



WIGHTMAN MANSION BEFORE 1907

**WESTCHESTER COUNTY, NEW YORK
DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION**

CONTRACT No. 19-513

**WIGHTMAN MANSION REHABILITATION
LENOIR PRESERVE YONKERS, NY**

HISTORIC REPORT

30% SUBMISSION

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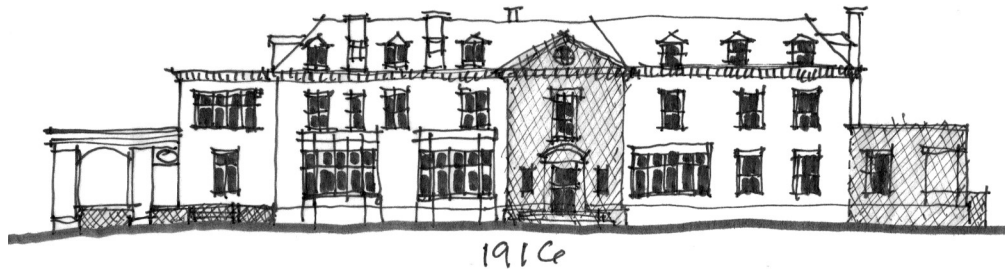
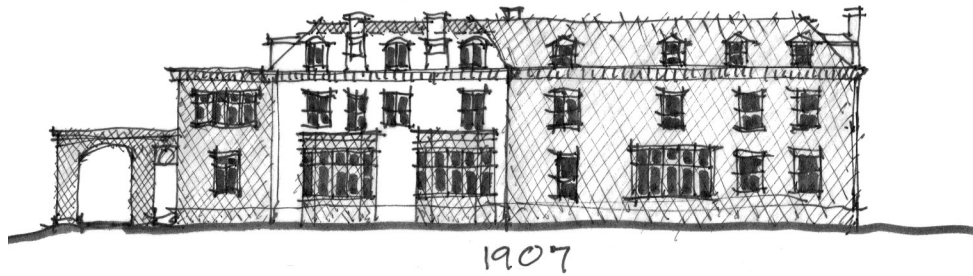
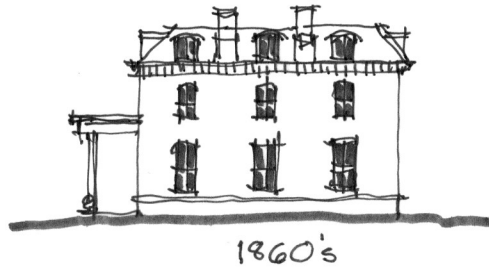
WIGHTMAN MANSION TODAY

Brief History & Background:

The original building was constructed during the 1860's in a (French) Second Empire style. Two wings, in a similar architectural style, were added in 1907 along with a major interior redesign that relocated the main entrance to the North Broadway side of the building. The dark grey stone façade was constructed from granite, quarried on site, and is trimmed with brownstone elements. It is likely that the original mansard roofs were slate with a combination of built-up flat roofs. The majority of original windows appear to be wood with a few steel sash windows.

The house was built by Edward Martin in the 1860's. The exact date of construction is unknown but the house appears on an 1868 Beers Atlas of New York and Vicinity, Town of Yonkers. Some citations indicate that the original house was built for future presidential candidate Samuel J. Tilden. The house was subsequently sold to Adam Norrie who named it Montrose and it appears on the 1881 Bromley Atlas of Westchester County, New York. In 1906 the house was purchased by Caleb Conley Dula aka C. C. Dula, president of the Liggett and Myers Tobacco Company. Mr. Dula was born in (1864) Lenoir, North Carolina and named the house Lenoir. The house was constructed in a Second Empire style, which was most popular in the United States between 1865 and 1900. Second Empire architecture developed from the redevelopment of Paris under Napoleon III's reign and looked to French Renaissance precedents. It is characterized by mansard roofs (pierced by dormer windows), strong massing and elaborate ornament. The Architect of the house is unknown.

In 1907, Mr. Dula approximately tripled the size of Lenoir with the addition of a large wing on the north side of the building and a smaller addition at the south side. The north addition was 2 ½ stories in height and included a new mansard roof with dormers. The addition is similar in character and materials to the original building. At the south side a porte-cochere, new entrance (extended south from the original) and a second story 'sunroom' were added. The Architect for these additions is unknown.



WIGHTMAN MANSION ADDITIONS BY DATE

In 1916 there were further exterior additions and a major interior renovation to the mansion. The exterior work included a new two story, Neo-Classical in style, entrance on the east (North Broadway) side of the building; the vehicular drive at the porte-cochere was removed and a raised patio constructed in its place; this new patio connects to a new patio/piazza with a colonnaded roof at west (river) side of the house; at the north side of the building the kitchen wing was further extended. At the interior the house received major modifications to accommodate the new entrance and interior layout. Interior renovations (appear) to include a new stair hall; a wide corridor leading to a large Living/ Drawing Room with a Library on the east side and a Drawing/Lounge Room on the west. An exterior anteroom is accessed from the Living Room and opens to the former porte-cochere. North of the entrance it is likely that the Dining Room and adjacent Kitchen Suite were also renovated at this time along with the addition at the North.

