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Villas on the Hudson: An Architectural and Biographical Examination

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Figure 1. Listed at the bottom of D. Appleton's advertisement, *Villas* was originally intended as a more ambitious work of 40 photo-lithographs.

Villas on the Hudson: An Architectural and Biographical Examination

by Janet Butler Munch

Villas on the Hudson: A Collection of Photo-Lithographs of Thirty-One Country Residences (New York and London: D. Appleton & Co., 1860) depicts floor plans and views of stately homes of prominent nineteenth-century country gentlemen. Through this work, one can see “the state of architectural embellishment on the Hudson” of a “wealthy and cultivated portion of our citizens” as well as find “valuable suggestions” for building in the nineteenth century.¹

When *Villas* was published, American architecture was in its infancy as a profession. The renderings shown are representative works of such early architectural pioneers as Alexander Jackson Davis, Joseph Collins Wells, Thomas R. Jackson, and Detlef Lienau.

In addition to being known and recognized in architectural circles,² *Villas* enjoys a place in publishing history. (fig. 1) D. Appleton & Co. was considered a publishing house of high quality. Its chief photographer, A. A. Turner, prepared all photo-lithographs in *Villas* and has been described as the “first full time photo-mechanical printer” and the “chief agent and spokesman” for photo-lithography.³ It is a beautifully executed work using hand colored red, green, and tan tints; photographic historian David A. Hanson considers *Villas* to be a masterpiece of early photo-lithographic printing. Hanson also claims that *Villas* is the “earliest photo-mechanically reproduced book in the United

States and . . . one of only a handful of books in the United States illustrated with photographs by that date [1860]."⁴

Villas has long been something of a mystery since beyond its striking photo-lithographs, its only text is the title page, a brief preface and a list of the villas included. Little has been written about *Villas* itself and until now no attempt has been made to discuss the work as a whole.⁵ This article will attempt to document the accomplishments and interests of each individual whose country seat was included in *Villas*. Additionally, the construction and present status of each nineteenth-century villa will be discussed.

Perhaps even more interesting than its place in architectural and publishing history are the accomplishments and interests of those whose homes are depicted in *Villas*. An interesting mix, the selection of gentlemen shows care and provides a window through which to view the latter half of the nineteenth century.

With a civil war approaching, staunch pro- and anti-union merchants are included. In an age of scientific inquiry, a wealthy country gentleman indulged his horticultural curiosities through experimentation and thereby contributed immeasurably to an understanding of Hudson River Valley vegetation. A yearning for cultural offerings is manifested in the faithful following inspired by an eminent Shakespearian actor, as well as in the wide readership of a writer who popularized the Hudson River Valley. A prominent snuff and tobacco manufacturer represented a rising and wealthy mercantile class beginning to enjoy such leisure pursuits as yachting and horse racing. A silk importer, dissatisfied with the range of colors he could import from France, began manufacturing his own silks locally and became the largest ribbon merchant in the United States. A respected merchant, daring the unthinkable, raised funding to build the Railroad at the Isthmus of Panama, and thereby connected the eastern and western United States via a rail and ship route.

Through *Villas*, one sees a reflection of the prevailing interest in the planned environmental movement. Urbanization, with its grid system of streets, was being scorned and the Downing-like naturalistic setting of contoured land and green space was being idealized.⁶ The opening of the Hudson River railway in 1849 made *rus in urbe* (country in the city) possible since merchants were able to live in the country while still being within easy commute of the city.

The homes of prominent nineteenth-century personalities in present day New York, the Bronx, Westchester and Dutchess counties are depicted in *Villas*. One remarkable villa fronting the Hudson River on the New Jersey side is also included.

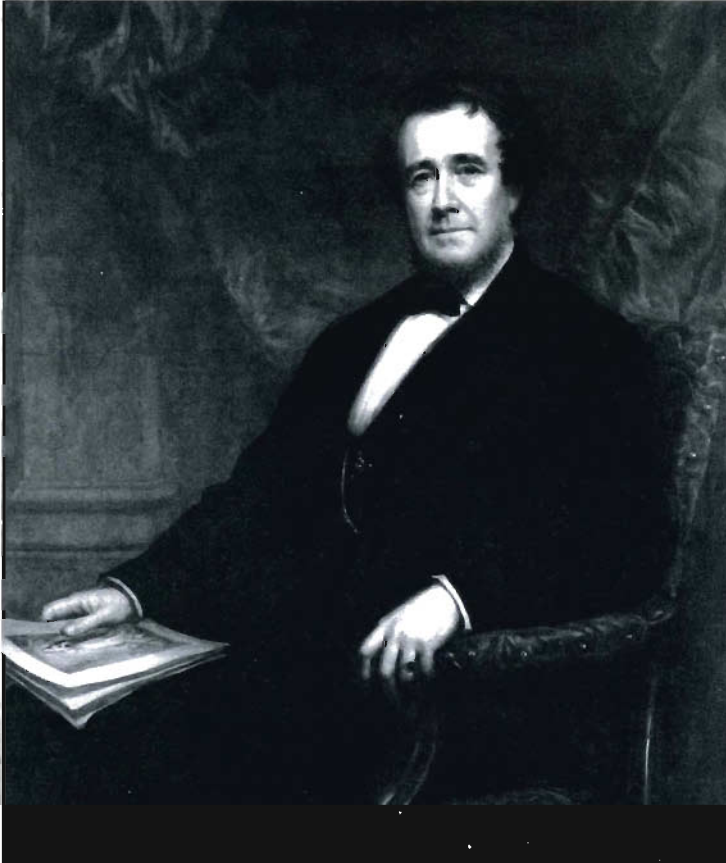


Figure 2. Photograph of William H. Aspinwall (1807–1875) from oil on canvas by Daniel Huntington. Courtesy of National Portrait Gallery, Smithsonian Institution.

WILLIAM HENRY ASPINWALL (1807-1875), merchant, headed the firm of Howland and Aspinwall, one of the largest and most internationally active shipping houses in New York City. The firm built a fortune in trade with Latin and Central America, England, the Mediterranean, and China. By 1850, Aspinwall retired and turned his attention to a new venture, the Pacific Mail Steamship Company which was contracted to carry United States mail to Oregon. At this point, Aspinwall along with his associates Henry Chauncey and John L. Stevens entered into formal contract with

the government of New Granada whereby the company obtained the privilege of building a railroad across the Isthmus of Panama.

That a man of Aspinwall's reputation would enter into such a risky undertaking surprised many leading merchants of the day and failure was widely predicted. Having a water-rail through route from New York to San Francisco, however, turned out to be a distinct advantage in 1849 when gold was discovered in California. Just ten years later, the railroad's net was \$6,000,000.⁷ When Aspinwall retired as president of the company, he was among the wealthiest men in the city.⁸

During the Civil War, President Lincoln dispatched the pro-union William H. Aspinwall and John M. Forbes of Boston on a secret mission to Britain to stop the building and outfitting of iron-clad ships for the Confederacy by Laird shipyards. Through diplomatic pressure, Aspinwall and Forbes were successful in persuading Britain to impound Laird vessels for the duration of the war. Britain thereby preserved its neutrality.

Aspinwall was also known as a collector of fine art.⁹ (fig. 2) His Tenth Street gallery, built by his son-in-law, James L. Renwick, Jr., was an extension added to his city home and was open to the public for limited hours each week.

William H. Aspinwall purchased his Tarrytown estate from his partner Edwin Bartlett in March 1860. The mansion "Rockwood" was built in 1849 by British architect Gervase Wheeler. The prominence of its owner is shown by the fact that the mansion was depicted not only first in the book but with two views and a floor plan. The English Gothic country home stood on an extensive estate of 150 acres, fronting the Hudson River for three-quarters of a mile. Its dock had deep water and the Aspinwalls often came up from New York City on their steam yacht *Firefly*.¹⁰

William Rockefeller purchased the property in 1896 and proceeded to remodel and expand its mansion.¹¹ The bankrupt Rockwood Country Club next occupied the mansion, which was subsequently purchased by John D. Rockefeller in 1938.¹² The mansion was finally razed in 1942.¹³ Today, the property on which the mansion stood is leased to New York State as a park by Laurance Rockefeller. The northern gatehouse to Rockwood survives at the entrance to IBM property on Route 9 in North Tarrytown.

HENRY L. ATHERTON (1815-1909), silk and dry goods merchant, was a member of a syndicate of wealthy gentlemen including Samuel D. Babcock, William W. Woodworth, Charles W. Foster, and William D. Cromwell. These men purchased a 100-acre tract of

land in 1852 which they called Riverdale Park.¹⁴ Inspired by the theories of landscape architect Andrew Jackson Downing, these merchants intended that their development be a suburban utopia in the Llewellyn Park (West Orange, New Jersey) tradition. They designated a sward of land sloping toward the Hudson River as an area which should always be green.

The Atherton mansion, designed by Thomas S. Wall, still stands today as a private residence on West 252 Street in Riverdale.

SAMUEL DENISON BABCOCK (1822-1902) amassed a fortune in banking, real estate, railroads and steamships.¹⁵ He organized the banking firm of Babcock Bros. of New York and Liverpool and presided over several companies, including the New York, Providence and Boston Railroad; the United States Mortgage Co.; and the International Bell Telephone Company.

