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| Department: | For Building |
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TUCKAHOE BUILDING DEPARTMENT

LANDMARK NOMINATION FORM

VILLAGE OF TUCKAHOE, NY
Historic Preservation Commission

NOTE: The legislation authorizing the nomination of sites and structures in the Village of Tuckahoe as local landmarks is the Historic Preservation Law (<https://www.tuckahoe.com>).

NOTE: Nothing in the Historic Preservation Law shall preclude the applicant from obtaining review and approval from other Village boards or commissions as required.

INSTRUCTIONS:

STEP 1 - Fill out this Landmark Nomination Form. Emphasis should be placed on the details needed to support the proposed landmark's historical and/or architectural importance.

- Use as much space as needed (insert additional lines in each section where needed) and attach additional sheets for each category, as needed, to ensure completeness of form.
- Label all accompanying documents forms.

STEP 2 - Submit this Landmark Nomination Form and all associated documents to the Tuckahoe Building Department. The submission in its entirety will then be forwarded to the Tuckahoe Historic Preservation Commission (THPC).

STEP 3 - The THPC will review the submission. The applicant will then be contacted with notification that the nomination has been accepted or denied. At any point, additional information may be requested of the applicant.

STEP 4 - If and once the Landmark Nomination Form submission is accepted by the THPC, the THPC will hold a public meeting to review the form, associated materials, documentation, and to hear comments from the public and property owners.

****IMPORTANT****

Once the THPC has received a nomination for a local landmark designation, no demolition or building permits shall be issued for the subject property by the Tuckahoe Building Department as long as the proposed designation is under active consideration by the THPC and/or until the Tuckahoe Board of Trustees has made its decision on designation.

STEP 5 - If the THPC is against local landmarking, the nomination process is ended. If, after holding its public meeting, the THPC is in favor of local landmarking, the THPC will

recommend that the proposed building/structure/district/site be designated as a local landmark by the Tuckahoe Village Board of Trustees. The Board of Trustees will then hold a public hearing on the recommendation.

I. PERSON/ORGANIZATION SUBMITTING LANDMARK NOMINATION FORM

(If by Owner/s)

(If by Other/s)

Property Owner Name:

101 FraMar LLC

Nomination Author(s):

Tuckahoe Historic Preservation Commission
with help from Tuckahoe History Committee
especially Arlene Gruber

Property Address:

101 Main Street
Tuckahoe, NY 10707

(Contact Information)

Telephone Number: 914-771-5600

Organization (if any):

II. PROPERTY IDENTIFICATION

1. Building's Common or Current Name (if any):

The Washington Hotel
Samuel Fee Building

2. Building's Historic Name (if any):

The Washington Hotel

3. Address and Section, Block, Lot (SBL)

101 Main Street, Tuckahoe, NY 10707
SBL: Section 28 / Block 1 / Lot 7
Tax Code: 7
Parcel SBL: 02800000010070000000
Deed Book 46117 PG-295
0.23 acres

4. Current Owner/s

101 FraMar LLC
Frank Petronella
Address: 101 Main Street, Tuckahoe, NY 10707
Contact Telephone Number: 914-771-5600 Email: n/a

List all owners of record. A copy of existing deed records may be requested.

- a) 101 FraMar LLC (Frank Petronella)
- b) Bruce Batty (May 30, 1997; purchase price = \$395,000)
- c) Jerome & Rosalyn Stern (1980)
- d) Ellen Haas
- e) Louis & Mary Haas
- f) J. A. Douglas of 29 River Street (1925)
- g) Patrick and Jennie May (Sept 15, 1911-DATE; copy of mortgage on file) aka "Patrick May's Hotel"

h) Samuel Fee, superintendent of Tuckahoe quarries (1883)

5. Tenants Name and Phone Number (if applicable):

First floor: Frank P. Petronella, DDS; Michael Mohr, DDS; John R. Varoscak, DDS

Second floor = 2 units

Third floor

6. PROPERTY CLASSIFICATION:

Category: Building/Structure Site

Ownership Private Public

7. CURRENT USE OF PROPERTY Please describe current and historic use(s):

Current (as of 2007)

Ground floor = Commercial; dentist office

Second floor = Entry with stair passage. Two units with a shared common area. Each unit contains two bedrooms, an eat-in kitchen, bathroom, living room.

Third floor = Entry with stair passage. Study, half bathroom, kitchen, and living/dining room.

Historic

The Washington Hotel was built in 1883 for Samuel Fee, a superintendent of the Eastchester Marble Quarry Company. It served as a meeting hall for the Journeymen's Stonecutter's Union, which had a branch in Tuckahoe going back to April of 1839. The Washington Hotel also functioned as a meeting hall and community center and provided lodging for the Stonecutter's Union. In the late 1800s and even for a period of time afterwards, it was a social center of Tuckahoe with large meeting rooms to accommodate large groups.