In 1939 C. C. Dula's niece, Purl Parker, inherited the mansion and estate and lived there with her husband, Dr. Orrin Wightman, until his death in 1965. In 1965 Julia Wightman gave Lenoir to the county. The mansion remained in disrepair for many years, until in 1982; building repairs were performed by students from Saunders Trades and Technical High School along with teachers and professional restorers.

In 1976, the Lenoir Preserve parcel of land was purchased by Westchester County. Subsequently, starting in the 1980's, the building was leased by the county to the Yonkers Public Schools. The Saunders Commercial Foods Program and Gorton High School's Horticulture Program were housed in the building. The remnants of the 1982 kitchen installed for the Saunders Commercial Food Program remain at the first floor of the north building wing.

Currently the building sits unused and in a state of disrepair with only minor maintenance items performed since the 1980's. The building's boiler/heating plant failed approximately a year and a half ago.



VIEW WEST OF HUDSON RIVER & PALISADES DATE UNKNOWN

Building Conditions:

Roof:

The original 1860's building roof was a mansard roof or more accurately a hipped gambrel roof with elliptical barrel roofed dormers. The original roof material, from photographs, appears to have been slate with tin roofs at the dormers. The roof framing of the original building indicates that during the 1907 expansion the mansard roof faces were extended upward and a larger flat roof created above. The dormers were also reconstructed, in a similar size at the same locations, in a slightly more ornate style. The flat roof portions of the mansard were waterproofed with built up roofing.

The large mansard roof at the 1907 north addition was originally clad in red slate. During our roof survey we discovered pieces of the red slate beneath flashings at the top of the mansard. It is likely, that in 1907, all of the mansard roofs (including the original building) were reroofed in the red slate. The hip roof dormers at the addition were originally covered slate or tin roofing.

The buildings multiple flat roofs were originally covered in built up asphalt or canvas roofing. Canvas roofing appears to have been used when access was provided from second floor bedrooms to the roofs. We found evidence of canvas roofing during our roof surveys. The northern most flat roof (1916 addition) also appears to have had an original built up roof with terra cotta tile pavers. We recovered pieces of tile pavers during our survey.

The buildings gutter system is a built-in box system lined with tin and copper leaders.

In the 1980's the slate roofs were replaced with asphalt shingles and overtime the canvas flat roofs have been replaced with built-up roofing. All current roofing materials (including gutters) have exceeded their serviceable life and are failing or have already substantially failed. Water is penetrating the building at multiple locations.



NORTHEAST VIEW FROM LAWN BEFORE 1980

Building Conditions:

Exterior Walls:

The exterior walls are constructed of granite, quarried on site, with (reddish) brownstone quoins, window surrounds and detail features. The buildings multiple chimneys are constructed of modular red brick.

The granite walls are generally in good condition but require repointing. The building brownstone has delaminated and deteriorated in multiple areas and will require composite repairs to stabilize the stone and prevent further deterioration. All brick masonry chimneys require repointing and cap replacement.

Windows & Doors:

There are multiple window types on the building including steel sash casement and fixed windows; original wood double hung windows and later replacement vinyl/wood double hung and casement windows.

The majority of exterior doors, including single swing and French, are wood. The main entrance doors (on the east north Broadway façade) are glazed steel frame doors.

The steel casement windows, at the original 1860's building, have (Tiffany) stained glass transoms at each window sash. There are further stained glass transoms at the wood double hung windows and also at the French doors leading to the west facing patio.

All building wood windows should be replaced; later replacement windows at the third floor also need to be replaced. Original steel casements with Tiffany stained glass transoms should be restored in place.



VIEW EAST FROM LAWN BEFORE 1980

Interiors:

The majority of the building's interiors date to the 1916 renovations that created a new main entrance at the center of east (North Broadway) façade and re-imagined the building interior.

At the first floor this includes the main entrance/ stair hall and a broad corridor leading south to old porte-cochere and entrance. The floors, walls and staircase are finished in marble and the stair has a wrought iron rail. The ceilings are plaster with ornate plaster fresco details at the perimeter.

On either side of the main corridor are the library (east room) and reception room (west room). The library is paneled in what appears to be heavily figured mahogany as are the majority of the interior doors. The reception room is also paneled but has been painted. It was known as the blue room by the family. The room also has a heavily coffered wood ceiling. French doors in mahogany (painted) open onto a covered patio (piazza).

