S. Set back from the street		Yes	No	Undecided	Totals
	Cumulative	118	18	23	159
	Statistical	74.21%	11.32%	14.47%	100%
20T. Replacement/Removal of Windows		Yes	No	Undecided	Totals
	Cumulative	72	43	46	161
	Statistical	44.72%	26.71%	28.57%	100%
21U. Replacement/Removal of Doors		Yes	No	Undecided	Totals
	Cumulative	77	36	49	162
	Statistical	47.53%	22.22%	30.25%	100%
22V. Replacement/Removal of Shutters		Yes	No	Undecided	Totals
	Cumulative	74	44	44	162
	Statistical	45.68%	27.16%	27.16%	100%
23W. Replacement/Removal of Siding		Yes	No	Undecided	Totals
	Cumulative	79	35	48	162
	Statistical	48.77%	21.60%	29.63%	100%
24X. Replacement/Removal of Porches		Yes	No	Undecided	Totals
	Cumulative	98	24	39	161
	Statistical	60.87%	14.91%	24.22%	100%
25Y. Replacement/Removal of Existing Cornices and architectural detail		Yes	No	Undecided	Totals
	Cumulative	99	29	33	161
	Statistical	61.49%	18.01%	20.50%	100%
26Z. Replacement/Removal of Landscaping		Yes	No	Undecided	Totals
	Cumulative	68	55	55	178
	Statistical	38.20%	30.90%	30.90%	100%
27AA. Would you be in favor of burying the utility lines on Main Street if it cost each household of the Village of Irvington \$100 as a 1 time cost?		Yes	No	Undecided	Totals
	Cumulative	116	28	21	165
	Statistical	70.30%	16.97%	12.73%	100%
IF YES ASK		Yes	No	Undecided	Totals
28AB. Would you be in favor of burying the utility lines on Main Street if it cost each household of the Village of Irvington \$200 as a 1 time cost?		87	35	23	145
	Statistical	60.00%	24.14%	15.86%	100%
IF NO ASK		Yes	No	Undecided	Totals
29AC. Would you favor burying lines on Main Street if the cost to residents was spread out over several years?		28	32	34	94
	Statistical	29.79%	34.04%	36.17%	100%

CONTINUE TO ASK ALL RESPONDENTS		0	1	1	
30AD. Would you favor ensuring that the roof lines of the buildings on Main Street "step down" with the line of the hill on Main Street?		Yes	No	Undecided	Totals
	Cumulative	116	17	30	163
	Statistical	71.17%	10.43%	18.40%	100%
31AE. Gender		1	2		
		Male	Female	Totals	
	Cumulative	87	73	160	
	Statistical	54.38%	45.63%	100%	
32AF. Area		1	2		
		Main Street	Off Main Street	Totals	
	Cumulative	47	106	153	
	Statistical	30.72%	69.28%	100%	

Flyers & Articles

Did you know that there are over 100 pre-World War II buildings in the Main Street area?

Do you think Irvington should create a Historic District to preserve the historic character of Main Street?

Please come to learn more about it and to express your opinion!

**Tuesday, December 4, 2001
at 7:30pm at the Library**

PUBLIC HEARING

LAND USE PLAN

IRVINGTON

TUESDAY, MAY 7

AT 7:30 P.M.