III. PROPERTY DESCRIPTION

8. Facade Materials:

- Tuckahoe marble

9. Roof Materials:

- Slate roof

10. Interior Materials:

- Originally contained two interior fireplaces (not working). Two chimneys extend from the roofline.

11. Structural System, (if known, e.g., wood frame; concrete block foundation):

- Constructed of Tuckahoe marble
- Per 1980 investigation of attic framing for proposed alterations, existing lumber appeared to be in excellent condition having less than 15% moisture content. Lumber was either Douglas Fir or Southern Pine.

12. Structure Condition/Integrity: (e.g., Safe Structure, Not Safe, Requires Repairs)

- Safe Structure; inhabited currently

13. Land Condition/Integrity: (i.e., fallen trees, land settling, flood)

- Clean, obstacle-free land

14. List Major Alterations/Repairs and dates (if known):

- 2007: Excavate portion of the lot to add 5 parking spaces; pave parking area. Use stone removed during excavation to create a stonewall on the property

- 1998: Application to renovate existing apartment dwelling, including: restore demolished interior partitions and construct new partitions to define new study and half-bath; install new kitchen at previous location; new staircase between third floor and attic/mezzanine level; new attic/mezzanine level partitions to subdivide space into three bedrooms, two baths, and closets.
- 1980: Investigation of attic framing for proposed alterations
- 1941: Three-room apartment replaces meeting room. Installation of partitions.
- 1934: New chimney with terra cotta lining

15. Surroundings: (Check all that apply)

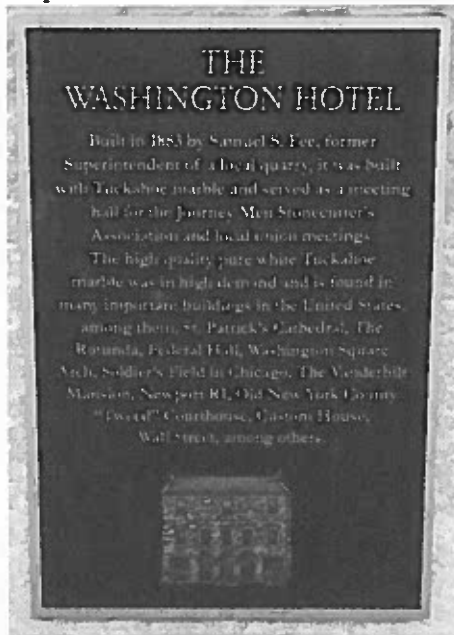
- Open Land Industrial Residential
 Woodland Commercial Other (describe):
 Scattered Buildings Densely Built Up

16. Notable features of building and site (e.g., style, details):

- 1883 Tuckahoe marble
- Stonewall made with stone excavated during paving of parking spots
- Name of "S. FEE. 1883" on front facade



- Plaque on front facade



17. List the following and your source(s) of information:

Date of initial construction: 1883 [Source: Tuckahoe: The First 100 Years, pg. 16]

Architect (if known):

Builder (if known):

Source(s):

IV. HISTORICAL AND ARCHITECTURAL IMPORTANCE

18. Referring to the criteria set forth in the *Tuckahoe Historic Preservation Law*, list those that apply and explain how the property meets those criteria.

- A. Possesses special character or aesthetic value as part of the cultural, architectural, social, or economic history of the Village; or
- B. Is identified with persons or events significant in local, state, or national history; or
- C. Is the birthplace or grave of a historical figure of outstanding importance; or
- D. Embodies the distinguishing characteristics of a type, period, or method of construction or design style, or is a valuable example of the use of indigenous materials or craftsmanship; or
- E. Is representative of the work of a designer, architect, or builder; or
- F. Represents an established and familiar visual feature of the community by virtue of its unique location or singular physical characteristic; or
- G. Has yielded or may be likely to yield information important to the study of the prehistory or history of the region, state, or nation.

Criteria A: Possesses special character or aesthetic value as part of the cultural, architectural, social, or economic history of the Village

The Washington Hotel is directly and intrinsically linked to the cultural, architectural, social, and economic history of Tuckahoe because of its direct relationship to the Tuckahoe marble quarries and the people who worked in the marble industry and in the quarries for almost a century (ca.1822-1907).

Marble was first discovered in Tuckahoe in 1822 on the property of Jonathan Ward, the son of former Eastchester Town Supervisor and Revolutionary War Patriot Stephen Ward. This was the beginning of almost a century of successful marble excavation, stone cutting, and stone dressing for Tuckahoe, which until its 1902 incorporation as a village in the Town of Eastchester was part of Historic Eastchester.

In the 1840s, there were two operating quarries in Tuckahoe, both bordering today's Marbledale Road. The older one, once called the Ward Quarry and then known as the Kain and Morgan Quarry, was selling 60,000 to 70,000 cubic feet of marble per year.¹ The second, dating to 1826, was owned and operated by James Hall, who later also owned Jonathan Ward's tavern and home at present-day 230 White Plains Road, which is known today as The Ward House and which for a time was referred to as "Marble Hall." In 1839, President Martin Van Buren visited and spent the night at Marble Hall while visiting Tuckahoe's marble quarries as part of a tour of Westchester County².