At the south end of the corridor is the Great Room (Living Room) which appears to remain in the 1907 style of the house. The walls are mahogany paneled with parquet wood floors. The double hung windows, original front door and French doors also appear to be mahogany. The French doors have stained glass transoms. The large bay window at the east has original steel casements with stained glass transoms set in steel frames. Several citations have noted that the stained glass is by Tiffany Studios. I have examined several of the stained glass panels and have not found any signatures or hallmarks indicating Tiffany. The ceiling is plaster with a highly detailed fresco pattern.

To the north of the stair hall is the dining Room and beyond that the kitchen. These spaces have been highly modified and retain little of their original detail. The windows are original with steel casements (with transoms) at the Dining Room and wood double-hungs at the kitchen.



VIEW EAST FROM LAWN BEFORE 1980

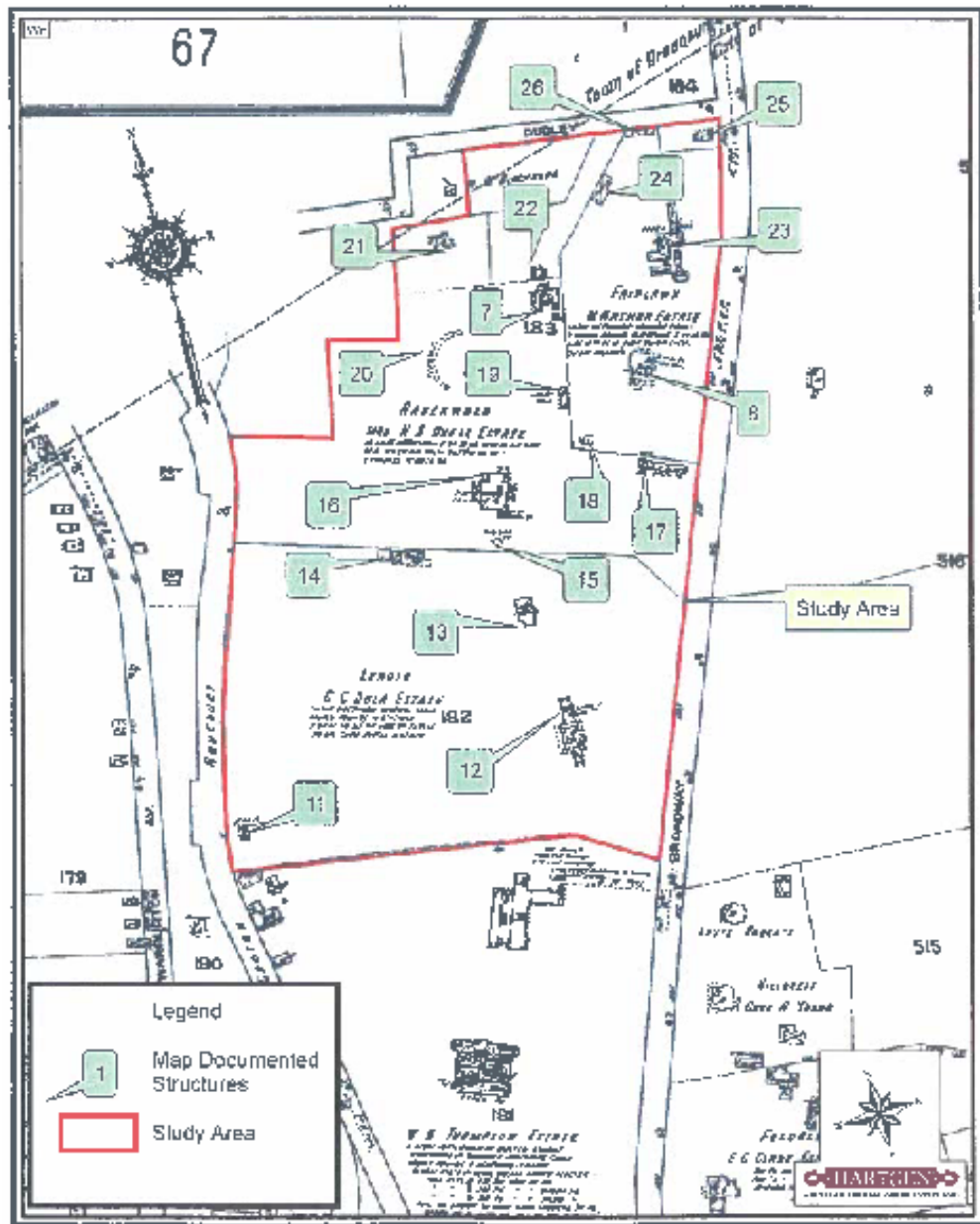
Interiors:

The second floor at the south, which occupies the envelope of the original building, includes the original master bedroom (Mrs. Dula's) which faces south and west. It connects to, what was probably, Mr. Dula's bedroom on the north, the sun porch above the original porte-cochere at the south, and a bath and dressing room at the east. The majority of the plaster walls, ceilings and parquet floors are original.