AT THE LIBRARY

OPEN SPACE

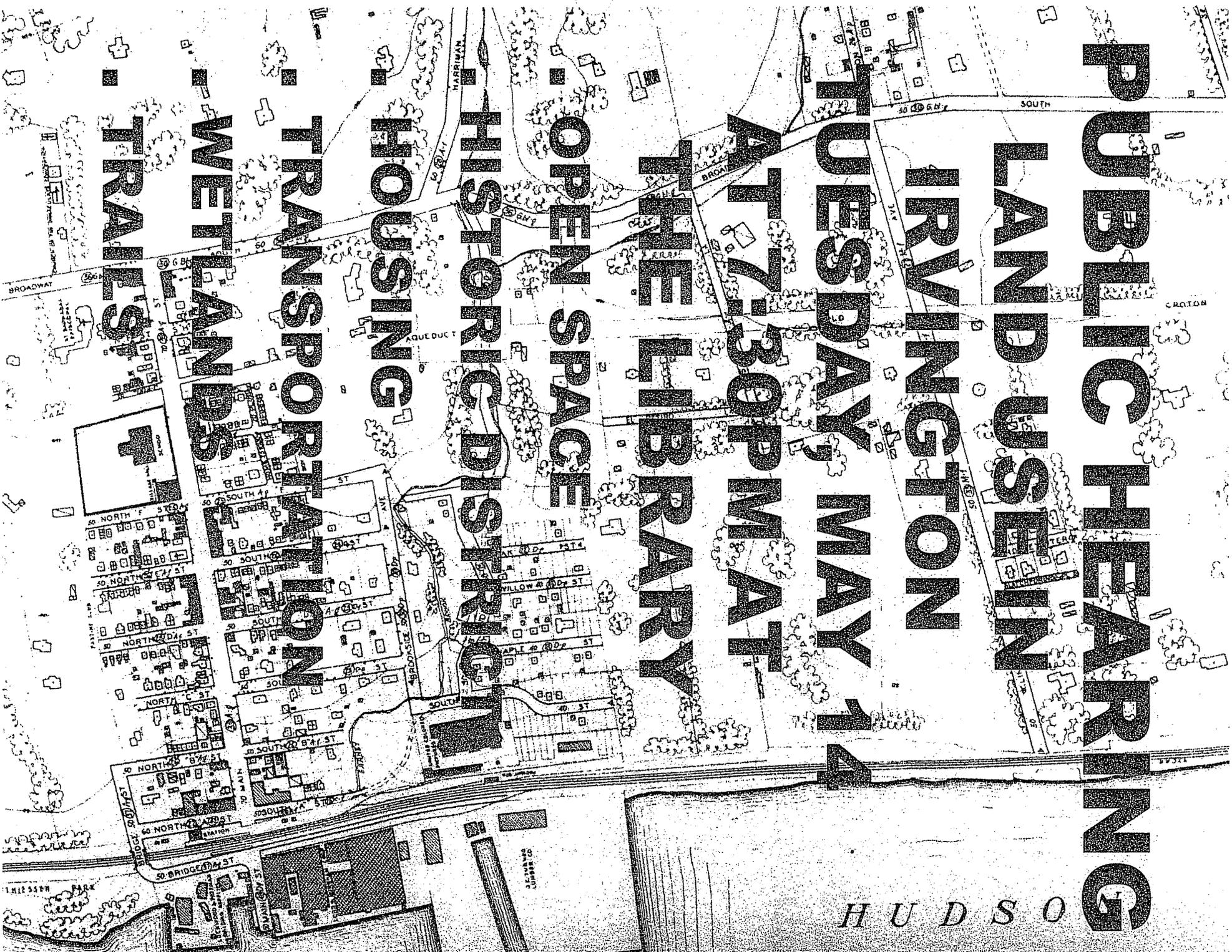
HISTORIC DISTRICT

HOUSING

TRANSPORTATION

WETLANDS

TRAILS



H U D S O N

May, 2002
mailed to each
owner.