As president of the Chamber of Commerce of the City of New York for seven years, Babcock pushed for canal reform and the surveying of the Erie and Oswego Canals. He also sought relief of crowded navigation on the East River.

Babcock's Tuscan-style mansion, "Hillside," was built as part of the Riverdale Park development. Though modified, this Thomas S. Wall designed mansion is a private home on West 254th Street in Riverdale. Presently, revamping of the house is underway to conform to its original design.¹⁶ Additionally, a proposal has been placed before the New York City Landmarks Commission to create the Sycamore Avenue Historic District for the surviving antebellum villas of Atherton and Babcock as well as all barns and stables in the area.¹⁷

NATHANIEL PLATT BAILEY (1809-1891), who was employed in the law office of Albon P. Man, married Eliza Meier Lorillard (daughter of wealthy leather merchant Jacob Lorillard) in 1836.¹⁸ At 35 years of age, Bailey retired from full time business and devoted himself to social and benevolent institutions.¹⁹ A longtime governor of New York Hospital, Bailey additionally served as president of the exclusive St. Nicholas Society of the City of New York. He also held memberships in the Union Club, the Century Association and even served as vestryman of Trinity Church.

Bailey's 28-acre Fordham estate, fronting on the Harlem (not Hudson) River, was set high on a hill which had been the site of Fort No. 6 during the American Revolution.

Bailey clearly knew that the location of his lands would increase in significance and value when he noted in his will:

I regard its condition as peculiar with reference to City improvements and progress and I therefore confer full discretionary powers upon my executors to lay out and develop the same by dedicating and constructing roads, grading or sewerage streets, erecting buildings and making any other improvements on or connected with the same and especially full discretion as to the time and manner of sale of any portion there of. . . .²⁰

The Bailey estate was sold to the Sisters of Charity in 1899 for \$290,000 and was used to operate the Roman Catholic Orphan Asylum.²¹ The former estate is presently the site of the U.S. Veteran's Administration Hospital.

THOMAS COCHRAN (1807-1889) and his brother SAMUEL COCHRAN (1806-1859) were Scottish-born merchants who managed the importing firm of S. Cochran & Co. Specializing in lace, cloth and linens, this successful company had an extensive clientele and trade with the South. By 1860, the firm occupied the upper floors of 443 and 445 Broadway. The lower floors of these buildings were occupied by publisher D. Appleton & Co.

Curiously, the identification of "Torwood" as the country home of Thomas Cochran in *Villas* is actually incorrect. It was Samuel Cochran and not his brother Thomas who had been the owner of the Jeremiah E. Burke designed Torwood (not "Thorwood" as spelled in *Villas*.) A nephew clarifies the confusion over the mansion in stating

In 1855 Uncles Sam and Tom joined forces and purchased an extensive tract at Dobbs Ferry, on which they erected twin houses. The grounds were laid out by Frederick L. Olmstead, then engaged in planning Central Park. . . . Uncle Sam called his place "Torwood" from the wood of that name located near the old farm at Torrs in Castle Douglas (Scotland).²² Thomas Cochran's mansion was named "Dunedin," the old name for Edinburgh.

It was Samuel Cochran's death bed wish that Torwood be left to his wife Jennette and that she secure a mortgage for the property.²³ He also instructed that ownership of Dunedin and half of the grounds belonging to the two houses be secured to his brother Thomas. In 1879, Torwood was sold to Fanny Garrison Villard. Ironically, Henry Villard had been a principal along with Frederick Law Olmstead (who laid out Torwood's grounds) in founding *The Nation* magazine in 1865.

By 1880 the firm of McKim, Mead & White was commissioned by the Villards to expand and remodel the mansion. Standing in the Villard Hill section of Dobbs Ferry, the mansion was demolished in 1929 following Fanny Villard's death.

CHARLES M. CONNOLLY (1807-1869), an Irish-born merchant, founded the successful tobacco store of Charles M. Connolly & Co. which operated for over 30 years.

Connolly's Fort Washington residence, constructed under the supervision of J. W. Martens, was the only private home in *Villas* depicting a chapel in the floor plan. Religion was obviously a significant matter in Connolly's life and his benevolence to Catholic charitable institutions is evident in his 1869 will.²⁴ Connolly's will additionally reminds us that St. Patrick's Cathedral (designed by James Renwick, Jr.) was under construction at that time, when he specifically requested that \$1,000 from his estate

be applied towards the erection of the new cathedral situated on the east side of Fifth Avenue . . . the foundation of which was lately laid under the direction of the late Archbishop Hughes.²⁵

The Connolly mansion stood at approximately West 182 Street at Cabrini Boulevard, just north of today's George Washington Bridge. The site was later occupied by the famed Paterno Castle, which was demolished in 1939 in the wake of rising real estate values for upper Manhattan.²⁶ The cooperative Castle Village Apartments today occupies the site.

FRANCIS COTTENET (1795-1884) was a prominent French-born silk and fancy-goods importer whose career developed in parallel to the rise of New York as a major port.²⁷ Though he lost his Hanover Street warehouse in the great fires of 1835 and 1839, Cottenet recovered financially and went on to build a substantial stone country villa in Dobbs Ferry during the 1850s. The Croton Aqueduct formed the eastern line of Cottenet's property. Ironically, completion of the aqueduct was spurred by the very fires that had ravaged Cottenet's business two decades earlier in New York City.

Cottenet employed the distinguished architect Detlef Lienau to build his country estate "Nuit," named for the small French town Nuits-St. Georges from which he hailed. Yellow caen stone blocks, which arrived as ship ballast from France, were used in construction of the 1852 Italianate Revival mansion and lead dowels were used to secure the bricks. Lienau expanded the villa in 1859-60. Listed on the National Register of

Historic Places in 1977, the mansion still stands today as a private residence on Hudson Road West in the village of Ardsley. Notable features include fireplaces with long narrow windows above, and 16-foot ceilings. Some original glass survives in the conservatory.

Among the more celebrated later owners of the home were Cyrus Field, Chauncey Depew, John Jacob Astor III, and “asphalt king” Amizi L. Barber.

JAMES CUNNINGHAM (1802-1870) was a Scottish born commission merchant said to have made a fortune in steamboat ventures. By 1860, Cunningham’s real estate alone was valued at a staggering \$500,000.²⁸

His stone Irvington home shown in *Villas* was on an eight-acre tract complete with greenhouse. What confuses matters in exploring the Cunningham home is the fact that he actually had two Irvington mansions at the time of his death.²⁹ The home shown in *Villas* was the smaller of the two mansions and consisted of some 18 lavishly decorated rooms. Apparently Cunningham needed an additional mansion to store an extensive art collection, much of which eventually went to the Metropolitan Museum of Art.³⁰ He intended that the larger mansion be his retirement home.

The smaller mansion, which had been Cunningham’s residence at the time of his death, had been located on the east side of Broadway, south of today’s Sunnyside Lane and north of Abbott House. This mansion was later occupied by Cunningham’s daughter, Mary, and her husband, Heber R. Bishop, but it no longer stands.

DANIEL E. DEVLIN (1813-1867) was an Irish immigrant who settled in New York City via Louisville, Kentucky, and established himself as a master tailor and clothier. His business, D. Devlin & Co., catered to men’s and boys’ clothing and was a great success in the busy City Hall area. (fig. 3)

Devlin was a devout Catholic who shared his good fortune in generous donations to church and charitable groups. The St. Vincent de Paul Industrial School, under the direction of the Sisters of Charity, was one such institution to benefit from the munificence of Daniel Devlin. Not only did he pay rent for two houses that the sisters rented, but he also loaned sewing machines and experienced operators to the school in order to teach the tailoring trade.³¹ Devlin, along with Charles M. Connolly and Bartlett Smith, also played an active role in the original site selection of Manhattan College in Manhattanville.³² Devlin wore another hat in his life beyond that of busi-

nessman. With the ouster of N. C. Platt during the Fernando Wood administration, Devlin was appointed Chamberlain for the City of New York. Devlin held the position of Chamberlain from December 2, 1860 until his death. In an era of massive city government corruption, Devlin was eulogized as a “most upright, honorable and public spirited” citizen.³³

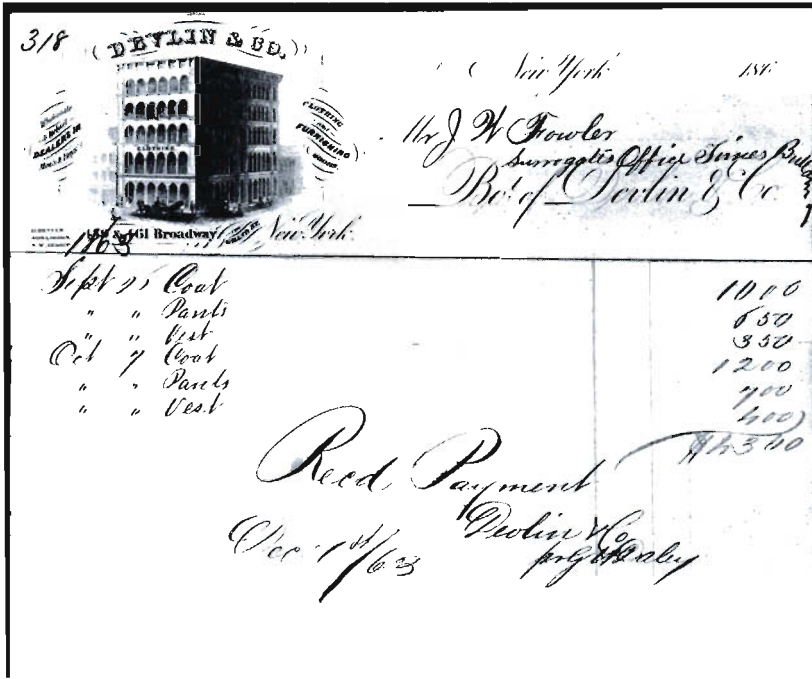


Figure 3. An 1863 bill from Devlin & Co. Courtesy of The New York Historical Society.