The marble from Tuckahoe's quarries was sent around the United States. In the early years, oxen and horse-drawn drays delivered the marble from the quarries to the East Chester landing for shipping by water. The steam railroad engine was introduced in the United States in the early 1830s, and in 1831, the New York & Harlem Railroad incorporated as one of the first U.S. railroad companies. The New York & Harlem line from New York City into Westchester County ran into White Plains. According to information gathered for the 300th anniversary of the Town of Eastchester, it was said that the Tuckahoe quarry owners and the town raised \$15,000 to help bring the railroads to Tuckahoe. True or not, Tuckahoe was one of the original stops on the 1844 line and it was the only regular stop between the Bronx and White Plains. As late as 1853, oxen transport was the main way that marble arrived to the Tuckahoe railroad. At some point after that, short rail spurs were extended from the Harlem tracks to Tuckahoe's stone cutting shops within the village.

Tuckahoe marble was used in the rebuilding of Boston after the Great Fire of 1872. It was used in the exterior of the stunning Alva and William K. Vanderbilt "Marble House" Mansion of Newport, Rhode

¹ Torres, p.37

² *Out of the Wilderness*, pp. 136-137

Island designed by renowned architect Richard Morris Hunt and built between 1888 and 1892. It was also used around New York City: at Federal Hall, the New York Custom House, St Patrick's Cathedral, and the Washington Square Arch. In Washington, DC, Tuckahoe marble makes up the Washington Monument, the General Post Office, and the United States Capitol Building. Tuckahoe marble was also used to build within Tuckahoe itself, including for the Immaculate Conception Church, Assumption Church, the Masonic Temple, and the Washington Hotel on Main Street.

At close to their peak, the Tuckahoe marble quarries were employing about 500 stonecutters (who were paid \$4.50 per eight-hour day). Many of the stonecutters were of British and Scandinavian ancestry. Alexander Masterton, around whom much of the early history of the Tuckahoe marble industry revolved, was a Scottish immigrant who had arrived in New York City in 1819 at age 20 before coming to the Tuckahoe area. Masterton was a successful journeyman stonecutter and a self-taught architect. Later the quarry workers would include many newly arrived immigrants from Ireland and Italy. Many of these individuals would establish homes and join places of worship in the immediate area, including in Tuckahoe.³

According to the U.S Census of 1850, 365 Irish immigrants made up 22% of the population of Eastchester, including Tuckahoe.⁴ The census of 1900 had only 200 people of Italian descent living in town, comprising 8% of the population. Within less than two and a half decades, the number of Italian immigrants had exploded to 26% of the total population with 2600 people. Many of these Italian immigrants worked in the Tuckahoe marble quarries, the construction of the Kenisico Dam, the railroads, and other building trades.

The Washington Hotel was built in 1883 of Tuckahoe marble for Samuel Fee, a superintendent of the Eastchester Marble Quarry Company, who was an effective intermediary between the quarry workers and the quarry owners. The Washington Hotel served as a meeting hall for the Journeymen's Stonecutter's Union, which had a branch in Tuckahoe going back to April of 1839. Stonecutters were paid three times as much as unskilled quarrymen and were in high demand in the quarry industry. The Washington Hotel functioned as a meeting hall and community center and provided lodging for the Stonecutter's Union. It was also the village's social center with large meeting rooms to accommodate large groups.

The Washington Hotel, because of its direct relationship to the Tuckahoe marble industry, has played a pivotal role in the cultural, architectural, social, and economic history of Tuckahoe. The cultural connection revolves around the use of the Washington Hotel for meetings and lodging, especially for immigrants and marble quarry workers who lived in and raised their families in Tuckahoe. The architectural connection is the use of Tuckahoe marble in the Washington Hotel's construction, particularly its facade. This ties the building to other famous buildings of distinction in the United States, including the United States Capitol building in Washington, DC; St. Patrick's Cathedral in New York City; and the Richard Morris Hunt-designed Marble House of the Vanderbilt family in Newport, Rhode Island. Socially, the Washington Hotel served as a community center not just for the quarry industry but also later for the Village of Tuckahoe. Economically, the Washington Hotel represents the industry that brought growth to the immediate area and played a large role in helping to make Tuckahoe what it was and what it is. As a meeting space for the Journeymen Stonecutter's Union, it also played a part in economic bargaining and negotiations.

In Tuckahoe's Comprehensive Master Plan of 2008, amended in 2014, the Washington Hotel is listed in Section 3.1, Historical Perspectives.

p.13 "The Village has many historical monuments and buildings that remind the residents of its rich history and contribute to the Village's uniqueness, and a few of these will be highlighted in the following text."