The family bedrooms to the north of the stair hall are part of the 1907 addition and were probably not modified as part of the 1916 interior work.

At the second floor stair hall a wood stair, with a decorative cast iron railing, leads to the original guest bedrooms in the 1860's portion of the house. The wood floors and plaster walls survive but the plaster ceilings suffered major areas of collapse in February of this year and all third floor ceilings were removed as part of a major asbestos abatement at the building.

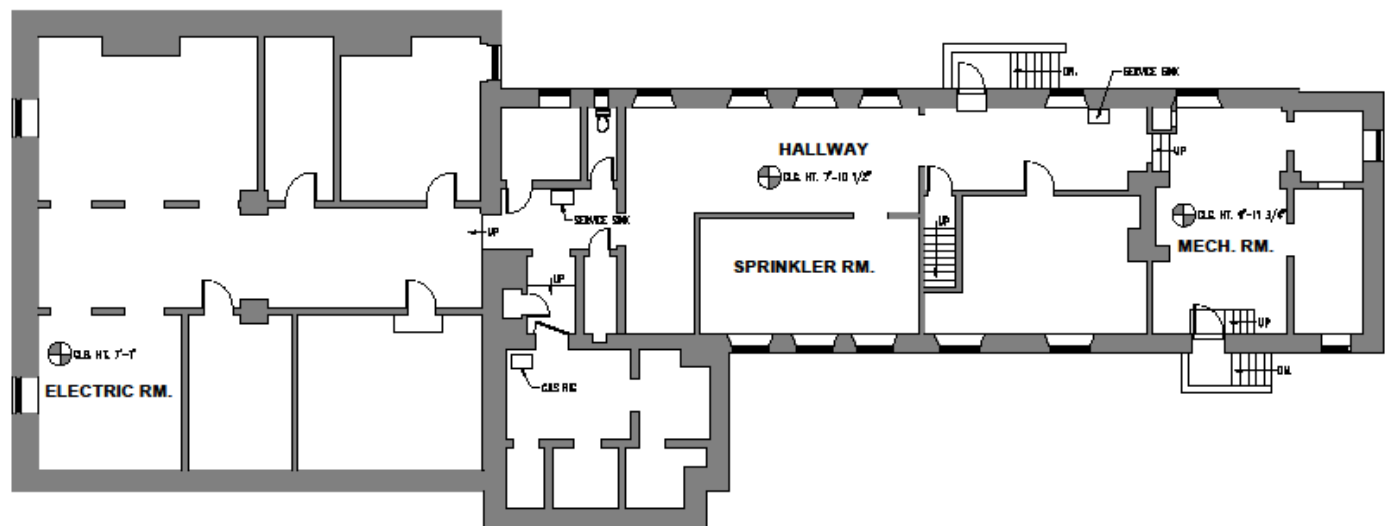
Similarly, at the servant's rooms on the third floor of the north wing (in the 1907 addition) all ceilings have been removed as part of the asbestos abatement.