The six-acre Devlin estate in Manhattanville was bound by Bloomingdale Road (Broadway), Tenth Avenue (Amsterdam Avenue) and 136th through 139th Streets. Architect A. J. Davis designed Devlin’s Gothic style mansion in 1851. Original floor plans, including the layout of the second floor, still survive.³⁴ The mansion is long gone; and in later years the Devlin estate had been the site of the Hebrew Orphan Asylum. A public school and park today occupy the site.

EDWIN FORREST (1806-1872) a Philadelphia born actor, was considered the leading nineteenth-century tragedian of the American stage. The popular Forrest won critical acclaim for his portrayal of King Lear, Hamlet and Macbeth and attained considerable wealth during his career.³⁵ Forrest had wide appeal in both the United States and

England. A bitter rivalry, however, developed between Forrest and the British tragedian William Macready, who had a vastly different acting style. This feud resulted in the unfortunate Astor Place Riot of May 1849 in which Forrest's admirers tried to prevent Macready's performance. Despite police and New York State Militia intervention, 22 men died. Equally sensational was the divorce trial of Edwin and Catherine Forrest. This case, which was closely followed by the public, litigated for 13 years until it reached its final court of appeal, all the while in Catherine Forrest's favor. Forrest's Riverdale castle "Font Hill" was built from 1848-52. The castle, with its six octagonal towers, intricate woodwork, and floor tiles, is thought to have been designed by Catherine and Edwin Forrest. Having toured the British Isles in 1845-46, the couple would have seen a large number of castles. It is known that Alexander Jackson Davis visited the site and prepared sketches of the castle. That Davis could be considered the architect, however, is debatable,³⁶ though Thomas C. Smith is acknowledged as the mason.

The Forrests never lived in Font Hill. In 1856, the castle and its 55-acre estate were sold to the Sisters of Charity. At that time the sisters needed to relocate their academy, then at 109th Street and Fifth Avenue, since it was in the path of the proposed Greensward (the original name for Central Park).

Almost immediately after the purchase of the Forrests' property, construction began on the convent shown in *Villas*. Henry Englebert designed the Romanesque Revival structure that housed the sisters' motherhouse, novitiate, and chapel. It additionally served as the school and dormitory for boarders.

Both Font Hill castle and the convent survive today in the Bronx, on the College of Mount St. Vincent campus. The former is now used as the admissions office and college archives. The latter is the college's main administration building.

WILLIAM OGDEN GILES (1827-1907) was a special partner with millinery importers Andrew & Sanford while also having an interest in the Combination Wool Co. As the grandson of the revolutionary war major Aquila Giles, William Ogden Giles was a hereditary member of the Sons of Cincinnati.

Giles purchased his 30-acre South Yonkers (Kingsbridge) tract overlooking the Harlem River and lying between the Boston and Albany Post Roads in 1852.³⁷ This very property had been the farm of General Richard Montgomery. Soon afterwards, it was the site of Fort No. 4, known as Fort Independence during the American Revolution.

Failing health forced Giles to go South as a young man; and before entering the importing business, he traveled throughout Europe.³⁸ By 1865, Giles retired and remained abroad until 1872. Upon returning, Giles enjoyed his books and flowers at his Kingsbridge home and he devoted his energies to advancing local interests. Both Giles and his neighbor Nathaniel Platt Bailey served as founding vestrymen at the nearby Episcopal St. James Church.³⁹

By 1878, the once wealthy Giles was in financial difficulty.⁴⁰ The mansion, however, remained intact, standing well beyond Giles' lifetime, until it was demolished in 1958.

JOHN JAMES HERRICK (1816-1887) managed Herrick & Van Boskerck, considered one of the best-known firms in the flour trade. Herrick also was the last Whig Party candidate to run for the post of Mayor of the City of New York.⁴¹

Architect Alexander Jackson Davis designed Herrick's 30-room granite castle, "Ericstan," which was erected in 1856, in addition to designing some of the furniture in the home. Other principals working on the house and grounds were: B.I. Schoonmaker, carpenter; A. H. Briggs, mason; and C. Lamoureux, farmer.⁴²

Set high in the Tarrytown hills and overlooking the Hudson, Herrick was proud of his mansion and wrote

A. J. Davis [wrote] in 1864 that the house couldn't be built today for less than \$100,000. No fever. No mosquitoes, in fact it is not only the most healthy, but the best and most commanding building on the Hudson and the most beautiful and will stand through *all time*.⁴³

By 1865, Herrick suffered severe financial losses and was forced to sell Ericstan, which came to be known as "Herrick's Folly" by local people. Passing through many hands, the mansion was the site of Miss C. E. Mason's School for Girls from 1868-1933. When the mansion went into receivership, the holding bank was unable to find a buyer. The castle was finally demolished in 1944.⁴⁴ Herrick's mansion would have stood in what is today the Castle Heights section of Tarrytown and one would have entered the estate via Rosehill and Union Avenues.

WASHINGTON IRVING (1783-1859), said to be the first professional American writer, was highly regarded and read in both the United States and England. Indeed, over 600,000 volumes of Irving's works were sold in the United States alone during his lifetime.⁴⁵ Perhaps more than any other author until his time, Irving helped foster an

acceptance of American literature while at the same time popularizing the Hudson River Valley and its lore. As Diedrich Knickerbocker, Irving wrote *A History of New York* (1809), a work which parodied New York society and customs. It was Irving's imagination, too, which brought Sleepy Hollow, Ichabod Crane and the headless horseman to life in *The Sketch Book of Geoffrey Crayon, Esq.* (1819-20).

Irving's diplomatic service and overseas excursions in Spain and London also helped inspire such works as *History of the Life and Voyages of Christopher Columbus* (1828), *A Chronicle of the Conquest of Granada* (1829), and *The Alhambra* (1832).

Irving purchased his Tarrytown home in 1835 when it was but a small Dutch farmhouse. Originally built by Wolfert Ecker in the 1690s, Irving remodeled the house extensively.⁴⁶ A kitchen wing, central hallway, picture gallery, and small rooms were all part of the Irving plan. The style of the house was eclectic, featuring Gothic stepgables, Tudor chimneys, Georgian quoins, and even a Moorish tower.

"Sunnyside" is correctly identified in *Villas* as "home of the late Washington Irving," as indeed Irving had died in the home just ten months before the work was copyrighted. After Irving's death, Sunnyside remained in the Irving Family until 1947 when John D. Rockefeller, Jr. purchased the property for restoration. The home is today a museum managed by Sleepy Hollow Restorations.

EDWARD GRIFFIN KIDDER (dates undetermined) was a successful saddlery merchant who operated a business at 161 Chambers Street in New York City. Married to the former Mary Dunbar,⁴⁷ little is known of Kidder today. It was the March 10, 1860 property transaction⁴⁸ which Kidder executed, however, for which he is remembered through *Villas*.

For \$18,000, Edward G. Kidder purchased "Fowler Place," a 130-acre Fishkill estate, near New Hamburg, which included the famed octagon house (figs. 4-5) of Orson Squire Fowler (1809-1887). Fowler was a phrenologist, lecturer and editor with progressive ideas on water cures, women's rights, architecture and even sex education. A self-styled architect, Fowler adapted the octagon style to domestic architecture. He touted the octagon in home construction citing its cooling and heating advantages as well as its capacity for bringing more natural light indoors. Fowler promulgated his views through the lecture circuit and through the publishing house of Fowler and Wells. Fowler's *A Home for All*⁴⁹ was a best seller in its day which caught the imagination of the country and created an octagon fad in the 1850s.



Figure 4. Fowler Place, residence of E.G. Kidder. Courtesy of Avery Library, Columbia University.

Fowler Place was more than just a curiosity. It was a home ahead of its time having indoor plumbing, hot water furnaces, speaking tubes, and dumb waiters. Construction material consisted of “nature’s” inexpensive building materials—gravel, lime, sand, and slate—all of which were abundant in Dutchess County. People came from near and far to see this unusual 60-room octagon home.

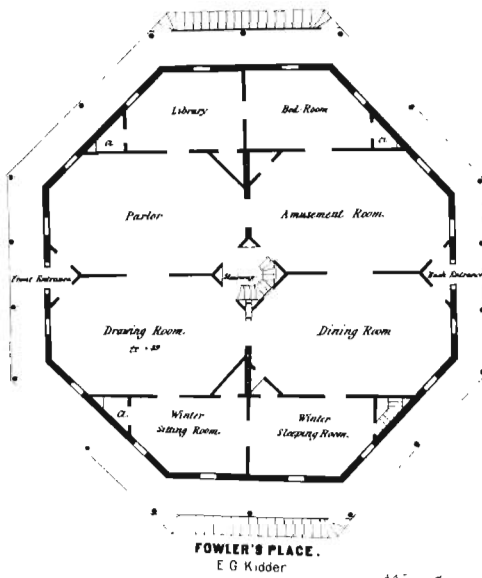


Figure 5. Floor plan of the Fowler-designed octagon house. Courtesy of Avery Library, Columbia University.