³ Torres, p.55

⁴ Out of the Wilderness, p.152

- The Washington Hotel, located at 101 Main Street, was built in 1883 by Samuel Fee, the Superintendent of the Eastchester Marble Quarry Company. The building served as a meeting hall and is an example of the fine Tuckahoe marble. The Hotel today serves as an apartment house with ground floor retail.



Washington Hotel



Washington Hotel today

Criteria B: Is identified with persons or events significant in local, state, or national history

Samuel Fee is a significant local historical figure closely associated with the history of Tuckahoe, and especially Tuckahoe's marble history.

Samuel Fee was born in county Longford, Ireland, in February 1822 to William Fee, a farmer who later became a stonecutter and builder, and Elizabeth McDonnell Fee. He emigrated to America in 1848, by way of Montreal, settling in New York City. He worked for twelve years for William Joyce who was superintendent of the erection of Saint Patrick's Cathedral on Fifth Avenue. During this time, Fee acquired an excellent knowledge of fine stonecutting and ornamental carving in stone.

In 1859 Samuel Fee came to Tuckahoe and entered the employ of the firm of Hall & Masterton. Samuel Fee started out as an operator in the quarry and worked his way up to superintendent, a position he held until 1892. As superintendent of the Eastchester Marble Quarry Company, Fee was an effective intermediary between the quarry workers and owners.⁵

Fee was married to Mary Rollins, also originally from county Longford, and the couple together had five children. He was active civically. Fee was elected school trustee for three terms for a total of eight years, justice of the peace twelve years, and assessor of the Town of Eastchester five years. He was a member of the Masonic Lodge before the papal ban in 1877. In 1897, he along with others, sued William Merritt, a future town supervisor of Eastchester, for graft (in 1914, Merritt sent to prison for stealing a significant sum).

Samuel Fee was a large property owner in Tuckahoe. His seven-acre farm ran from where the Washington Hotel stands on Main Street to Marbledale Road, covering much of where Van Duzen, lower Wallace, and South and North High Streets are today, in addition to the Main Street Park and the basketball courts. This was unique at the time since much of the surrounding area was already densely populated with much smaller lots. Fee was located nearby to the Tuckahoe quarries.

⁵ *Out of the Wilderness*, p.294.



Criteria D: Embodies the distinguishing characteristics of a type, period, or method of construction or design style, or is a valuable example of the use of indigenous materials or craftsmanship

The foundation and facade of the Washington Hotel exhibit the original 1873 marble that was extracted from the nearby Tuckahoe marble quarries in order to build this three-story structure. Because of its beautiful, solid marble facade, The Washington Hotel is one of the most distinguishable buildings on Tuckahoe's Main Street, a Westchester County road that appears on maps of the area dating as far back as 1728.

At the time it was built, the Washington Hotel was the finest example of Tuckahoe marble in Eastchester. To this day, it continues to be an outstanding example—still standing—of the many Eastchester buildings constructed of Tuckahoe marble.

The stonewall on the property was also built with the 1873 stone materials.

Criteria F: Represents an established and familiar visual feature of the community by virtue of its unique location or singular physical characteristic

The Washington Hotel has been standing in the exact same spot with very little exterior alteration for 150 years.

The Washington Hotel has maintained the historic fabric of its original design for over a century and a half. It was a meeting place for events in the Village for decades. As a public business and residential space, it continues to serve members of the community.

Interior: (only if applicable)

The THPC may recommend for designation the interior of a property as an interior landmark if such interior meets any of the criteria listed above, and:

H. Is customarily open or accessible to the public; or

L. Is an interior into which the public is customarily invited.

Historic districts: (only if applicable)

- J. The commission may recommend for designation a group of properties as a historic district if a majority of properties therein meet one or more of the criteria for designation as a local landmark.
- K. The historic district may have within its boundaries other properties or structures that, while not of such historic and/or architectural significance to be designated as local landmarks, nevertheless contribute to the overall visual characteristics of the landmarks located within the historic district.
- L. Districts may be geographic or thematic in nature, or represent a unique quality particular to the Village of Tuckahoe.

Scenic landmarks: (only if applicable)

- M. The THPC may recommend for designation a landscape feature or group of features. Recommendations for designation must be accompanied by such historical and architectural information as is required by the commission to make an informed recommendation concerning the application.