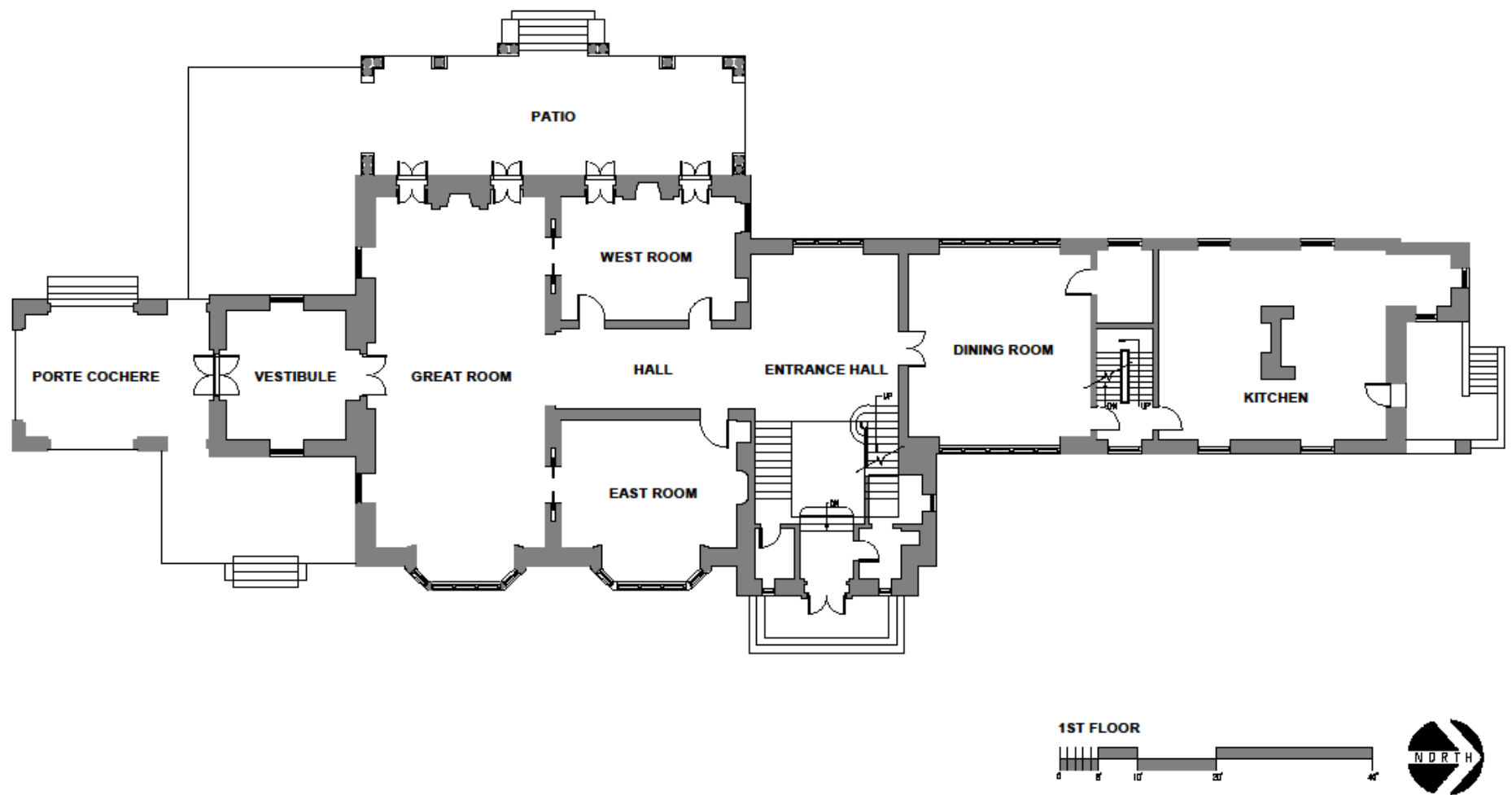
1917 SANBORN MAP

Existing Building Drawings:

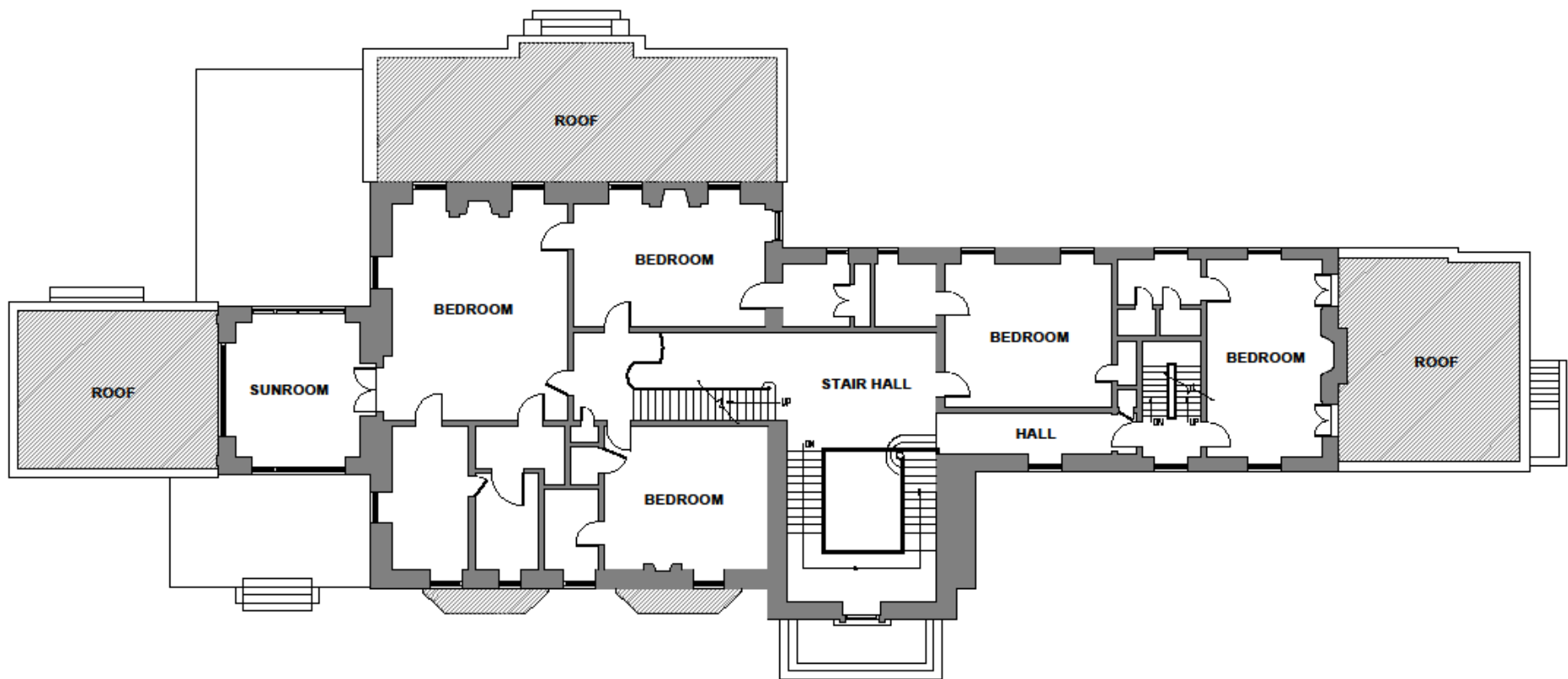
- Basement
- 1st Floor
- 2nd Floor
- 3rd Floor
- Roof Plan
- East Elevation
- West Elevation
- North & South Elevations