The Fowler house changed hands some 33 times before a typhoid epidemic broke out at what was a boarding house in 1897. County officials condemned the house and then destroyed it with dynamite.⁵⁰

PIERRE LORILLARD (1833-1901), tobacconist and sportsman, inherited the highly successful family business of P. Lorillard & Co. which was brought over from France by his father. Moving the family business from lower Manhattan to Bronxdale in the 1840s, Lorillard took advantage of the hydro-electric power of the Bronx River to propel the grindstones used in the production of snuff, smoking and cut chewing tobacco. By advertising and distributing nationally, he made P. Lorillard & Co. the leading company in its field and greatly expanded the family fortune.

Pierre Lorillard was as well known in horse racing circles as he was in business. The Jerome Park Racetrack⁵¹ was but a short distance west of the Lorillard estate and it was here that Pierre Lorillard began racing his horses. When his American bred horse Iroquois brought home the English Epsom Derby, horse racing really caught on in this country. Lorillard's Rancocas stable in Jobstown, New Jersey supplied many of his thoroughbreds.⁵²

When his interest in racing waned, Lorillard turned his attention to developing Tuxedo Park, a resort community which society could use as an off-season retreat from the boat racing center of Newport. Lorillard built his three story stone mansion in 1854.⁵³ His estate consisted of 113 acres and was condemned by New York City in 1882 as part of a system of public parks.⁵⁴ The mansion survived and was subsequently used as a store-room, a police station and finally a museum under the auspices of the Bronx Society of Arts and Sciences. Fire destroyed the mansion on March 26, 1923.⁵⁵ The site of the former mansion is today the Children's Garden at the New York Botanical Garden in Bronx Park. Lorillard's fieldstone snuff mill still stands and is now a park restaurant.

THEODORE McNAMEE (1813-1871) was a principal in Bowne & McNamee, a leading New York City exporter and jobber in silk and dry goods. Both he and his partner Henry Bowne took a controversial political stand in crusading against the fugitive slave law of 1852, an action which eventually led to a southern boycott of their company. It was their refusal to sign a call for a Castle Garden "Union Saving" meeting, however, for which they were most severely criticized and perhaps best remembered. The partners responded by issuing the following remarks, published in the *Journal of Commerce*:

A card: The public, including the *New York Journal of Commerce*, are informed that we are silk merchants, and keep an extensive and

well-assorted stock of goods which we offer to responsible buyers on reasonable terms. As individuals we entertain our own views on the various religious, moral, and political questions of the day, which we are not afraid nor ashamed to declare on all proper occasions. But we wish it distinctly understood that our goods, and not our principles are on the market. The attempt to punish us for the exercise of our liberty as citizens, we leave to the judgment of the community.—Bowne & McNamee.⁵⁶

McNamee purchased his Irvington estate, "Rosedale," in 1853.⁵⁷ While the architect of the villa is unidentified, it is possible that Joseph Collins Wells, who designed the Manhattan Bowne & McNamee silk warehouse, may have had the commission. Brisbane Walker, founder of *Cosmopolitan*, later lived in the 18-room mansion. The mansion was auctioned in 1925 and the surrounding property was subdivided into 150 plots.⁵⁸ The residential area where the house stood is today the Spiro Park area of Irvington.

ISAAC P. MARTIN (1815-1894) was senior partner in the law firm of Martin & Smith. From 1840 to 1855, Martin was said to have been consulted in "almost every litigation of importance to the city."⁵⁹ Perhaps Martin's greatest accomplishment, however, was his role in saving the brokerage house of George B. Grinnell & Co., during the Panic of 1873. At that time Grinnell & Co. held some \$11 million in railroad securities for their client Clark, Schell & Co, upon which the latter had obtained large loans. When the market value of the securities plummeted during the panic, it appeared that Grinnell & Co. was ruined.

Through quick action and awareness of the stock market, Martin & Smith threw their client into bankruptcy and had an assignee appointed by the court. Since Grinnell & Co. was among the most solid brokerage house in New York City at the time, this move paralyzed Wall Street, stopping all trading for ten days. During this time, confidence in the market was restored and Grinnell & Co. was able to meet all their obligations, surviving bankruptcy with a \$750,000 surplus.⁶⁰

Martin's Fort Washington mansion was a brick Tudor structure whose architect is not known. The house stood at approximately West 174th Street east of today's Riverside Drive in Manhattan. While the demolition date of the mansion is unclear, by 1949 a five story apartment building was erected on the site.⁶¹

WILLIAM MOLLER (1817-1897), a German-born merchant, was a central personality in the nineteenth-century sugar industry. Having gained experience in London, Boston and New York sugar refineries, it was William Moller who invented the Cut Loaf Sugar machine⁶² (fig. 6), a device which perfected production of the universally familiar sugar cube.

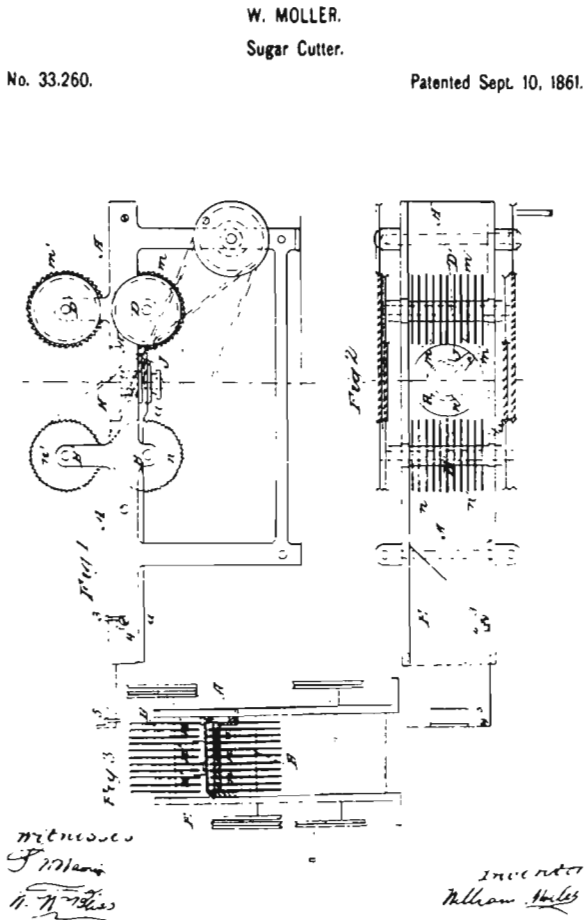


Figure 6. William Moller's patent illustration for his invention to cut sugar cubes.

Moller was at one time in partnership with sugar moguls Messrs. W. & F. Havemeyer. Later he formed the William Moller & Son's Sugar Refinery. By 1865 his firm produced 17 million pounds of sugar a year, valued at \$2,800,000.⁶³ Part of the firm's success was due to experimentation which Mr. Moller encouraged as well as his own patented High

Yield Sugar device.⁶⁴ All did not go well for Mr. Moller's business, however, and in 1878 a dividend was paid to his creditors.⁶⁵ Not long after, his estate was sold⁶⁶ and Moller left sugar refining to work for sugar and coffee traders Grinnell and Minturn.⁶⁷

The Moller mansion was built by Edwin Coffin in 1858 and the property was called "The Cedars." Once the corporate headquarters of Duracell, Inc., the Tarrytown mansion was sold by Kraft General Foods Inc. to the American Booksellers' Association in February, 1993. The Association plans to spend some \$2 million for restoration of the now landmarked mansion.⁶⁸

JEHIAL READ (1818-1882), a Vermont-born merchant, was a partner in George W. & Jehial Read & Co., a hat and strawgoods firm known for its good credit and negotiability.⁶⁹

Read's Hastings villa was constructed in 1855 of local stone and dolomite marble by Yonkers architect Lyman A. Gouch.⁷⁰ This Italianate villa with a striking four-story tower still stands today as a private residence on High Street in Hastings. Architectural historian Frank Sanchis notes that the grounds, which had originally been 32 acres, are now subdivided into individual lots; the original caretaker's cottage, carriage house and barn survive.

AUGUSTUS C. RICHARDS (1815-1886) was the New York City resident partner for the Boston firm of J. W. Paige & Co.⁷¹ A general agent for the cotton and wool mills of New England, Paige & Co. was in the forefront in the sale and distribution of American made textiles, particularly as reliance on English imports declined. A director of Metropolitan Bank and the Home Fire Insurance Co., Richards was also an active member of the non-partisan Union Defense Committee which raised funds to equip the soldiers during the Civil War.

