

**Traffic and Transportation Committee  
Bronx Community Board No. 8**

January 16, 2020  
Riverdale Senior Services  
2600 Netherland Avenue  
Bronx, New York 10463

*(Draft Minutes Pending Approval)*

**Committee Members Present:**

Dan Padernacht (Chair)  
Ed Green (Vice Chair)  
David Gellman,  
Rosemary Ginty (ex-officio)  
Myra Joyce  
Tao Moran  
Georgia Santiago

**Committee Members Absent:**

Sylvia Alexander,  
Eric Bell (Vice Chair)  
Margaret Donato  
Diomarys Escano  
Daniella Fuchs

**Guests:**

Jack Blumenthal, Miriam Gomez, Guillemette Bowler, Nick Dembowski, Thomas Casey, Kirstyn Brenler (Riverdale Press), Peter Ostrander, Phyllis Kurtz, Paul Thales, Miguel Hummel, Darren Coggins, Stephanie Coggins, Patrick Hill (NYC Councilman Cohen Rep), Peter Lewicki (NYS Assemblyman Dinowitz Rep), Wendy McKelvey, Jim Wacker, Julie Marcus, Lisa Gulick, Alex Mustelier, Simone Saltzman.

Chair Padernacht called the meeting to order at 7:32pm and introduced guests.

- 1) Stephanie Coggins (On behalf of sponsors: Along the Hudson Homeowners Association, Spuyten Duyvil Neighborhood Coalition, Kingsbridge Historical Society and Friends of Spuyten Duyvil) made a presentation to the Committee concerning two requests:

- Street co-naming of Bradley Terrace between Palisade Avenue and Edsall Avenue to include the name “John J. McKelvey, Sr.” on the mapped street.
  - Street co-naming of Palisade Avenue between Independence Avenue and Edsall Avenue to include the name “Villa Rosa Bonheur Terrace” on the mapped street.
- Brochures highlighting details of the proposal, including noteworthy historical references, were handed out to Committee Members and is attached hereto.
  - Stephanie Coggins thanked members of the McKelvey family. She stated this experience has inspired a groundswell of community activism and hoped this type of neighborhood involvement would continue against future developers seeking to remove historical architectural sites.
  - A letter from Sherida E. Paulsen, Chair of the Riverdale Nature Preservancy, was read and presented to the Committee, voicing their support for the proposal.
  - Jodie Colon, of Friends of Spuyten Duyvil, stated she wanted to publically acknowledge and endorse the resolutions.
  - Guest, Jim Wacker of the Coalition of Brust Park stated he wanted to sign his organization on to support the resolution.
  - Committee Member David Gellman stated he was concerned about developers using the Villa Rosa Bonheur name as a marketing tool to enhance the desirability of their development project.
  - Guest, S. Jesselson stated The Riverdale Press and community residents would widely publicize any unscrupulous promotional activities the developer engaged in.

**Chair Dan Padernacht proposed the following resolution for consideration of the street co-naming for James J. McKelvey, Sr.:**

**WHEREAS**, John J. McKelvey, Sr. died on October 19, 1947 and this resolution is brought more than two years after his death; and

**WHEREAS**, John J. McKelvey, Sr. has been nominated for the honor of this proposed street co-naming by Along the Hudson Homeowners Association; Bronx Council for Environmental Quality; Friends of Spuyten Duyvil; Kingsbridge Historical Society; the Spuyten Duyvil Neighborhood Coalition; Riverdale Nature Preservancy; and the Coalition to Save Brust Park;

**WHEREAS**, John J. McKelvey, Sr. has shown his creativity, and helped mold the landscape of the Borough of the Bronx and the City of New York, specifically the Spuyten Duyvil area; and

**WHEREAS**, John J. McKelvey, Sr., John J. McKelvey — a lawyer, writer and developer, who also was the first editor-in-chief of the *Harvard Law Review*, was alarmed by the wave of high-rise development spreading through New York City at the time, decided to construct cooperative apartments resembling villas as part of the famous “City Beautiful” movement of the early twentieth century, notably the Rosa Bonheur, Charlotte Brontë and Victoria; and

**WHEREAS**, John J. McKelvey Sr. acted as the secretary and director of the two entities -Along-the-Hudson Company and the Edgehill Terrace Company, whose development footprints are still apparent today; as attorney for the Edgehill Co-Operative Savings & Loan Association; member of the Contracts and Bronx, and Executive Committees of the Hudson–Fulton Celebration Commission of 1909; as secretary of the Henry Hudson Monument Committee of 1909; as founding

member, trustee and incorporator of the Edgehill Church, and as trustee of the Barnard School for Boys (now part of Horace Mann School).