BASEMENT



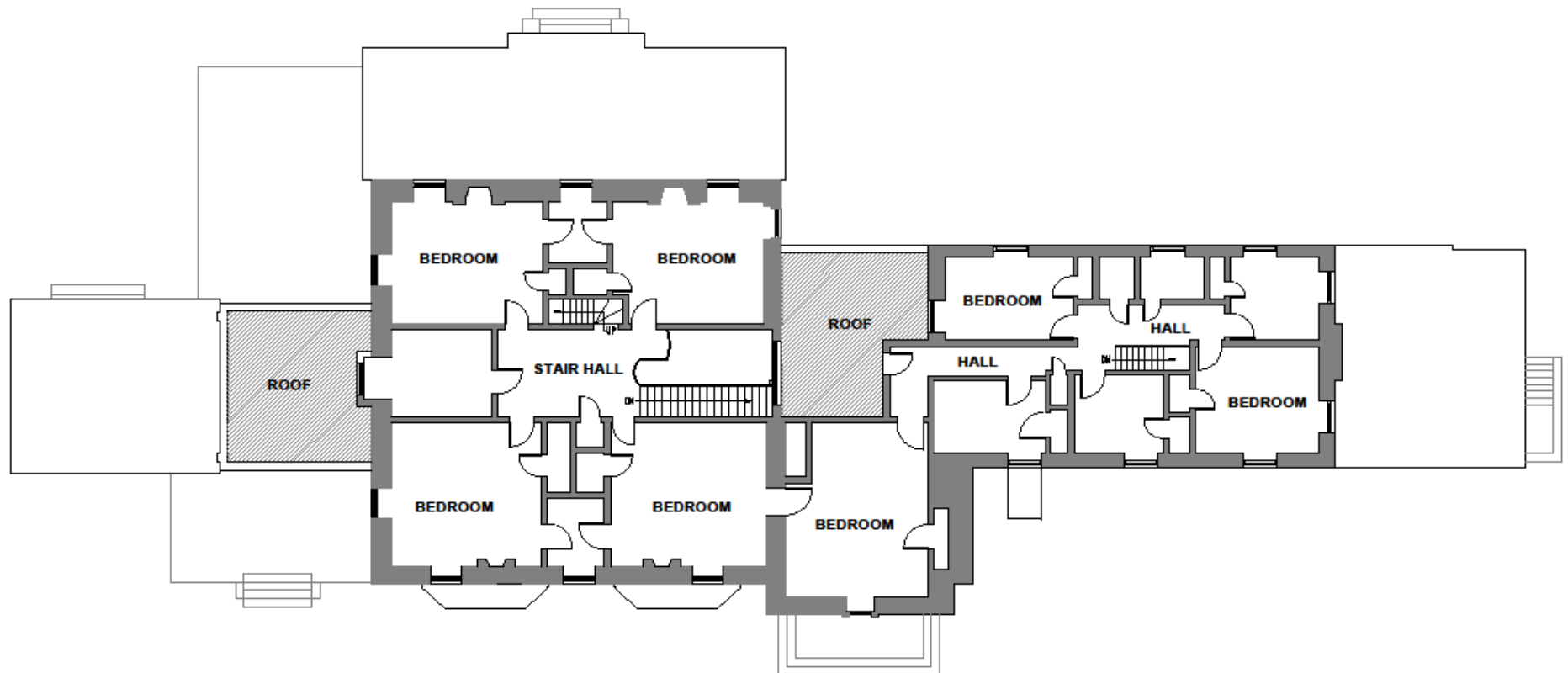
1ST FLOOR



2ND FLOOR



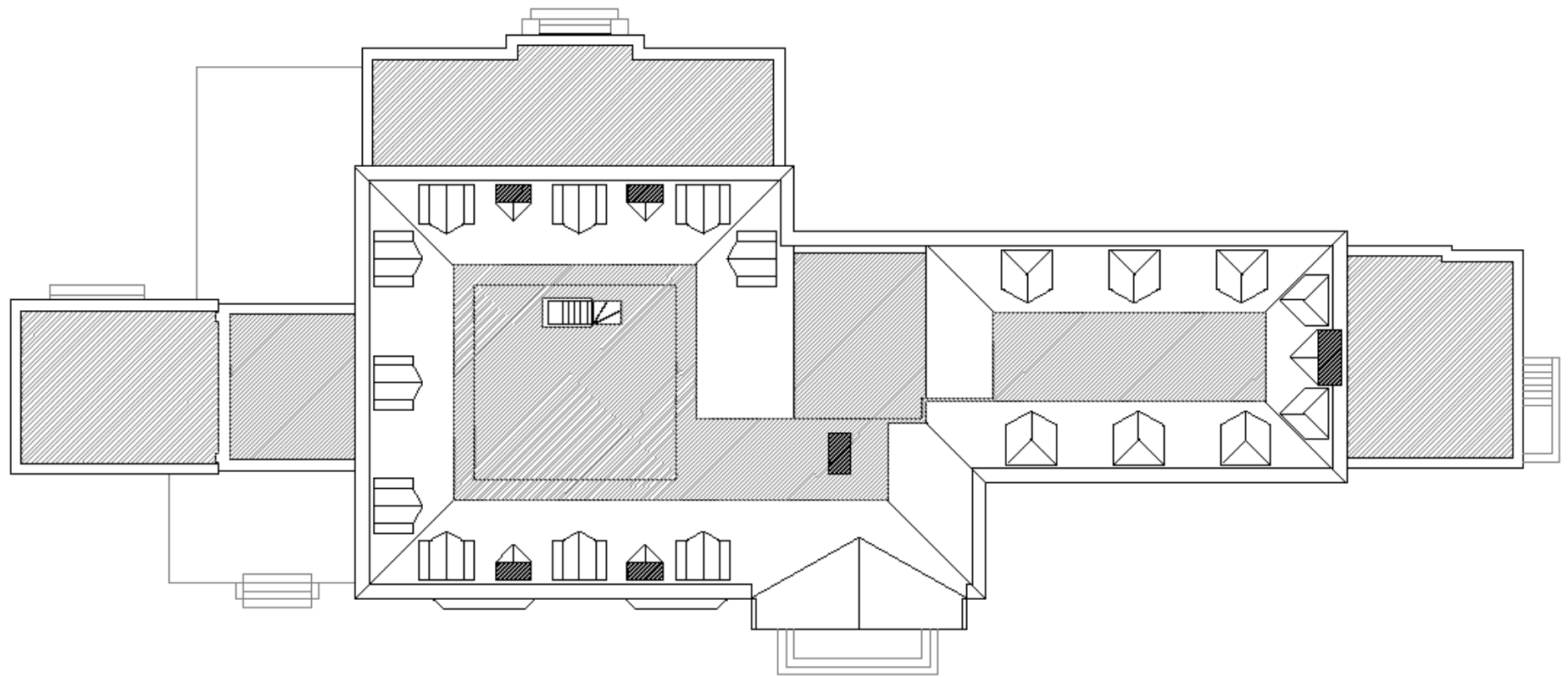
2ND FLOOR



3RD FLOOR



3RD FLOOR



ROOF

KJA 7.16.19



ROOF



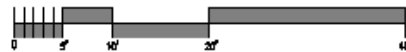
EAST ELEVATION



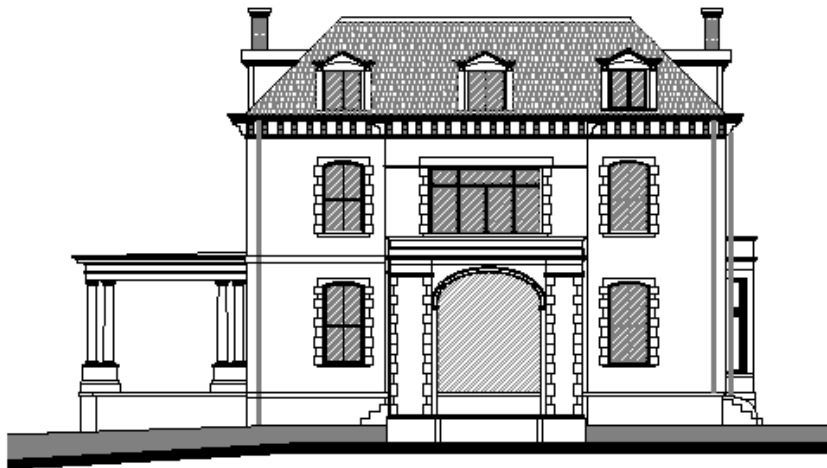
EAST ELEVATION



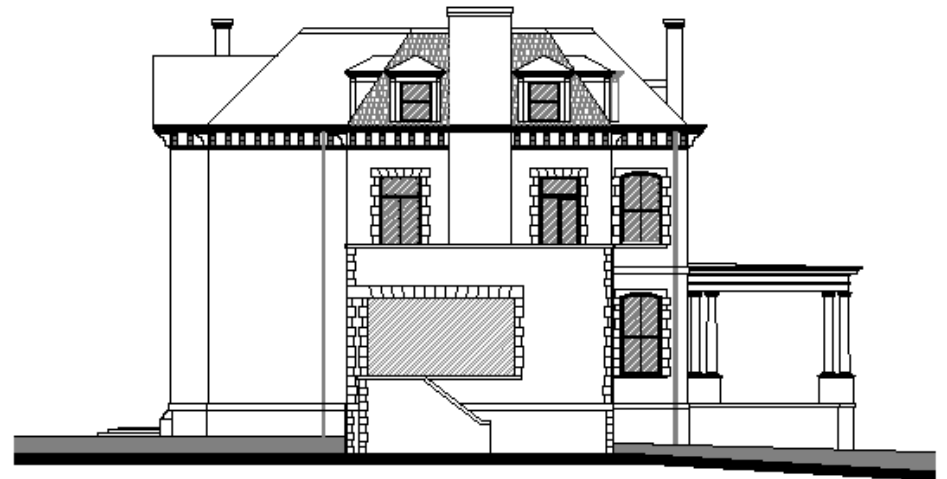
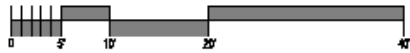
WEST ELEVATION



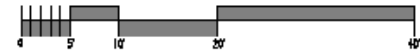
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



NORTH & SOUTH ELEVATIONS

Kent Johnson Architect PLLC 8.30.19



VIEW AT NORTH ENTRANCE VESTIBULE BEFORE 1965

Executive Summary:

The Wightman Mansion is not listed on the New York State or Federal Historic registers but possesses many significant historical details. Its development in the late 1860's as a residential mansion gives a unique insight into that period of building and development in the City of Yonkers and also along the Hudson River in general. Subsequent additions and redesigns also provide perspective on how the mansion was altered to remain relevant with current architectural styles and later repurposing and economic pressures.

In the last few years the mansion has deteriorated rapidly following failure of the two boiler heating plant (approximately two years ago) and the continued deterioration of the roof systems. Additionally major ceiling collapses on the third floor this past February and the subsequent asbestos removal project have further compromised the building.