Richards purchased the land for his Fort Washington estate in 1855 and hired architect Alexander Jackson Davis to prepare drawings, studies and specifications for a mansion. By 1857 "Woodcliff," his Manhattan schist mansion, was in place.⁷²

Davis later modified the design of the mansion, to be renamed "Castle Richards" and then "Libbey Castle." The mansion had numerous owners after Richards sold the property. Among the more famous were glass merchant William Libbey; Civil War general Daniel Butterfield; infamous Tammany leader William "Boss" Tweed; dry goods merchant Alexander T. Stewart; and millionaire sports-man C. K. G. Billings.⁷³

After fire destroyed Billings' mansion "Tryon Hall" in 1926, John D. Rockefeller purchased the tract which also included the smaller mansion formerly held by A. C. Richards. Rockefeller intended that the land be turned into a public park. In the process of creating Fort Tryon Park, the Richards mansion was demolished sometime between February, 1930 and August, 1932.⁷⁴

HENRY WINTHROP SARGENT (1810-1882) was a businessman and partner in the New York City banking house of Gracie and Sargent. Retiring early, Sargent devoted his energies to his avocations, horticulture and landscape gardening.

Sargent and his wife, the former Caroline Olmstead (a distant relative of Frederick Law Olmstead) purchased their 22-acre Fishkill country seat in 1841.⁷⁵ Largely used as a summer home while the family wintered between Boston and New York, the estate was called "Wodenethe" (woody promontory) by Sargent.

Just sixty miles north of New York City, this property had remarkable vistas and was visited by thousands of home builders. Wodenethe became one of the most celebrated gardens in the country and it was here that the theories of landscape architect Andrew Jackson Downing were to be amply manifested. Depicting the English or natural style, Wodenethe was described by Downing as a "bijou full of interest for the lover of rural beauty; abounding in rare trees, shrubs, and plants, as well as vases, and objects of rural embellishments of all kinds."⁷⁶

The well-travelled Sargent toured estates throughout Europe and scoured nurseries on both sides of the Atlantic, in order to procure trees and other plantings for Wodenethe. Sargent tested all types of trees but was especially interested in evergreens. His 1859 study of evergreens east of the Mississippi River has, in fact, remained a classic, consisting of "the best list of evergreens that have proved their ability to maintain their mature beauty for a long period in America."⁷⁷ Sargent also tested fruits at Wodenethe for their durability in Hudson Valley soil. He was especially interested in pear, grape, plum, cherry, and strawberry varieties.⁷⁸ Through his effective landscaping and extensive tree and plant experimentation, Sargent was able to expand knowledge about landscape gardening and horticulture. A man who read extensively about his avocation,⁷⁹ Sargent also corresponded widely and contributed to horticultural literature.⁸⁰

The Sargent mansion was demolished in 1955 and the estate was divided into some 20 lots. Extensive photographic documentation of Wodenethe (including floor plans of the mansion) are held in the Slocum Collection of the Beacon Historical Society.

Wodenethe's entrance gates, a gardener's cottage and part of a garden wall survive. Additionally, several trees thought to have been on the estate during Sargent's time are in evidence. These include: a weeping ponderosa, Chinese golden larch, ginkgo, and Siberian spruce as well as oaks, hemlock, and a dwarf chestnut bush which was the Sargent trademark.⁸¹

BARTLETT SMITH (1815-1894), a wealthy New York City contractor and carpenter, specialized in fine cabinet work and store fixtures. The Bartlett Smith Co. was one of the firms which profited by the city's building boom following the great fires of the 1830s and 1840s. By 1860, Smith's real estate was valued at \$200,000 and his personal estate at \$100,000.⁸²

Smith's country seat was at the lower end of Washington Heights in the area dubbed Carmansville in the mid-nineteenth century. His mansion was built by architect Thomas S. Wall and is described in an early reminiscence:

Starting from 152 Street was the large place of Bartlett Smith. The house stood some distance from the road (Kingsbridge, now Broadway) with a long driveway in front of it, a pretty well-kept place. It was later owned by Mr. Fay and afterward sold to Richard Croker. The house now stands [in 1907] at St. Nicholas Place.⁸³

The date of demolition of the Smith mansion is unclear, but an apartment building today occupies the site.

HENRY FOSTER SPAULDING (1816-1893) organized the well-known woolen goods importing house of Spaulding, Thomas & Vail.⁸⁴ Spaulding additionally had banking and insurance interests. He organized the Central Trust Co., and directed the Mechanics National Bank, the Continental Fire Insurance Co., and the New York and Yonkers Insurance Co.

Beyond his extensive business interests, Spaulding was remarkably public spirited. He actively served on the New York Chamber of Commerce and was treasurer of the fund which built the pedestal holding Bartholdi's Statue of Liberty. Additionally, Spaulding served as commissioner of appraisement on the Croton Aqueduct Board and he chaired the Committee of Remedies, the committee of seventy which investigated the corrupt Tweed ring then in control of New York City government.⁸⁵



Figure 7. Henry F. Spaulding's villa "Parkview." Courtesy of Lehman College Library, CUNY

Spaulding's Riverdale mansion was part of the Downing-inspired villa community "The Park-Riverdale." Established in 1856, this development emphasized respect for the natural landscape and included a five acre public space intended as a park.⁸⁶ Set on a hill overlooking the Hudson, "Parkview," as Spaulding called his mansion, had been designed by architect Thomas S. Wall. The mansion survives today as the art building of the Riverdale Country School. (See Figs. 7 & 8.)

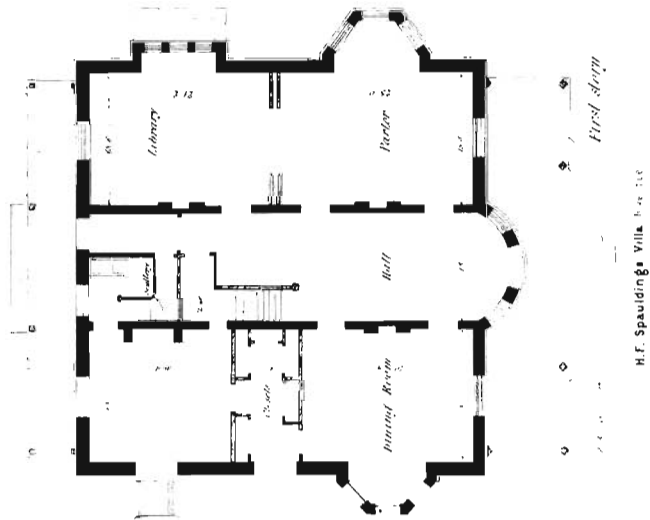


Figure 8. Floor plan of Spaulding's "Parkview." Courtesy of Lehman College Library, CUNY.

LORILLARD SPENCER (1826-1888) was considered one of the most socially prominent men of his day. He inherited his considerable wealth through his mother Eleanora E. Lorillard, while his wife, the former Sarah J. Griswold, was part owner along with her brother of successful London packet ships. Lorillard Spencer also had extensive lower Manhattan real estate holdings during his lifetime.⁸⁷

The Spencer mansion is the most easterly situated home in *Villas*. The sprawling three-story brick mansion faced Eastchester Bay and Long Island Sound and the Spencers were able to dock their naphtha launches at nearby Palmer's Cove. One noting the Throgg's Neck designation for the home would today question this. In 1860, however, the home was not far from the old, all but forgotten Village of Throgg's Neck which is now absorbed by Pelham Bay Park.⁸⁸

Lorillard Spencer acquired his Throgg's Neck estate from his parents in 1848. The 130 acre estate was intact until 1922 when it was subdivided into city streets. The mansion was used by the Jewish Mental Health Society from 1937-1942, but by 1947 was demolished.⁸⁹

EDWIN AUGUSTUS STEVENS (1795-1868), founder of the Stevens Institute of Technology, came from a family of inventors. Among the inventions and achievements attributed to the Stevens' family were: operation of the *Phoenix*, the first ocean-going steamship (1809) and design of the world's first iron-clad warship (1841). Their inventions also included the multitubular steam boiler, the double-edged ferry boat, the rail track commonly known as T-rails, and the first locomotive to run on track in America.

Edwin Stevens himself invented and held patents on the Stevens' plow and the air tight firing room for war ships. At his own expense, Stevens built the iron clad *Naugatuck* which was in a fleet which attacked the Merrimack in the Civil War.⁹⁰ The Hoboken Ferry Co., and the Camden & Amboy Railroad and Transportation Co. (the first commercial railroad in the country) were other financially successful Stevens ventures.

Castle Point in Hoboken, New Jersey had been held by the Stevens Family dating back to 1784 when the estate was purchased at public sale. The Bayard Family from New York, who had been Tories, previously held the land. The third mansion built on the site,⁹¹ "Stevens Castle" was constructed from 1853 through 1859 by architect Thomas R. Jackson. The 64-room mansion was held by the Stevens Family until it was sold to Stevens Institute of Technology on its 40th anniversary in May, 1911. The Institute used the mansion as a dining hall and commons until its demolition in December,

1959.⁹² Despite extensive protest concerning its demise, the cost of maintaining the mansion was simply too prohibitive and the Institute needed the land for a 14-story campus center.

“Stevens Castle,” on the west bank of the Hudson River, was the only non-New York mansion and the most southerly mansion included in *Villas*. The site afforded a panoramic view of the Hudson as well as Manhattan Island to the east.

EDWIN BRUNTON STRANGE (1810-1881) and ALBERT B. STRANGE (1815-1886) were English brothers who established the New York firm of E. B. Strange & Brother in 1838. The firm imported French ribbons, feathers and millinery goods. By 1863, the brothers built a small Williamsburgh (Brooklyn) factory so that they would be able to supply all customer orders for ribbon colors that could not be filled through imports.