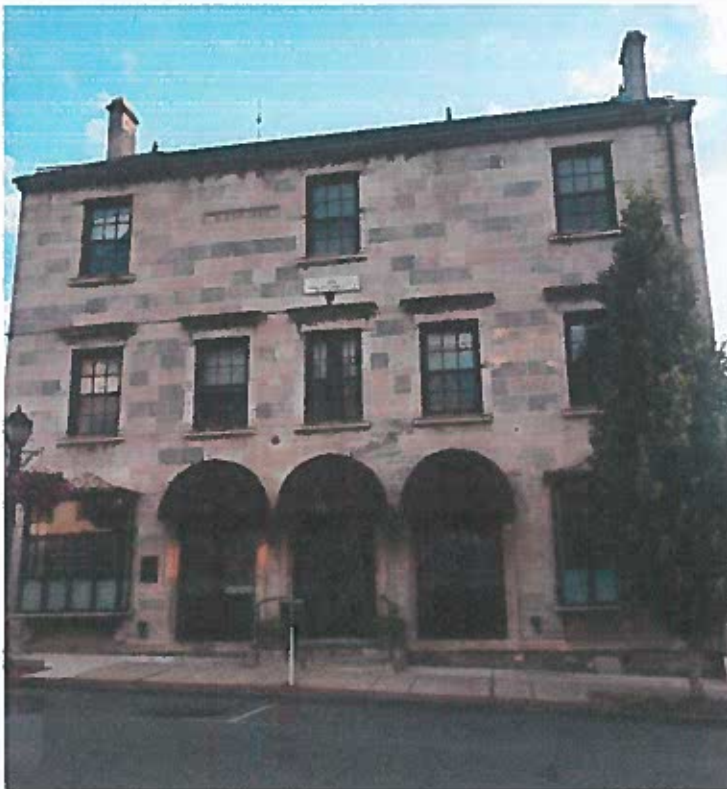
19. Please attach any additional material that might be useful in considering the site for landmark designation, e.g., copies of newspaper clippings, magazine articles, old photographs, etc. Photocopies are acceptable. Please be advised that no material can be returned.

Annex A: Photos

Annex B: Bibliography

20. Current photographs required. Please provide the following:

Current views. Include all exterior views (front, back, sides), showing complete elevations of all structures to be considered.



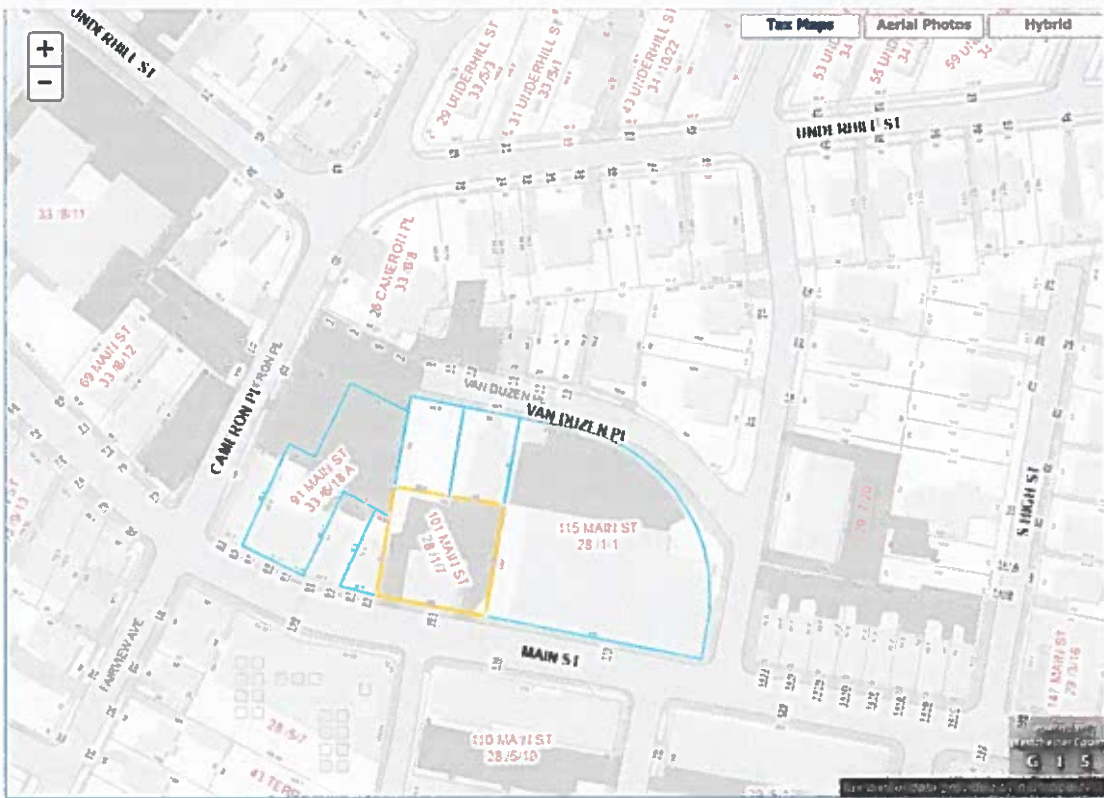
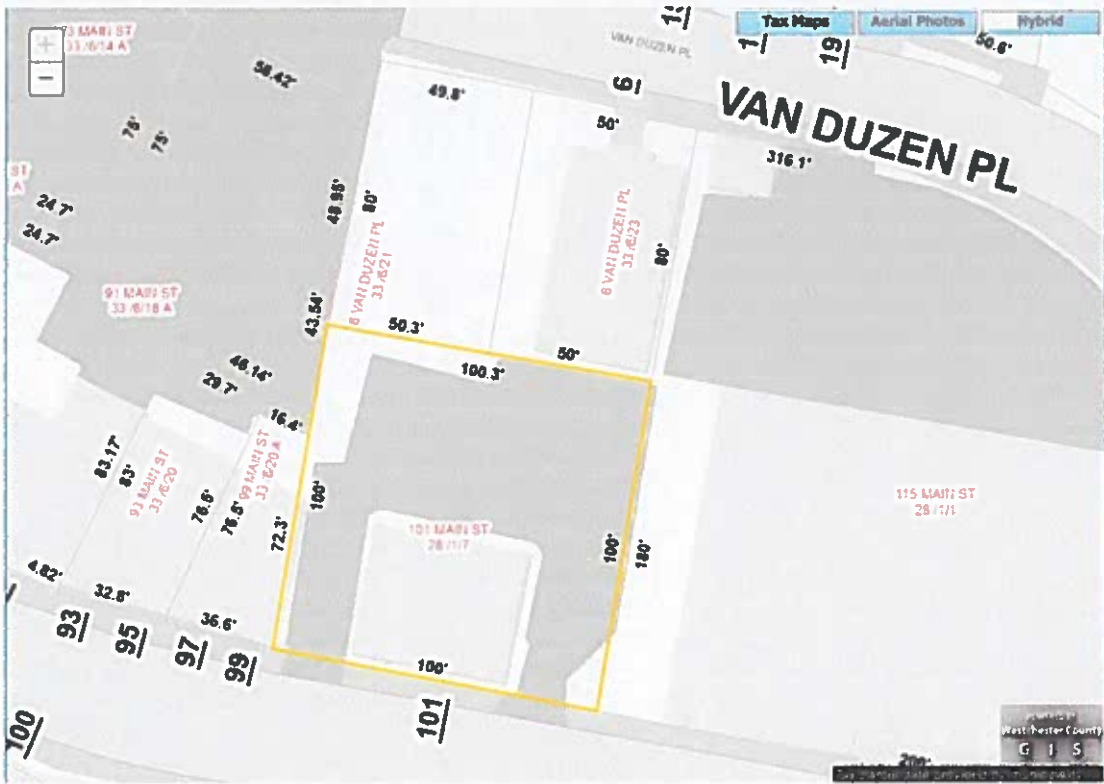
August 2022