To prevent further damage to the building and its historic fabric and details immediate action is required to rehabilitate the building roof, exterior and heating plant.

In this regard the county has obtained a proposal from a county contracted contractor to perform intermediate roof repairs. This work will slow down some of the major leakage at the roof while the exterior rehabilitation design project is completed, bid and constructed.

For overall exterior rehabilitation we suggest the following. These recommendations incorporate a review of SHPO standards and best available options:

Roof and built in gutters:

- Remove all current roofing materials and flashings.
- Replace mansard roofs with 'unfading red slate'. During a roof survey we discovered a sample of this (1907) slate on the north mansard roof.



WIGHTMAN MANSION ROOF TODAY

- Alternate: Architectural grade asphalt/fiberglass shingle in color to match original slate.
- Replace flat built-up roofs with modified bitumen or EPDM roofing membrane.
- Replace tin roofs at original building dormers with flat seam copper.
- Remove existing tin built-in gutters and replace with copper. Provide new copper leaders.

Fascia, dentils & trim:

- Remove entire deteriorated built-in gutter, fascia, dentils and related trim.
- Replace with wood trim elements and dentils fabricated to match existing. Seal and finish paint.
- Alternative: replace all elements with composite material components to match existing profiles. Seal and finish paint.

Granite Walls:

- Repoint areas of deteriorated or open granite joints – match characteristics and composition of the existing mortar.

Brownstone (redstone) quoins and trim:

- Remove damaged and exfoliated areas of brownstone units to adjacent joints. Perform composite repairs on deteriorated areas of stone. Tint repairs to match existing stone and adjacent areas.

Windows (wood & wood/aluminum replacement units):

- Remove all existing windows and trim.
- Replace with historically accurate wood double hung and casement units and trim.
- Alternate: Replace with wood/aluminum clad units that match existing details.

Windows (steel):

- Remove operable steel sash and refurbish or replace sash and glass.
- Refurbish (in place) existing steel frames that are installed in stone surrounds.
- Remove and refurbish existing French doors including hardware and trim.



WIGHTMAN MANSION NORTHWEST CORNER TODAY

Doors (wood):

- Remove and refurbish existing French doors including hardware and trim.

Doors (steel entrance):

- Remove and refurbish existing steel entrance doors including hardware and trim.