MAIN STREET HISTORIC DISTRICT

INFORMATION SHEET

Why You Should Read This

- The Historic District Sub-Committee of the Land Use Committee is preparing to apply to have the Main Street area designated as a Historic District. This designation is a method of formal recognition, on both the state and national level, of a given area's historic and architectural significance. In and of itself, **the designation does not impose any restrictions on property owners.** It is up to local laws or ordinances to implement specific guidelines that maintain a district's historic and architectural significance.
- While State and Federal designation as a Historic District offers a certain amount of prestige, real protection of the historic character of the Main Street area is only available if a local ordinance is adopted.
- At the request of many Main Street residents, a **telephone survey** will be conducted with the goal of reaching a consensus on the terms and standards of a **local** ordinance. We hope that residents will respond so that we can determine what kinds of restrictions - if any- the residents of the Main Street area desire. Previous surveys indicate that many residents favor at least the idea of a Historic District, but many questions remain: how that district would be set up and then regulated depends on several key details. **Your input and consensus are essential.**
- **This information sheet is to prepare you for the survey questions.** Please read it carefully. This is a complicated project and there should be questions. Please pay special attention to the "Architectural/Building Elements that could be subject to review" on p. 4: depending on your opinions, some or all of these elements will be addressed in an ordinance.
- When the results of the survey are compiled, there will be a public meeting to discuss the findings. Recommendations will then be forwarded by the Historic District Sub-Committee to the Land Use Committee and thereafter to the Village Board. Before any ordinance is enacted, there will be public meetings where you will have a further opportunity to make your opinions known.

Creating a Historic District

- Over the last 30 years, there has been a recurrent theme sounded by many Irvington residents: preserve and protect the historic character of the Main Street area. This concern is evident in the 1982 inventory of Main Street area houses, by numerous conversations between Village staff and the Irvington Historical Society and Irvington Landmarks Preservation, Inc., and by the June 1999 Main Street Survey.
- The Main Street area alone has over 100 structures built between 1850 and 1930, but at present there are few protections offered to preserve these historic buildings. Existing height restrictions, sign ordinances and coverage requirements presently in effect through existing zoning and planning channels do not adequately preserve the historic characteristics of the Main Street area.
- Additions or changes to historic buildings that are out of character, demolition, or new construction could threaten the historic character of the area. True protection can only be given on a local level through the adoption of a historic district ordinance.

Historic District Ordinance

- A historic district ordinance is a useful tool for communities with a significant number of historic and architectural resources. It:
 - identifies areas for preservation;
 - helps protect property values; and
 - gives access to tax credits for historic property rehabilitation to property owners in the District.
- Historic district ordinances should balance historic preservation with the protection of the rights of property owners. Ordinances are most successful when they are developed through extensive community outreach and support. It is important to know that such districts are nothing new; the benefits thereof have been solidly proven over the last 20 years. Over 15 historic districts are already established in Westchester alone.
- With community involvement – your involvement – exact boundaries of the Historic District, the development of standards and guidelines, and the composition of a reviewing board will be established.

Village works toward preserving its past

By Jon Chattman

The process of creating a historic district in downtown Irvington moved forward last month when the village's Historic District Subcommittee, which reports to the Land Use Committee, completed an application to the state to be considered for that distinction.

Subcommittee member Kate Buford, a resident of the proposed district since 1989, said the group, which has roughly 10 members, had worked hard since the Land Use Committee proposed the implementation of a historic district in February. (They had done so from a list of recommendations from the subcommittee.)

The creation of the historic district would help preserve the character of Main Street and the surrounding neighborhoods and specifically address the exterior look of more than 100 buildings that date back to the mid-1800s to early 1900s.

Buford said the subcommittee convened often and met with various state representatives before preparing the application. She expects an answer by spring or early summer.

Last spring, she said, the subcommittee had every property in the proposed district photographed and "architectural historical descriptions" of each one prepared. She credited many volunteers for their help — notably Irvington High School senior Sara Palermo, whose work went toward her senior project. (Buford said she helped inventory each building.)

The Historic District Subcommittee has simultaneously been hard at work on another, related project: establishing guidelines that would go into effect should the state approve the village's application.

Buford explained that the historic district designation per se would not place any "limitations" on property owners. "It's just a more positive reinforcement of the area," she explained. "It's simply a recognition that it has value."

Having said that, the state allows local governments to enact their own regulations within a historic district. So, if the village is granted historic district status, the village board can set specific rules as to what property owners and future developers can and can't do to the exteriors of their homes in the proposed historic district, which basically includes all of Main Street and a few of its cross

streets.