August 2022

21. Map Required:

Obtain from the Village of Tuckahoe Building Department a location map, and mark the property's location on this map. If the property has notable landscape features, include a sketch plot plan of the property noting these buildings and/or features. Include a list of all abutting properties.





OWNER/OTHER SIGNATURE (must match General Information)

11-15-2022

DATE

V. APPLICATION DOCUMENTATION CHECKLIST

- 1. General Supporting Statement: Yes Included (■)
- 2. Supporting Sources and Citations: Yes Included (■)
- 3. Photos of Existing Conditions: Yes Included (■)
- 4. Location Map and List of Abutting Properties: Yes Included (■)



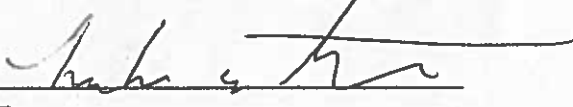
Abutting properties:

| Owner | Prop Address | Printkey |
|----------------------|----------------|-----------|
| KENSINGTON ROAD LLC | 91 MAIN ST | 33.8/18.A |
| EMANUEL AFRICAN M.E. | 6 VAN DUZEN PL | 33.8/21 |
| EMANUEL AFRICAN M.E. | 6 VAN DUZEN PL | 33.8/23 |
| RLMW, LLC | 115 MAIN ST | 28.1/1 |
| 101 FRAMAR, LLC | 101 MAIN ST | 28.1/17 |
| PUSHKAL, FRANCES | 90 MAIN ST | 33.8/20.A |