Neither brother was skilled in silk ribbon manufacture. Their success in large measure was due to their purchase of the failed firm of John Day & Co. of Coventry, England.⁹³ With the purchase of the firm, John Day and many of his skilled dyers became employees of E. B. Strange & Brother. So successful was the Williamsburgh factory that by 1863 the firm became the largest silk ribbon manufacturer in the country.⁹⁴ As import tariffs and exchange rates rose, the brothers had further reason to expand their silk manufacturing. By 1868, their firm relocated from Williamsburgh to Paterson, New Jersey, while also maintaining their New York and Parisian offices. Edwin Strange handled the trade, while his brother Albert managed the manufacturing end.

The exacting standards of their silk ribbon production earned Strange & Brother the respect of domestic buyers who had long evidenced a bias for foreign-produced goods. The Strange family consistently advocated for United States silk industry concerns, often using the Silk Association of America as a forum.

In 1851, Edwin and Albert Strange purchased the Dobbs Ferry estate “Ingleside,” as tenants in common. The architect Alexander Jackson Davis composed a Gothic Revival villa for the Stranges, which was constructed from 1854-1857. Davis was also contracted to furnish the library and build a greenhouse, gardener’s cottage, and gate house.⁹⁵

Ingleside was sold to Charles T. Howard on November 12, 1883, for \$85,000.⁹⁶ Passing through several hands, the property came into the possession of St. Christopher’s School, its present owner, by 1891.⁹⁷ Though the north end of the villa has been

enlarged and many of the exterior crenelations have been removed, the general form of this surviving mansion is true to its original design.

FRANCIS AUGUSTUS THOMPSON (1823-1869) was a partner in the firm of Abraham R. Van Nest & Co.⁹⁸ One of the largest and oldest saddlery hardware firms in the city, the company was described as:

a mercantile business, for the saddler [which] kept all the articles that belonged to the saddlery or harness making business. It was a sort of hardware store of itself [which] sold bits, wooden frames, irons, blankets, leather, whips, buffalo robes. . . .⁹⁹

Thompson acquired his Tubby Hook estate (located in the most northerly end of Manhattan Island) in 1853 and 1856 respectively. His land had originally been part of Mount Washington, later to be known as Inwood Hill. Thompson's land was included in the original farm of Samuel Thomson, the wealthy builder perhaps best remembered for his work on the Old Custom House in New York City.¹⁰⁰ Not only did Thomson use lumber from his northern Manhattan land for his lower Manhattan business, but he also much improved Tubby Hook through the building of roads, a wharf, a stable and even a country home which he occupied.¹⁰¹

Thomas S. Wall was the architect of the Thompson mansion. The Thompsons used the mansion until 1862 when they bought a four-story home on West 30th Street in Manhattan. It would appear that Thompson rented his Tubby Hook property after moving back to the city¹⁰² and the home was known to have been a summer retreat for Isidor Straus, founding partner of R. H. Macy and Abraham & Straus stores. The date of demolition of the house is unclear, but apparently it was taken down by 1934 when relief workers cleared the lands which New York City had acquired through 1917 and 1925 condemnation proceedings.¹⁰³ These lands today form part of present day Inwood Hill Park.

JAMES WILDE, JR. (1818-1879) was an English born clothing wholesaler who directed the New York firm of James Wilde Jr. & Co. with branch offices in Cincinnati and Chicago. Wilde additionally was a principal in the Westchester and American Exchange Fire Insurance Companies. The community minded Wilde also served as president of the local Greenburgh Savings Bank as well as being an elder and trustee of the South Presbyterian Church in Dobbs Ferry. Both James Wilde, Jr. and his friend Samuel Cochran were instrumental in the establishment of the famed Master's School in Dobbs Ferry.¹⁰⁴

In 1856, Wilde purchased his 66-acre Dobbs Ferry estate "Midgrove" for \$60,000.¹⁰⁵ The property included a dock, water privileges, and a grist mill. Wicker's Creek, site of the ancient settlement of the Weckquaeskeck Indians, also cut through the property.

The Wilde mansion, designed by the English-born architect Thomas R. Jackson, is thought to have been demolished prior to 1902.¹⁰⁶ The site of the former mansion is today "Mount Mercy," the motherhouse of the Sisters of Mercy. The grounds of the former estate also now include Mercy College, Villa Maria Academy, Sacred Heart School, and "The Landing at Dobbs Ferry," a planned condominium development.

JOHN FREEMAN YOUNG (1820-1885), who was married to Harriet Ogden,¹⁰⁷ served as Assistant Minister at Trinity Church from 1855-1867. As Secretary of the Russo-Greek Committee of the Episcopal General Convention, Young visited Russia and helped restore communication with the Eastern Orthodox Church. Later he edited the papers of the Committee. His efforts in bringing unity between East and West were recognized by Columbia College in 1865, at which time he was awarded an honorary Doctor of Divinity degree.¹⁰⁸

Young's contributions to liturgical music are also notable. Among his compilations are *Hymns for Children* (1860), *Hymns and Music for the Home* (1864), and the posthumously published *Great Hymns of the Church* (1887). Little known is the fact that Rev. Young authored the widely popular English version of "Stille Nacht" or "Silent Night."¹⁰⁹

It was his elevation as the second Bishop of Florida in 1867, however, for which John Young is best remembered. Young left the comforts of New York City for a sparsely settled, largely unexplored diocesan area encompassing the entire state of Florida. Called the "builder of churches," Young secured the services of Trinity Church architect Richard Upjohn in designing and building many Florida diocesan churches. Young is also credited with bringing the Episcopal Church to Cuba.¹¹⁰

Architect Joseph Collins Wells, employed in the firm of Richard Upjohn, built the Youngs' Fordham mansion on the former site of revolutionary war Fort No. 4. The mansion later passed into the hands of wealthy Quaker merchant John Claflin. The mansion now serves as the Catholic rectory of Our Lady of Angels Parish in the Bronx.

Today

Nineteen of the 30 structures depicted in *Villas* have been demolished. The remaining 11 mansions are now private homes, educational buildings, an association headquarters, a museum, a children's home and even a rectory. An exploration of these stately mansions offers profound insights into prevailing nineteenth-century trends and interests as well as an appreciation of the many contributions made by the accomplished individuals who resided in them.

Notes

1. *Villas on the Hudson: A Collection of Photo-Lithographs of Thirty-One Country Residences*, preface. Note that although the title page of *Villas* indicates that it has photo-lithographs of 31 country residences, there are actually only 30 depicted. The confusion is over the Aspinwall villa which has two views of the mansion. The other 29 mansions only have one view each.
2. *Villas* appears in Henry Russell Hitchcock's bibliography *American Architectural Books: A List of Books, Portfolios and Pamphlets Published in America Before 1895 on Architecture and Related Subjects* (Minneapolis: University of Minnesota Press, 1962 rev. ed.). This recognized source cites the most important works of architectural history though Hitchcock mistakenly notes that the work has 32 color plates and was published in New York and Philadelphia while the title page indicates New York and London. *Villas* was micropublished in *American Architectural Books*, based on the Hitchcock bibliography of the same title, as no. 1275, Reel 95 (New Haven: Research Publications, 1972). Additionally, the 1860 original edition was reprinted. (*Architecture and Decorative Arts Series*. New York: Da Capo Press, 1977).
3. David A. Hanson, "A.A. Turner, American Photolithographer," *History of Photography* 10, #3 (July-September, 1986) 193. Note that Turner's given name has alternately been cited as Austin A. and Abijah A.
4. *Ibid.*, 203.
5. John A. Zukowsky discusses a handful of the houses in *Hudson River Villas* (New York: Rizzoli, 1986) as well as in his article "Castles on the Hudson," *Winterthur Portfolio* XIV, no. 1 (Spring, 1979) 73-92. The copyright for *Villas* was filed on 26 September 1860. See the *Southern District Court of New York Record Books* in the Rare Book and Special Collections Division, the Library of Congress. Advertisements in *American Publishers Circular and Literary Gazette* indicate that the work was originally slated to depict 40, then 30 and finally 31 photo-lithographs. See 14 July 1860, p. 362; 1 September 1860, p. 445; October 1860, p. 520. The latter advertising citation even gives a different title than the one which was published and copyrighted. The variant title is cited as *Villas on the Hudson: A Series of Thirty-One Photo-Lithographs of Gentlemen's Seats on the Hudson*.
6. A. J. Downing, a leading figure in the environmental movement, popularized his landscape architecture theories through editorials in *The Horticulturist* as well as in his monograph *A Treatise on the Theory and Practice of Landscape Gardening Adapted to North America With a View to the Improvement of Country Residences* (New York: A.O. Morre & Co., 1859).
7. Richard C. McKay, *South Street Seaport: A Maritime History of New York* (Riverside, Conn.: Seven Seas Press, Inc. 1969 rev. ed.) 242.
8. Moses Beach estimated William H. Aspinwall's wealth at a staggering \$4,000,000 in 1855. See Moses Beach, *The Wealth and Biography of the Wealthy Citizens of the City of New York* (New York: The Sun, 1855) 6.
9. William H. Aspinwall, *Descriptive Catalogue of the Pictures in the Gallery of W. H. Aspinwall* (New York: W.C. Bryant & Co., printers. [undated] ca. 1856-60). "The Aspinwall Gallery," *Harper's Weekly* 3 no. 113 (26 February 1859) 132-34.
10. Col. Duncan S. Somerville, *The Aspinwall Empire* (Mystic, Conn.: Mystic Seaport Museum, Inc., 1983) 65.
11. Allison Albee takes the position that "Rockwood" was demolished by William Rockefeller to form the foundation of his stables. See "The Case of the Missing Castle," *Westchester Historian* 45 (Fall, 1969) 78-86; Claire Collier, Archivist at the Rockefeller Archive Center in a letter to