According to Trustee Garrard Beeney, the current recommendation is to follow the boundaries of the old Dearman Village of the 1850's: the Hudson River on the west, Broadway on the east, the gates to Matthiessen Park on the north (but including St. Barnabas and Irvington Presbyterian Church) and the gates to Barney Park on the south.

(Jeffrey Williams, associate planner/historic preservation for the county Planning Department, has said a municipality can define its own historic district terms so long as it meets criteria set up in the National Historic Preservation Act of 1966. There are 13 Westchester cities, towns or villages that have done so thus far, including Katonah and Bronxville.)

So, the subcommittee has been working diligently to come up with suggestions for the board to consider if the application is approved by the state.

In doing this, the subcommittee has been gaining as much public input as possible. Over the summer and early fall, they organized phone and mail surveys to residents in the area to gauge what they would consider reasonable. Those results will be tabulated soon. When they are, the subcommittee will produce a report and present it to the Land Use Committee which will, in turn, present its recommendations to the village trustees.

Evan Mason, head of the subcommittee, said the goal is to protect Main Street while maintaining the rights of property owners. "When the survey results are in, the village board

will be able to develop guidelines and legislation that reflects what village residents in the proposed district will want," she explained.

"We really want to veer away from a real strict ordinance," said Buford. "That's not what this village is about."

She added, "We really want to find the right way of preserving the character without freezing it in time like a Williamsburg. One that can grow in time, but recognizes the past."

And while Buford acknowledged some guidelines would likely be enforced, she said nothing will be done if it does not "reflect the wishes of the people" living in the area.

Guidelines or no guidelines, she said, just being designated a historic district "reinforces people's valuation that they are living and working in a special place which [dates back] a long time."

A public hearing will be held to discuss the entire matter at the Irvington Public Library on Dec. 16 at 7:30 p.m. Public input, as always, is welcomed.

Creating a historic district is just one part of a much bigger picture in Irvington. Since the fall, the village has been considering the adoption of an overall Village Draft Comprehensive (Master) Plan, also put together by the Land Use Committee.

The plan touches upon open space and development initiatives in the village, including the consideration of a new zoning plan. Residents can view the draft plan at the Irvington Public Library, village hall, or on-line at www.ci.irvington.ny.us.



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 BY
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THE IRVINGTON VIEWPOINT

ALL THE VIEWS OF THE VILLAGE

VOLUME 13 – No. 11

The Best Little Monthly Newspaper in Metro New York

January 2002

Free Subscription to all Village Households and Businesses

Irvington Historic District?

by Evan Mason

Few towns can rival Irvington's history, architecture and ambiance. The heart of our village is blessed with an incredible view of the Hudson River, punctuated with over 100 19th and early 20th century buildings. Unlike so many of our neighboring villages, ours has, so far, retained its historic character. Over the years, many people have been concerned that this is endangered by slow but significant development of over-scaled and out-of-context buildings (or alterations of

The Sub-Committee is to recommend mechanisms to (1) preserve the historic character of the Main Street district, and (2) advocate and provide resources for the residents and business owners of the proposed historic district. These mechanisms must take into consideration the cost-conscious and practical suggestions for the property owners of the proposed district.

The Sub-Committee has met over the past six months to review various historic district ordinances adopted by other Westchester municipalities and to consider what approach might be most appropriate for Irvington. Main Street residents have been invited to join the meetings, share their thoughts and provide on-going input. Many people have urged that the boundaries of the proposed district mirror the borders of the original Dearman farm - that is, west to the river, east to Broadway, north to Mattheissen, and south to Barney Park. Others have suggested that the area be limited to Main Street alone.

existing buildings) that are not compatible with our many historic structures.