**WHEREAS**, John J. McKelvey, Sr. also served as attorney, secretary and trustee of the Park District Protective League (PDPL) which took on a preservationist role in Riverdale, one example being Riverdale Park, which was created by the contributions of landowners convinced by the PDPL of the need to protect the green space from the encroaching development of the city; In the 1950's, the PDPL became the Riverdale Community Planning Association<sup>16</sup>, which went on to champion the rezoning of Riverdale and the environmental protections of the first SNAD regulations; Without the stewardship and influence of John McKelvey, Sr. in early years, it is quite possible that Riverdale would have a different landscape;

**WHEREAS**, John J. McKelvey, Sr. had such an influence on the modern development of the Spuyten Duyvil community which resonates today in the picturesque tranquility of our green space and our sustained commitment to a planned and balanced community; and

**WHEREAS**, the evidence and testimony presented to Bronx Community Board No. 8 has demonstrated that John J. McKelvey, Sr. has benefited a cross-section of Bronx Community Board No. 8 and the Borough of the Bronx and the City of New York;

**WHEREAS**, this street has a specific connection to John J. McKelvey, Sr. as it is the location of Villa Rosa Bonheur, one of McElvey's unique designs; and

**WHEREAS**, the name change will not engender confusion as there are no other streets with similar name in the vicinity;

**THEREFORE, BE IT RESOLVED**, that Bradley Terrace between Palisade Avenue and Edsall Avenue be co-named **John J. McKelvey, Sr. Way.**

In favor: D. Gellman, Edward Green, M. Joyce, T. Moran, D. Padernacht,  
G. Santiago

Opposed:

Abstentions:

- **Chair Dan Padernacht proposed the following resolution for consideration of the street co-naming for Villa Rosa Bonheur:**

**WHEREAS**, John J. McKelvey, Sr. has been nominated for the honor of this proposed street co-naming by Along the Hudson Homeowners Association; Bronx Council for Environmental Quality; Friends of Spuyten Duyvil; Kingsbridge Historical Society; the Spuyten Duyvil Neighborhood Coalition; Riverdale Nature Preservancy; and the Coalition to Save Brust Park;

**WHEREAS**, Villa Rosa Bonheur was built in 1924 as a co-operative by John J. McKelvey — a lawyer, writer and developer, who also was the first editor-in-chief of the *Harvard Law Review*, Villa Rosa Bonheur has been a beloved

landmark of the neighborhood, located at 2395 Palisade Avenue in the Spuyten Duyvil section of Riverdale, in the Bronx.

**WHEREAS,** Villa Rosa Bonheur was perched at the top of the Bradley Terrace step street, she has been etched into the landscape of the community for 96 years; Every commuter descending the fieldstone and winding stair case or driving by in a Raillink bus, has gazed upon her charming exterior clad in stucco, with its red Spanish tile roofs, steep, pitched roofs and balconies off of individual apartments; She was the first of John McKelvey's multi-family homes and exceedingly unique from any other homes of its kind in New York City; and

**WHEREAS,** Villa Rosa looked like no other apartment house of its day, in McKelvey's vision, Villa Rosa Bonheur would exude charm and be a design for living, rather than the brick tenements of little distinction mushrooming all over the Borough of the Bronx at the turn of the twentieth century;

**WHEREAS;** Villa Rosa Bonheur's architect was Robert W. Gardner, a famous and visionary pioneer of the use of reinforced concrete in residential buildings;

**WHEREAS,** Villa Rosa Bonheur was named after Rosa Bonheur, widely thought of as one of the most famous female artists of the 19<sup>th</sup> century, Rosa Bonheur was renowned for her exceptional ability to paint animals with insight into their

characters and psyches with her paintings hanging in museums around the world, including the Metropolitan Museum of Art in NYC; and

**WHEREAS**, Villa Rosa Bonheur is included in *The Architectural and Historical Resources of Riverdale, The Bronx, New York A Preliminary Survey* (Oct. 1998) published by the Riverdale Nature Preservancy;

**WHEREAS**, Villa Rosa Bonheur is an influence on the modern development of the Spuyten Duyvil community which resonates today in the picturesque tranquility of our green space and our sustained commitment to a planned and balanced community; and

**WHEREAS**, the evidence and testimony presented to Bronx Community Board No. 8 has demonstrated that the architectural influence of Villa Rosa Bonheur has benefited a cross-section of Bronx Community Board No. 8 and the Borough of the Bronx and the City of New York;

**WHEREAS**, this street has a specific connection to Villa Rosa Bonheur as it is the building's location; and

**WHEREAS**, the name change will not engender confusion as there are no other streets with similar name in the vicinity;

**THEREFORE, BE IT RESOLVED**, that Palisade Avenue between Bradley Terrace and Edsall Avenue be co-named **Villa Rosa Bonheur Way**.