Historic Preservation Commission Signatures

1.  11-15-22
MEMBER

Print name: Jennie Steinhagen DATE

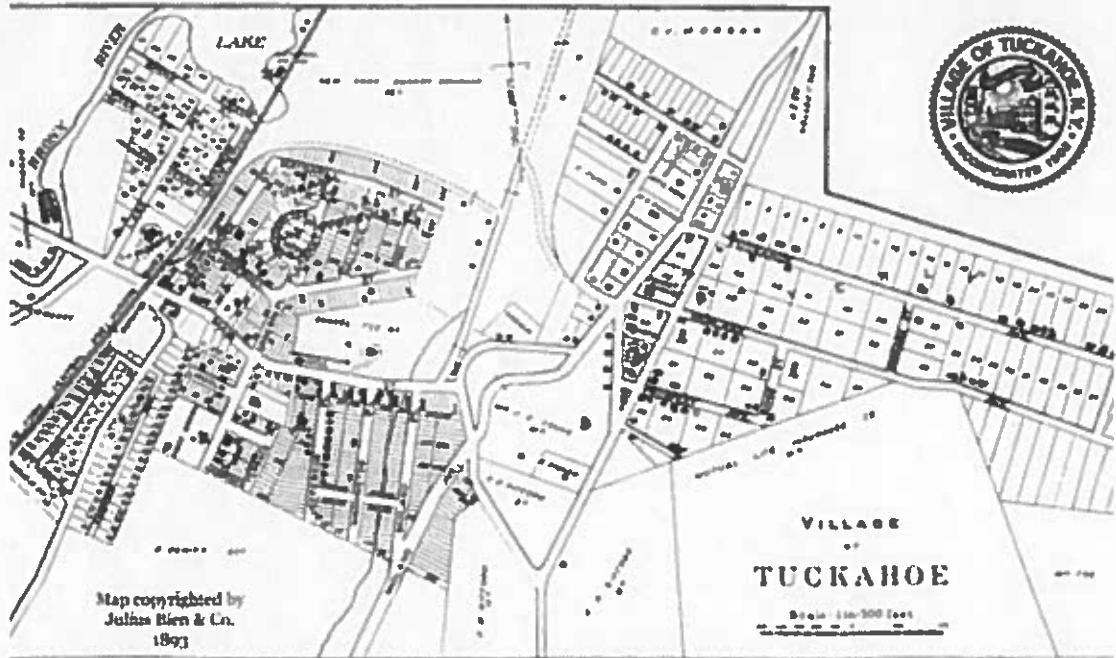
2.  11-15-22
MEMBER

Print name: Ladislav Castellanos DATE

3.  11.15.22
MEMBER

Print name: Joshua Garcia DATE

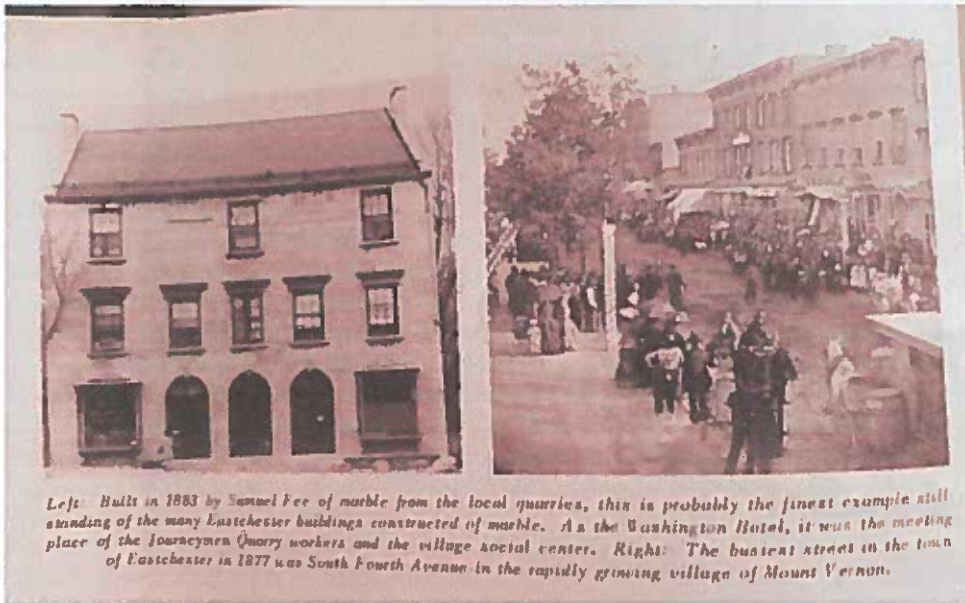
Annex A: Photos



**Map of the Village of Tuckahoe by Julius Bien & Co. 1893
Tuckahoe History Committee**



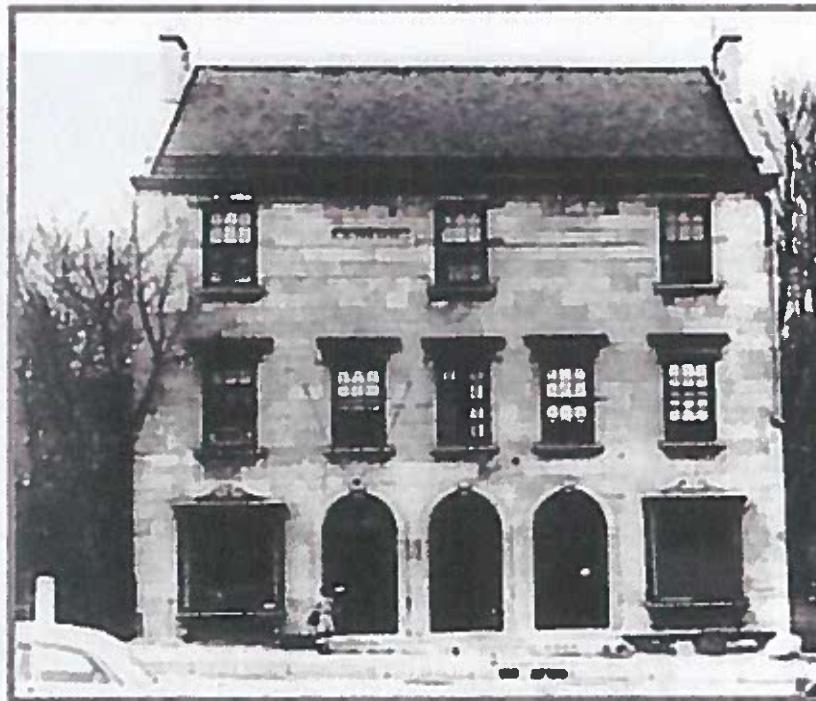
**Washington Hotel (parade on Main Street)
Tuckahoe History Committee and p.36 of *Out of the Wilderness***