Several months ago, the Irvington Historic District Sub-Committee was established by the Land Use Committee to consider the advisability of establishing an historic district in the Main Street area. The committee is seeking input and ideas of the residents of the proposed district, so that recommendations can be forwarded to the Land Use Committee and, eventually, the Board of Trustees:

An area is designated an Historic district because it has special architectural character of an historical nature or is reflective of the community's history. Such districts may contain a variety of buildings built at different times.

We may tend to overlook the historic significance of our village in part because it is so familiar. While a single building may not seem historically significant, the sheer number of relatively intact and maintained historical structures is something to behold, and protect.

It all comes down to this: do the residents and business owners want an historic district to be established? It is up to the community to decide. If you are interested in learning, sharing your opinions, getting involved, come to either of the following meetings at the Library at 7:30 p.m.

Re: Astor, Buckhout, Cottenet, Eckar and Dutcher Streets — Tuesday, January 15.

Re: Main, Bridge, Ferris and all other streets — Thursday, January 17.

If you can't come to "your" night, or live outside of the proposed district, come either night. ♣

Memo

To: Land Use Committee
From: Kate Buford, Earl Ferguson, Evan Mason
Date: 12/9/2002
Re: Historic District Report

Attached herein, please find our report on establishing a historic district in Irvington. It includes:

- o An Executive Summary
- o NYS Application for Designation as a Historic District
- o Maps
- o Building Inventory with Architectural Descriptions
- o Survey Results and Analysis
- o Flyers and Articles
- o CD with Photographs of all houses in the proposed District and Property ID # Key

cc.

Village of Irvington, Board of Trustees
Peter Shaver, New York State Parks and Recreation
Kevin Plunkett- Village Attorney
Betsy Wilson- Historical Society
Peter Oley- Village Historian
Najib Budieri- Architectural Review Board
Peter Lillienfeld- Planning Board
Lou Lustenberger- Zoning Board

IRVINGTON PROPOSED HISTORIC DISTRICT INVENTORY
KEY TO CD PHOTOS

Pro- perty ID#	ADDRESS	Pro- perty ID #	ADDRESS
1	9 SOUTH FERRIS STREET	46	9 NORTH BUCKHOUT STREET
2	12 SOUTH FERRIS STREET	47	1 BRIDGE STREET
3	11 SOUTH FERRIS STREET	48	18 NORTH BUCKHOUT STREET
4	13 SOUTH FERRIS STREET	49	8 SOUTH BUCKHOUT STREET
5	14 SOUTH FERRIS STREET	50	12 SOUTH BUCKHOUT STREET
6	17 SOUTH FERRIS STREET	51	15 SOUTH BUCKHOUT STREET
7	16 SOUTH FERRIS STREET	52	16 SOUTH BUCKHOUT STREET
8	18 SOUTH FERRIS STREET	53	17 SOUTH BUCKHOUT STREET
9	20 SOUTH FERRIS STREET	54	21 SOUTH BUCKHOUT STREET
10	26 SOUTH FERRIS STREET	55	24 SOUTH BUCKHOUT STREET
11	28 SOUTH FERRIS STREET	56	29 SOUTH BUCKHOUT STREET
12	30 SOUTH FERRIS STREET	57	3 NORTH COTTENET STREET
13	32 SOUTH FERRIS STREET	58	35 MAIN STREET
14	12 MAIN STREET	59	7 NORTH COTTENET STREET
15	0 MAIN STREET	60	9 NORTH COTTENET STREET
16	16 MAIN STREET	61	12 NORTH COTTENET STREET
17	17 MAIN STREET	62	13 NORTH COTTENET STREET
18	18 MAIN STREET	63	14 NORTH COTTENET STREET
19	17 MAIN STREET	64	17 NORTH COTTENET STREET
20	23 MAIN STREET	65	18 NORTH COTTENET STREET
21	24 MAIN STREET	66	22 NORTH COTTENET STREET
22	25 MAIN STREET	67	32 NORTH COTTENET STREET
23	37 MAIN STREET	68	9 SOUTH COTTENET STREET
24	39 MAIN STREET	69	10 SOUTH COTTENET STREET
25		70	11 SOUTH COTTENET STREET
26	42 MAIN STREET	71	18 SOUTH COTTENET STREET
27	46 MAIN STREET	72	19 SOUTH COTTENET STREET
28	47 MAIN STREET	73	34 SOUTH COTTENET STREET
29	47 MAIN STREET	74	12 NORTH DUTCHER STREET
30	48 MAIN STREET	75	11 NORTH DUTCHER STREET
31	49 MAIN STREET	76	15 NORTH DUTCHER STREET
32	48 MAIN STREET	77	16 NORTH DUTCHER STREET
33	59 MAIN STREET	78	17 NORTH DUTCHER STREET
34	60 MAIN STREET	79	18 NORTH DUTCHER STREET
35	61 MAIN STREET	80	20 NORTH DUTCHER STREET
36	63 MAIN STREET	81	21 NORTH DUTCHER STREET
37		82	22 NORTH DUTCHER STREET
38	65 MAIN STREET	83	24 NORTH DUTCHER STREET
39	75 MAIN STREET	84	25 NORTH DUTCHER STREET
40	70 MAIN STREET	85	26 NORTH DUTCHER STREET
41	75 MAIN STREET	86	27 NORTH DUTCHER STREET
42	77 MAIN STREET	87	28 NORTH DUTCHER STREET
43	79 MAIN STREET	88	29 NORTH DUTCHER STREET
44	81 MAIN STREET	89	31 NORTH DUTCHER STREET
45	8 NORTH BUCKHOUT STREET	90	32 NORTH DUTCHER STREET
91	56 MAIN STREET		
92	11 SOUTH DUTCHER STREET		