In favor: Edward Green, M. Joyce, T. Moran, D. Padernacht, G. Santiago  
Opposed:  
Abstentions: D. Gellman

- Jim Wacker inquired as to what residents could do to prevent developers from demolishing more historical sites.
  - Chair Padernacht stated Mr. Wacker's inquiry should be addressed more thoroughly within the BX CB8 Land Use Committee.
  - Jodie Colon stated she asked the developer if they would install a commemorative plaque but has not yet received a response from them.
  - Miguel Hummel stated it would be a disservice to the community if the street was not properly named.
  - Stephanie Coggins stated that, ideally, she would like the landing to be named.
  - Patrick Hill, Representative for NYC Councilman Andrew Cohen's office, stated streets were named twice a year and he would find out what dates the naming would occur and relay the information to the Board.
- 2) Discussion of proposal to modify the enhanced crosswalks on Hudson Manor Terrace at W. 236<sup>th</sup> Street, West 237<sup>th</sup> Street and West 239<sup>th</sup> Street was postponed, as per Chair Padernacht.
- 3) Chair Padernacht gave a report on the working group which was created to discuss modifications to the enhanced crosswalks installed by NYC Department of Transportation on Palisade Avenue and Kappock Street. Chair Padernacht reported that the working group is comprised of Traffic & Transportation Chair Dan Padernacht, Board Chair Rosemary Ginty and neighborhood residents Robert Harrington, Mary Selli and Lew Wunderlich. Chair Padernacht stated that the group has already met and is working towards possible alternatives.
- 4) Approval of December Minutes

Committee Member David Gellman requested a change to the December 19<sup>th</sup> 2019 minutes and submitted a statement he claims more accurately reflects his words. Mr. Gellman's proposed changes are as follows:



From: *“Committee Member David Gellman stated that east to west bus service was not addressed.”*

To: *“T&T Committee Member David Gellman noted: During MTA’s outreach, CB8 resident’s voiced key concerns about East-West bus service, especially connecting to subway lines, yet none of MTA bus plans addressed this service shortfall. Incredibly, MTA cutbacks eliminate pick-ups while busses make “deadhead” return runs to position themselves for rush hour service.”*

Minutes for the December 19<sup>th</sup> 2019 Traffic and Transportation Committee meeting were approved unanimously.

5) New Business

- Guest Jim Wacker inquired about the ULURP process, with regards to removing a portion of the 242<sup>nd</sup> Street area from DOT’s jurisdiction.
- Chair Padernacht stated he wants DOT to explain to the community what happens to the development of a street when a retaining wall is built adjacent to it.
- Jim Wacker asked what specific individual makes the final decision determining a ULURP.
- Patrick Hill, Representative for NYC Councilman Andrew Cohen’s office, stated he would try to get the information Mr. Wacker requested.
- Committee Member David Gellman stated Amtrack trains were blowing their horns loudly at night, causing a disturbance in the neighborhood while people were sleeping. Mr. Gellman inquired why the trains have to do this.
- Committee Member Ed Green stated he is employed as a Train Operator and trains generally blow their horns for various safety sensitive reasons including equipment testing.

Meeting was adjourned at 8:53pm.

Dan Padernacht  
Chair  
Traffic and transportation Committee

*Minutes submitted by Vice-Chair Edward Green*

**NOMINATION FOR THE  
CO-NAMING OF BRADLEY TERRACE,  
INTEGRATING  
“VILLA ROSA BONHEUR” AND  
“JOHN J. MCKELVEY, SR.”  
INTO THE EXISTING  
NAME AS FOLLOWS:**

- 1) **LANDING AT THE TOP OF THE BRADLEY TERRACE MAPPED STREET BE NAMED “VILLA ROSA BONHEUR TERRACE”;**
- 2) **“JOHN J. MCKELVEY, SR.” TO BE ADDED AS THE CO-NAME FOR THE STAIRS LEADING DOWN ALONG BRADLEY TERRACE TO EDSALL AVENUE, THUS “BRADLEY/JOHN J. MCKELVEY, SR. TERRACE”**