- Janet Butler Munch of 29 July 1987 acknowledges that the demolition of "Rockwood" as opposed to its renovation by William Rockefeller is not clear. Col. Duncan S. Somerville in a letter to Janet Butler Munch dated 28 December 1987 also questions the claim that William Rockefeller demolished the mansion after taking possession of it.
12. "Rockwood Hall Country Club Bought by John D. Rockefeller, Jr." *New York Times* (8 January 1938) 17:1.
 13. Somerville, *The Aspinwall Empire*, 121.
 14. Albert Fein, *Wave Hill, Riverdale, and New York City Legacy of a Hudson River Estate* (Bronx, New York: Wave Hill, Inc., 1979) 11.
 15. Sidney Ratner (ed.) *New Light on the History of Great American Fortunes, American Millionaires of 1892 and 1902* (New York: Kelley, 1953) 60.
 16. Robert J. Kornfeld letter to Janet Butler Munch. 31 July 1988.
 17. "Ignoring a Noble History," (editorial) *The Riverdale Press* 9 July 1987; "Sycamore Avenue Historic Area (flyer). The reason that the name of the proposed historic district is not "Riverdale Park" is that in 1942 a wide strip of land along the Hudson River was designated as Riverdale Park.
 18. *Doggett's New York City Directory, 1850-1851* (New York: J. Doggett, 1850-51) 36.
 19. "Nathaniel Platt Bailey," (obituary), *New York Times* (13 October 1891) 4:7.
 20. New York Surrogate's Court *Book of Wills* 31 December 1891. Liber 466, Page 64.
 21. Stephen Jenkins, *The Story of the Bronx from the Purchase Made by the Dutch from the Indians in 1639 to the Present Day* (New York: Putnam, 1912) 344.
 22. James H. Callender (comp.) *History and Genealogy of the Cochran Family of Kirkcudbright and New York* (New York: privately printed, 1932) 69.
 23. New York Surrogate's Court, *Book of Wills* 31 August 1859. Liber 129, Page 289.
 24. New York County Surrogate's Court, *Book of Wills* 21 May 1869. Liber 187, Page 244.
 25. *Ibid.*
 26. "Paterno Castle, on the Hudson, City's Only 'Medieval' Home, To Be Razed," *New York Herald Tribune* (7 August 1938) IV, 1:2-7; 4:1-2.
 27. Moses Beach, *Wealth and Biography of the Wealthy Citizens of New York City... of Persons Admitted to be Worth 100,000 and Upwards* (New York: The Sun, 1845) 7.
 28. U.S. Census 1860. County of Westchester, Town of Greenburgh, House no. 2314. Cunningham also had real property in New York, Pennsylvania and California.
 29. Westchester County Surrogate's Court, *Record of Wills*, 23 May 1870. Liber 62, Page 78. "Craig Hall" was the 45-room mansion which was under construction at Cunningham's death. Local legend has it that James Cunningham wanted no one but a Cunningham to live in the house. The house burned to the ground in 1905 on the eve of the new owner's (The Huyler's) moving in.
 30. Jennie Price Black, *I Remember* (New York: privately printed, 1938) In: Irvington Public Library, Local History Collection.
 31. Sister Marie de Lourdes Walsh, *The Sisters of Charity of New York 1809-1959*, vol. III, (New York: Fordham University Press, 1960) 21.

32. Brother Casimir Gabriel, F.S.C., *The Tree Bore Fruit: Manhattan College 1853-1953* (Riverdale, New York: Manhattan College, 1953) 5.
33. *Proceedings of the Board of Alderman, and Board of Council-men, With the Approval of the Mayor from January 7th, 1867 to January 4th, 1868.* vol. XXXV (New York: E. Jones & Co. printers for the Corporation, 1868) 9.
34. A. J. Davis Collection, Metropolitan Museum of Art, Prints Division.
35. Moses Beach describes Forrest as "The distinguished American tragedian. Was a poor boy, and has made his fortune by his profession. He married a daughter of Mr. Sinclair, the English-vocalist, from who he had recently been divorced. Mr. Forrest has wisely invested a portion of his funds in up-town lots, and in the erection of dwellings." Beach assesses Forrest's wealth at that point at \$250,000. See Moses Beach, *The Wealth and Biography of Wealthy Citizens of the City of New York* (New York: The Sun, 1855) 30.
36. Theories regarding the construction of the Forrest mansion are skillfully dealt with in John Zukowsky's "Fonthill Castle and its Architect," *Westchester Historian* 54, no.3 (Summer, 1978) 51-54.
37. Westchester County Surrogate's Court, *Record of Deeds*, 11 June 1852. Liber 194, Page 340.
38. Statement by William Ogden Giles to Nicholas Fish dated 24 February 1898. In: Giles file of the Society of the Cincinnati, courtesy of Mr. C.A. Philippe von Hermert, Secretary, New York State Society of the Cincinnati.
39. Edna Fassig, "St. James Church-Fordham," *The Bronx County Historical Society Journal* XI no.1 (Spring, 1974) 13-16.
40. "City and Suburban News-New York," *New York Times* (20 July 1878) 8:5.
41. "John J. Herrick, A Victim of Heart Disease," *New York Times* (30 November 1887) 8:4.
42. John M. Addison, "Castle Foundation Yields Pre-Civil War Relics: Historic Reminders of Life of John James Herrick, Builder of Mansion, Found," *Daily News* (Tarrytown) 4 June 1944. (Clipping in White Plains Public Library).
43. Alexander Jackson Davis, letter to J. J. Herrick, 28 October 1864. (In Avery Library, Prints Division. Columbia University.) It should be noted that A. J. Davis sued J. J. Herrick over collection of his 5% architect fee. The misunderstanding was settled in N.Y.C. Superior Court in Davis' favor. Herrick, though financially struggling, honored his debt.
44. "Rippling Wood, Thudding Timbers Sounding Requiem for Castle," *Daily News* (Tarrytown) 12 May 1944. (Clipping in White Plains Public Library.)
45. "Washington Irving," *National Cyclopaedia of American Biography* vol. 3 (New York: James T. White & Co., 1893) 17-19.
46. Alexander Jackson Davis of Town & Davis is said to have remodeled "Sunnyside" for Washington Irving. See Roger Hale Newton's *Town and Davis Architects* (New York: Columbia University Press, 1942, p. 219.) It should be noted, too, that Davis commissioned John Windt to prepare a lithograph of the cottage in 1839. (See Alexander Jackson Davis Papers, New York Public Library. Box 5. Bill from John Windt dated 8 May 1839.)
47. Mary Dunbar married Edward G. Kidder on 14 February in New York City; and again on 14 February 1853 at the Troy Second Street Presbyterian Church in Rensselaer. (*International Genealogical Index*, The Church of Jesus Christ of the Latter Day Saints.)
48. Dutchess County, *Deeds*, 10 March 1860. Liber 115, Page 403.

49. Orson Squire Fowler, *A Home for All, or, The Gravel Wall and Octagon Mode of Building: New, Cheap, Convenient, Superior and Adapted to Rich and Poor* (New York: Fowler and Wells, 1853).
50. Letter from Willa Skinner, Town of Fishkill Historian, to Janet Butler Munch dated 3 January 1867.
51. The Jerome Park Racetrack (1866-1894) was built by Leonard Jerome, grandfather of Sir Winston Churchill. The site is today Lehman College (CUNY).
52. *P. Lorillard's Thoroughbred Stock Rancosas Stock Farm* (Jobstown, New Jersey, privately printed, 1855) In: Keeneland Association Library, Lexington, Kentucky. See also Walter Spencer Vosburgh, *Cherry and Black: The Career of Mr. Pierre Lorillard on the Turf* (New York: printed for P. Lorillard, 1916) In: Library of Congress.
53. "Lorillard House Burned," *New York Times* (27 March 1923) 23:7.
54. *Lorillard Estate in Westchester County Taken for Bronx Park 113 342/100 Acres Including Streets and 1/2 Bronx River* (No publisher or date indicated) sheet map, In: Lubar Collection, Lehman College of the City University of New York.
55. "Lorillard House," op. cit.
56. "Theodore McNamee," *The National Cyclopaedia of American Biography*, vol. VIII (New York: James T. White & Co., 1943) 90.
57. Westchester County, *Record of Deeds*, 10 June 1853. Liber 236, Page 13.
58. "Auction Sale of Hudson View. 150 Westchester County Plots and One Large Dwelling, former home of D. D. Barney known as Spiro Park on the Banks of the Hudson River 45 Minutes from Grand Central Station at Irvington, New York, 24 October 1925. [includes photo of the mansion] In: Local History Collection, Irvington Public Library.
59. "Isaac P. Martin," *New York Times* (28 September 1894) 5:6.
60. David McAdam, et. al. (ed.) *History of the Bench and Bar of New York* (New York: New York History Co., 1897) 413.
61. New York City Dept. of Finance, Real Property Taxation Division, Block 2139, Lot 226, 11 July 1949.
62. William Moller, "Improved Sugar-Cutting Machine," 10 September 1861. U. S. Patent No. 33,260.
63. J. Leander Bishop, *A History of American Manufacturers from 1608 to 1860*, vol.III (New York: Augustus M. Kelley, 1966) 152-3.
64. William Moller, "Apparatus for Dissolving Crude Sugar," 10 September 1861. U.S. Patent No. 33,261.
65. "Local Business Troubles," *New York Times* (6 March 1878) 8:3.
66. "Ruins Along the Hudson," *New York Times* (16 July 1882) 10:5.
67. "Wolfert Lockwood Notes," Local History Collection, Irvington Public Library.
68. Virginia Breen, "Booksellers Group Plans to Move into Tarrytown," *Reporter Dispatch* February 20, 1993. Section B, 2B.
69. T. P. Richards (comp.), *New-York Commercial List Containing the Names and Occupations of the Principal Merchants in the City* (New York: William W. Rose, 1853). Note that *Villas* cites the spelling of Read's given name as "Jehiel." No other source (wills, commercial directories, etc.) use this spelling.