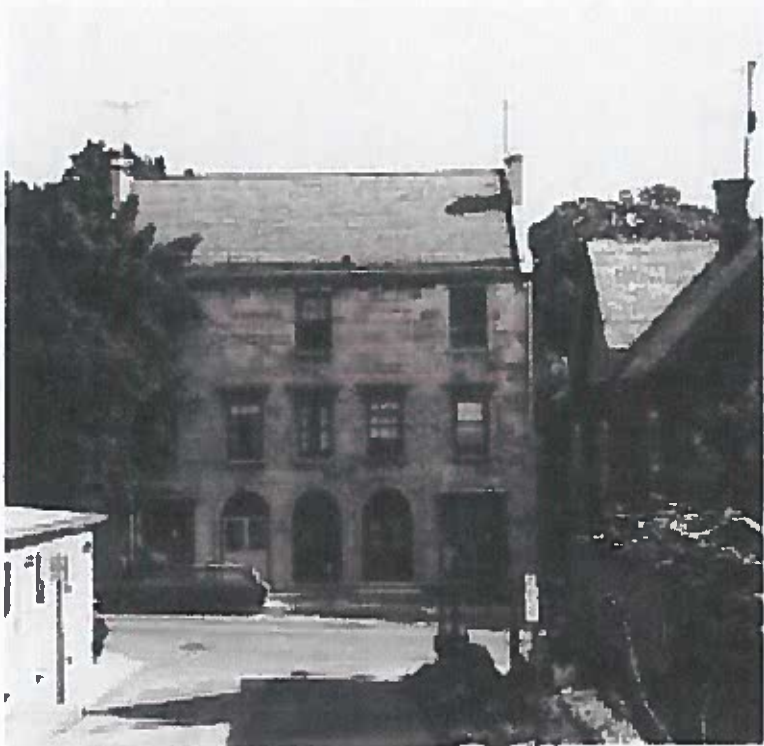
Left: Built in 1883 by Samuel Fee of marble from the local quarries, this is probably the finest example still standing of the many Eastchester buildings constructed of marble. As the Washington Hotel, it was the meeting place of the Journeymen Quarry workers and the village social center. Right: The busiest street in the town of Eastchester in 1877 was South Fourth Avenue in the rapidly growing village of Mount Vernon.

pg. 16 of Town of Eastchester Tri-Centennial booklet

Washington Hotel
 built in 1883 as the
 Washington Hotel,
 this building still stands
 today on Main Street
 as it did more than
 100 years ago.
 Constructed of Tuckahoe
 marble the hotel was the
 site of early quarry
 workers' union meetings.



**The Washington Hotel
Tuckahoe: *The First 100 Years*, p. 16 and p.294 of *Out of the Wilderness***



**Washington Hotel (Samuel Fee Building), 101 Main Street
Westchester County Historical Society**



**Washington Hotel - 1979
Westchester County Historical Society**

Annex B: Bibliography

1. Eastchester 350th Anniversary, Inc. *Out of the Wilderness: The Emergence of Eastchester, Tuckahoe & Bronxville, NY 1664-2014*. Eastchester, NY. 2014.
2. Robertson, William R. "Samuel Fee." *Biographical History of Westchester County*. Dalcassian Publishing Company. 1899.
3. *The New York Times*. September 17, 1873.
4. Torres, Louis. *Tuckahoe Marble: The Rise and Fall of an Industry, 1822-1930*. Fleischmanns, NY: Harbor Hill Books (A Division of Purple Mountain Press). 1976.
5. Town of Eastchester Tri-Centennial booklet. *1664-1964: The Story of a Town*. Tuckahoe, NY: Spartan Offset Printing Co. 1964.
6. Village of Tuckahoe. Comprehensive Master Plan. 2008 (Amended 2014). https://www.tuckahoe.com/sites/g/files/vyhlf3941/f/uploads/comprehensive_master_plan.pdf
7. Village of Tuckahoe. *Tuckahoe, The First 100 Years: A Pictorial Essay Celebrating the Centennial of the Village of Tuckahoe*. 2001.