# VILLA ROSA BONHEUR

## OCT. 2017 & DEC. 2019



# SAVE VILLA ROSA BONHEUR VIGIL

## FEBRUARY 10, 2018

*The Villa Rosa Bonheur still stands as a challenge -- as a beacon -- as a guide to apartment house developers to provide more than merely new utilitarian dwellings for increasing numbers of families, but to provide uniqueness, beauty, charm and a design for living that uplifts the soul. The Villa Rosa Bonheur provides all that. It is not likely that any new building that may replace it can do the same.*

Bronx Historian Lloyd Ultan





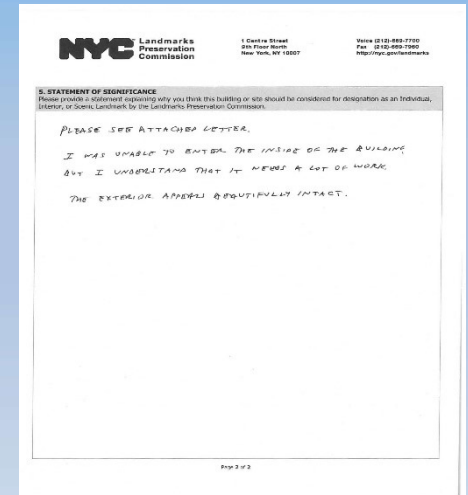
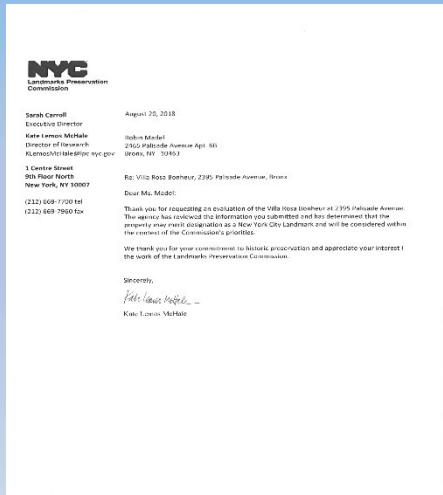
# LANDMARKS PRESERVATION COMMISSION FILE ON VILLA ROSA BONHEUR

**“The Commission is interested in putting the building on its calendar for consideration as a potential city landmark.”**

**“A complexly massed stone and stucco multi-family residence in the form of a large country house, the property served as a template for the Villa Charlotte Bronte located nearby.” (July 24, 2018)**

**“The exterior appears beautifully intact.” (Statement of Significance, August 20, 2018)**


**“It may merit consideration as a potential landmark,” said Landmarks Preservation Commission spokeswoman Zodet Negrón, after the agency evaluated the villa. “Unfortunately, permits had already been issued that allowed for the removal of significant exterior features for which the building was being considered.” (Riverdale Press, September 30, 2018)**



# COMMUNITY BOARD RESOLUTION FOR LANDMARKING

*The  
City  
Of  
New York*

**BRONX COMMUNITY BOARD NO. 8**  
 5676 Riverdale Avenue, Suite 100 • Bronx, New York 10471-2194  
 Telephone: 718-884-3959 • Fax: 718-796-2763  
 E-Mail: [bx08@cb.nyc.gov](mailto:bx08@cb.nyc.gov)  
 Website: [www.nyc.gov/bronxcb8](http://www.nyc.gov/bronxcb8)  
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Bronx Borough President

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**Traffic & Transportation**  
Dan Padernacht

**Youth**  
Lamont Parker

November 14, 2018

Meenakshi Srinivasan, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
1 Centre Street  
New York, NY 10007

Dear Chair Srinivasan,

At its regular Board meeting held on November 13, 2018, Bronx Community Board No. 8 passed the following resolution by a vote of 34 in favor, 1 opposed and 1 abstention:

Whereas, the Land Use committee of Community Board 8 recommends The Landmarks Preservation Commission examine forthwith the land marking of Villa Rosa Bonheur, 2395 Palisade Ave. (LPC Reference Number: 19-00001, 19-00002)

Therefore, Be it resolved, that Bronx Community Board No. 8 approves and supports the landmark status of this location.