IRVINGTON PROPOSED HISTORIC DISTRICT INVENTORY
KEY TO CD PHOTOS

93| 10 SOUTH DUTCHER STREET
94| 13 SOUTH DUTCHER STREET
95| 15 SOUTH DUTCHER STREET
96| 16 SOUTH DUTCHER STREET
97| 17 SOUTH DUTCHER STREET
98| 18 SOUTH DUTCHER STREET
99| 21 SOUTH DUTCHER STREET
100| 20 SOUTH DUTCHER STREET
101| 21 SOUTH DUTCHER STREET
102| 9 NORTH ECKAR STREET
103| 11 NORTH ECKAR STREET
104| 16 NORTH ECKAR STREET
105| 15 NORTH ECKAR STREET
106| 20 NORTH ECKAR STREET
107| 21 NORTH ECKAR STREET
108| 23 NORTH ECKAR STREET
109| 25 NORTH ECKAR STREET
110| 26 NORTH ECKAR STREET
111| 27 NORTH ECKAR STREET
112| 28 NORTH ECKAR STREET
113| 31 NORTH ECKAR STREET
114| 15 SOUTH ECKAR STREET
115| 16 SOUTH ECKAR STREET
116| 17 SOUTH ECKAR STREET
117| 18 SOUTH ECKAR STREET
118| 19 SOUTH ECKAR STREET
119| 18 SOUTH ECKAR STREET
120| 21 SOUTH ECKAR STREET
121| 22 SOUTH ECKAR STREET
122| 22 SOUTH ECKAR STREET
123| 26 SOUTH ECKAR STREET
124| 27 SOUTH ECKAR STREET
125| 29 SOUTH ECKAR STREET
126| 28 SOUTH ECKAR STREET
127| 28 SOUTH ECKAR STREET
128| 31 SOUTH ECKAR STREET
129| 32 SOUTH ECKAR STREET
130| 12 SOUTH ECKAR STREET
131| 10 SOUTH ECKAR STREET
132| 11 NORTH FERRIS STREET
133| 15 NORTH FERRIS STREET
134| 19 NORTH FERRIS STREET
135| 21 NORTH FERRIS STREET
136| 25 NORTH FERRIS STREET
137| 27 NORTH FERRIS STREET
138| 29 NORTH FERRIS STREET