70. "Jehial Read House," Sanchis Collection, Westchester County Historical Society.
71. "A. C. Richards," (obituary), *New York Times* (14 January 1886) 5:6.
72. *Davis Diary 1829-1882* p. 172-3; and "Woodcliff" ink and wash views. In Prints Division, Metropolitan Museum of Art. Davis also later designed A. C. Richards' mansion "Riverview," set on his 96 acre Irvington estate.
73. Edward Hagaman Hall, "Fort Tryon and Vicinity A Landmark History," Appendix G, *American Scenic and Historic Preservation 22nd Annual Report* (Albany: J. B. Lyon Co., 1917).
74. Robert Hall Newton was incorrect in citing Castle Village Apartments at West 183-186 Streets (New York, New York) as the former site of the Richards mansion. See *Town & Davis Architects* op. cit., p. 278. The Fort Tryon Park location of the mansion is established in the street map "Property of F. A. Libbey Situated on Washington Heights." Surveyed as in Possession of Albert E. Wheeler. 17 February 1904. Sec. 8, Block 2179. (In N.Y.C. Dept. of Finance, Real Property Taxation Division). That the mansion was still standing in February, 1930 is known from an identified photograph held in the Special Collections division, Lehman College Library (CUNY). A clipping in the Library's collection notes that the mansion was demolished before August, 1932. See "Fort Tryon Park to Pen in 1934," *The Sun* 13 August, 1932.
75. Dutchess County, *Deeds* 31 May 1841.
76. Andrew Jackson Downing, *A Treatise on the Theory and Practice of Landscape Gardening Adapted to North America With A View to the Improvement of Country Residences* (New York: A.O. Moore & Co., 1859) 34.
77. Wilhelm Miller, "The Most Artistic Twenty-Acre Place in America," *Country Life in America* 22 no. 9 (1 September 1912) 22.
78. "The Fruit Garden at Wodenethe: The Residence of H. W. Sargent, Esq. Dutchess Co., N.Y.," *The Horticulturist, and Journal of Rural Art and Rural Taste* 1 no. 11 (May 1874) 504.
79. Letter from Mrs. Robert K. Gould of Beacon, New York to Janet Butler Munch, dated 2 August 1987.
80. Letter from Jonathan Slocum, M.D. of Beacon, New York to Janet Butler Munch dated 17 August 1978 regarding what remains of Henry Winthrop Sargent's library consisting of a "wealth of material and information about horticultural matters, correspondence with English gardeners (by publication in journals) and other matters pertaining to the management of estates."
81. Sargent was a frequent contributor to Downings's *Horticulturist* as well as *Hovey's Magazine of Horticulture*. Additionally, he supervised the sixth edition of Downing's *A Treatise on the Theory and Practice of Landscape Gardening Adapted to North America With A View to the Improvement of Country Residences*. Sargent is also remembered for *Skeleton Tours Through England, Scotland...* (New York: D. Appleton & Co., 1870).
82. *U.S. Census 1860*. County of New York, State of New York, 3rd District, 12th Ward, 179.
83. "Reminiscences of Washington Heights by an Old Resident," *Home Topics of Washington Heights* (14 March 1908) 1. Clipping in Inwood Heights Parks Alliance Archives.
84. The firm reorganized at the opening of the Civil War as Spaulding, Hunt & Co. and again at the close of the war as Spaulding, Swift & Co.
85. "Henry Foster Spaulding," *National Cyclopaedia of American Biography* vol. V (New York: James T. White & Co., 1907) 265-6.
86. Albert Fein, *Wave Hill, Riverdale*, *Ibid*.

87. "The Lorillard Spencer Sale," *A History of Real Estate, Building and Architecture in New York City During the Last Quarter of a Century* (New York: Arno Press, 1967) 141-143.
88. *Detailed Surveys for Pelham Bay Park Westchester County, New York in the Matter of the Taking and Appraisal of Lands for the New Parks and parkways Under the Provisions of Chapter 522 of the Laws of 1884*. James C. Lane, Chief Engineer. [15 maps plus index] In: Lubar Collection, Lehman College Library of The City University of New York.
89. Bronx Buildings Dept. Block 4516, Lot 62. The file indicates that a sprinkler was added to the mansion in 1937 but by 1947 a planning and division order was executed, with a certificate of occupancy (on a different house) given in 1948.
90. "Edwin Augustus Stevens," *National Cyclopaedia of American Biography*, vol. 11 (New York: James T. White & Co., 1943) 22-23.
91. The William Bayard Mansion was destroyed during the American Revolution and Col. John Stevens' mansion, completed in 1787, was partially destroyed by fire in 1849. The decision not to rebuild "Villa Stevens" was made. Rather, it was decided to build a new mansion, to be called "Stevens Castle" by the local people of Hoboken.
92. Edward J. Silverfarb, "Stevens Institute Pushing Plans to Demolish Castle," *New York Herald Tribune* 4 October 1959; "Castle Stevens Goes Under Wrecker's Ax," *New York Herald Tribune*, 1 December 1959. (Clippings in Lehman College Library Archives.)
93. W. W. Clayton and William Nelson, *History of Bergen and Passaic Counties, New Jersey* (Philadelphia: Everts & Peck, 1882) 476.
94. L. R. Trumbull, *A History of Industrial Paterson...* (Paterson, New Jersey: L. R. Trumbull, printer C.M. Herrick, 1882) 206.
95. Newton, *Town & Davis*, 115.
96. Jane B. Davis, "St. Christopher's School, Dobbs Ferry, The Main Building," 1974 (Unpublished manuscript, courtesy of St. Christopher's School, Dobbs Ferry, New York). Note that the current name of the organization is the Jennie Clarkson Home, The St. Christopher's School.
97. "In the Matter of the Estate of Edwin B. Strange, deceased. Inventory filed 20 June 1881"; "March 4, 1887, Judicial Decree Settlement." Papers filed in Westchester County Surrogate's Court 16 May 1881. Liber 92, Page 318.
98. *Wilson's New York City Co-partnership Directory for 1854-55* (New York: J.F. Trow & Co., 1855) 65.
99. Walter Barrett, *The Old Merchants of New York City*, 3rd series. (New York: Greenwood Press, 1968) 185.
100. Louis Torres, "Samuel Thomson and the Old Custom House," *Society of Architectural Historians Journal* 20, no. 4 (December, 1961) 185-190.
101. *Receipt and Cash Books Relating to Home of Samuel Thompson at Tubby Hook* (In New York Historical Society Library Manuscript Collection.) Note spelling variation on Thomson as "Thompson" in title.
102. For rent on a stable and Inwood property on March 29, 1870, see stenographer's notes in "The Matter of the Estate of F. Thompson, dated March 19, 1872." In New York City Surrogate Court Probate File, Affidavits, etc.
103. "Taming Inwood Hill," *New York Times* XI, (10 April 1938) 1:7.
104. Sr. Mary Agnes Parrell, *Profiles of Dobbs Ferry* (Dobbs Ferry: Oceana Publications, 1976) 34.

105. Westchester County, *Record of Deeds*, 13 June 1856, Liber 337, Page 145.
106. Parrell, *op. cit.*, 35.
107. Letter from Phyllis Barr, Archivist and Kathleen Gorbet-Pasco, Genealogist, Parish of Trinity Church in the City of New York to Janet Butler Munch dated 31 August 1987. Cites Rev. Morgan Dix's diary entry of 9 June 1857 re: the marriage of Harriet Ogden and John F. Young. Note also that Mrs. Young has also been cited as Harriet Rodgers. See New York Surrogate's Court *Record of Wills* Liber 253, Page 284.
108. "John Freeman Young," *The Twentieth Century Biographical Dictionary of Notable Americans*, vol. X, (Boston: The Biographical Society, 1904) unpagued.
109. Byron Edward Underwood, "Bishop John Freeman Young Translator of "Stille Nacht," *The Hymn* 8 (October, 1957) 123-30.
110. Edgar Legare Pennington, *John Freeman Young Second Bishop of Florida*. Soldier and Servant Series. (Hartford, Connecticut: Church Missions Publishing Co., August-October, 1939). Part II, Publication No. 196, p. 35.