Vote: **34 in favor**, 1 opposed, and 1 abstention

In Favor: S. Alexander, B. Bender, E. Bell, L. Daub, M. Donato, P. Ellis, D. Escano, R. Fanuzzi, M. Frishman, S. Froot, D. Gellman, R. Ginty, M. Gluck, J. Gomez, M. Goodman, E. Green, D.B. Jackson, M. Joyce, D. Leverett, C. Moerdler, P. Mullen, O. Murray, D. Padernacht, S. Paige, T. Pardo, J. Reyes, G. Santiago, L. Spalter, I. W. Stone, J. Townes, C. Wilcox, M. Wolpoff, H. Young, R. Zavras

Opposed: T. Moran

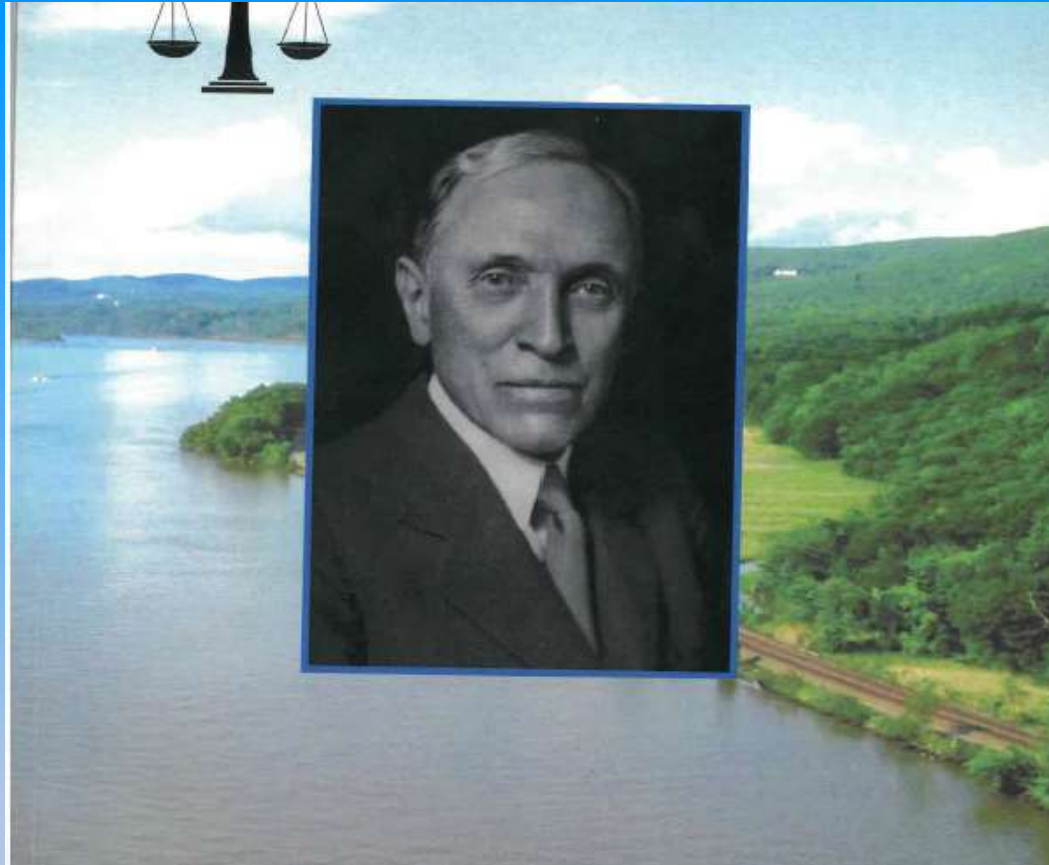
Abstained: S. Villaverde

Re: 2395 Palisade Ave.

Sincerely,  
  
 Rosemary Ginty  
 Chair

*Serving the neighborhoods of Fieldston, Kingsbridge, Kingsbridge Heights,  
Marble Hill, Riverdale, Spuyten Duyvil, and Van Cortlandt Village*

## JOHN J. MCKELVEY, SR.



*“For many years Mr. McKelvey played an important part in the real estate development in the Spuyten Duyvil section of New York...”*

*John J. McKelvey, A Leader in Law, New York Times, Oct. 20, 1947*



## THE "VILLAS"



**Villa  
Rosa Bonheur  
1924**

*For anyone who's soul  
hungers for the majesty of  
the Hudson River"*  
NYT Advertisement 1926



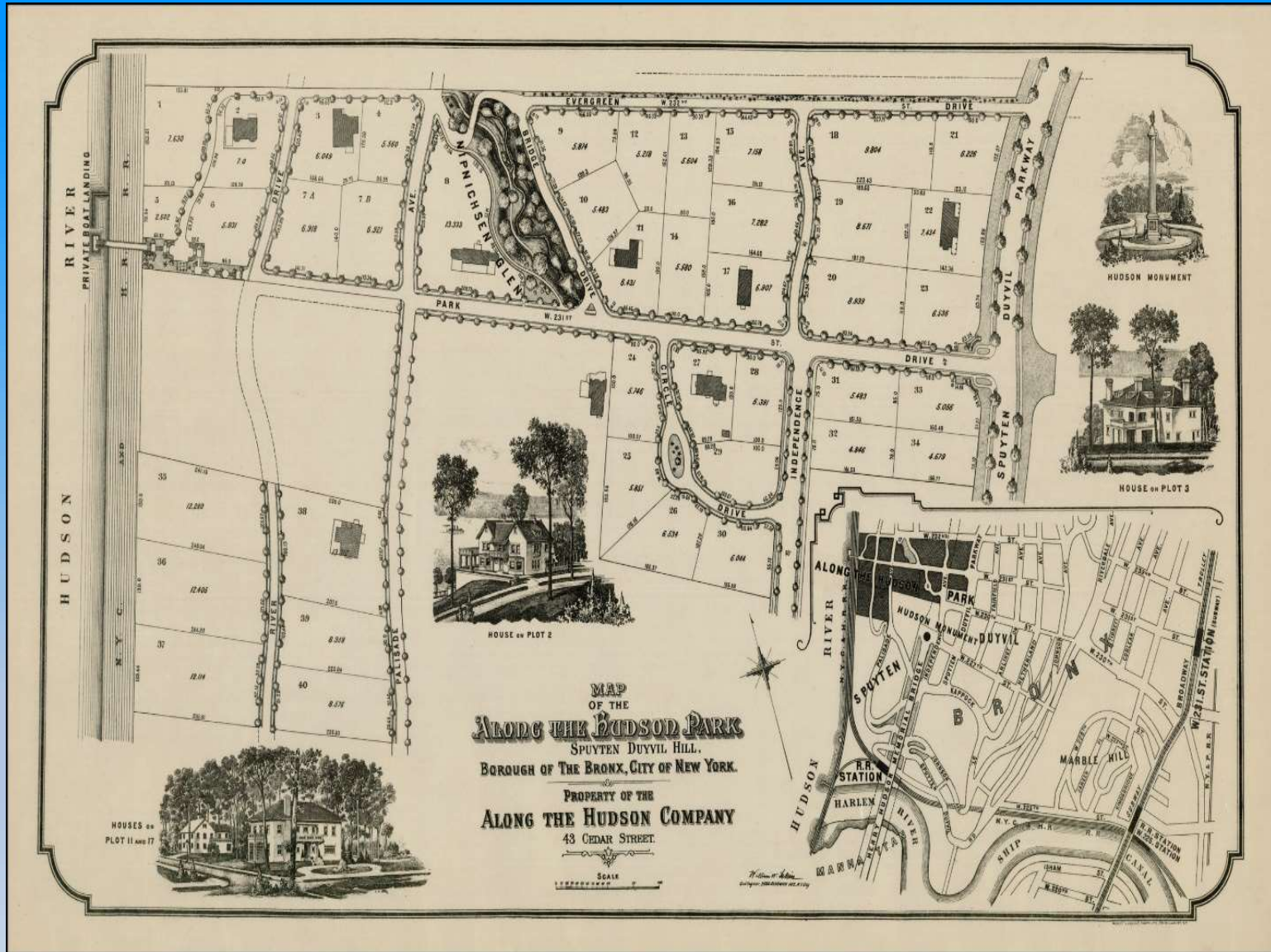
**Villa  
Charlotte Bronte  
1926**



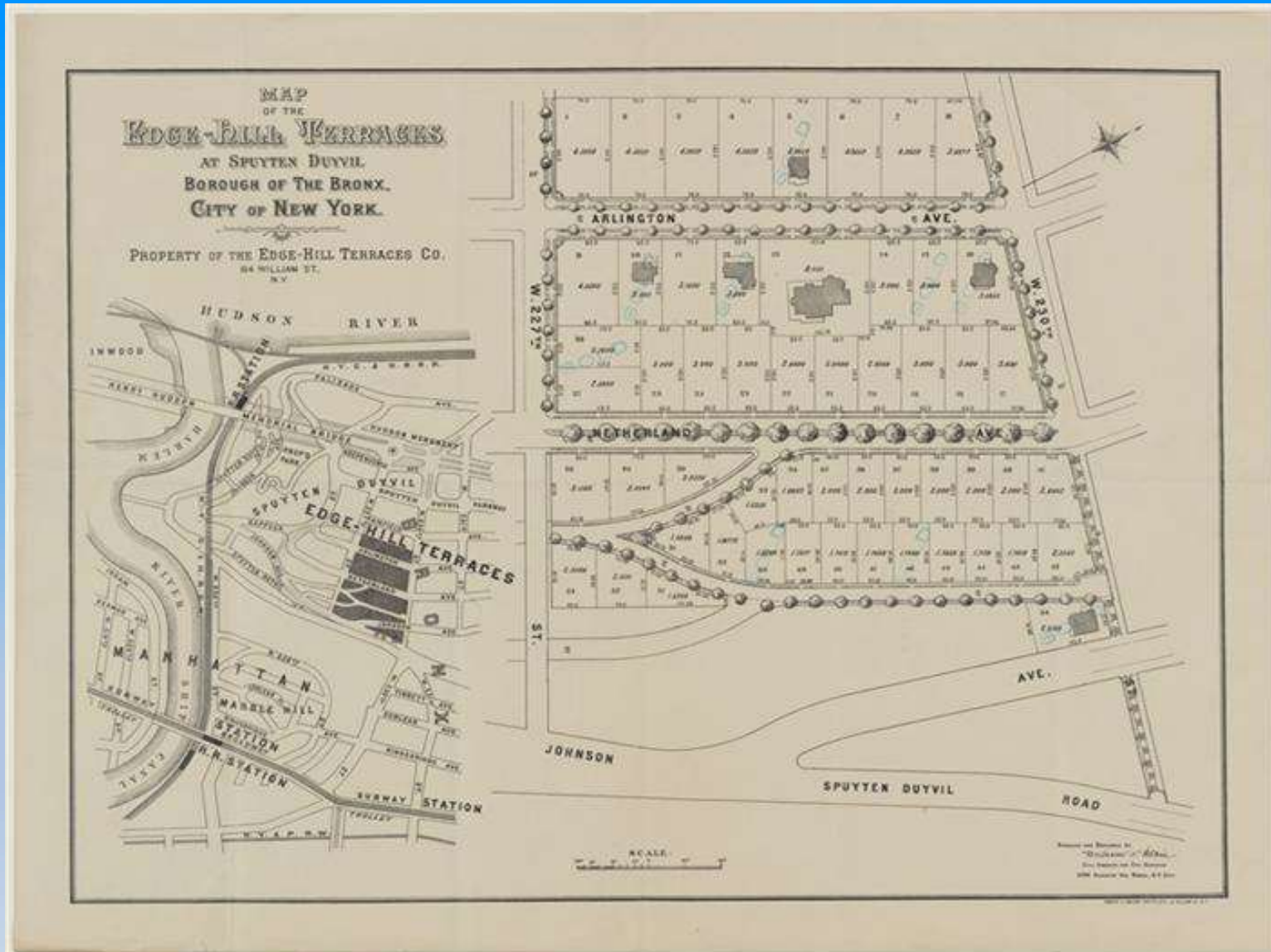
**Villa Victoria  
1927**



# ALONG THE HUDSON COMPANY



# EDGEHILL TERRACE COMPANY





# EDGEHILL TERRACE 1914 AND 2020

REAL ESTATE, FINANCIAL AND SCHOOLS. **New York Tribune** REAL ESTATE, FINANCIAL AND SCHOOLS.

NEW YORK, SUNDAY, DECEMBER 6, 1914.

*In the REALTY ZONES of the Greater CITY and SUBURBS*



VIEW OF EDGEHILL TERRACES, SPUTEN DUNAVIL, THIS CITY, WHERE A RARE OPPORTUNITY TO PURCHASE VACANT AND IMPROVED SITES WILL BE OFFERED NEXT SATURDAY TO HOMESEEKERS AND HOME BUILDERS.

**To Hold Spuyten Dayvil Sale on the Premises**

Three Houses and 161 Lots in Offering for Saturday.

**PARCELS PART OF EDGEHILL TERRACES**

1888 St. Lawrence of Broadway Subway Near the Grounds.

**APPROVE TERMINAL SITE**

Travellers at Olds Over Boarded Bargain Deal Deputized.

**TRADING IN BROOKLYN**

New Owners for Dwelling in Various Sections.

**Wants Upstate Aqueduct Land Assessed Properly**

Advisory Council Urges New Route Being Opened and Trunk Sewer Ready Last.

**MANY INSTANCES OF INEQUALITIES**

Philadelphia Assessment of \$66,000 Increased to \$100,000.

**VALLEYSIDE PURCHASE**

Other Investments Made in Western Land Tracts.

**UPPER BROADWAY APARTMENT SOLD**

Building at 177th Street Corner Has Been Held at \$250,000.

**PLAN TO IMPROVE 8 MILES OF STREETS**

Task Will Benefit 100 Acres in Long Island City.

**WOODEN STATION AT BALDWIN DOOMED**

One of Brick and Stone Will Replace It in Near Future.



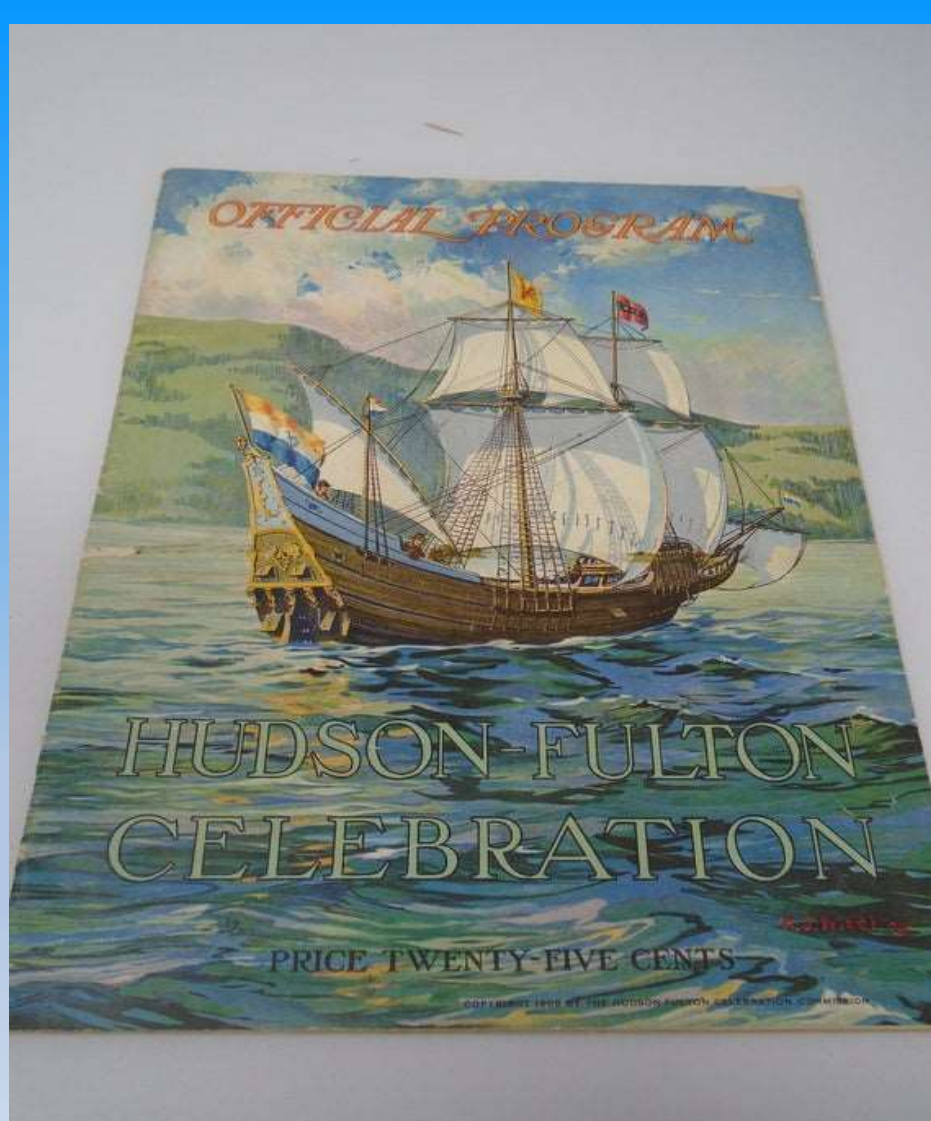
**Apartment Leases**

For Rent in Various Sections.





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Mr. Francis Lynde Stetson, Chairman

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Dr. Edmund B. Fisher

Mr. George N. Moran  
Mr. David T. Wells

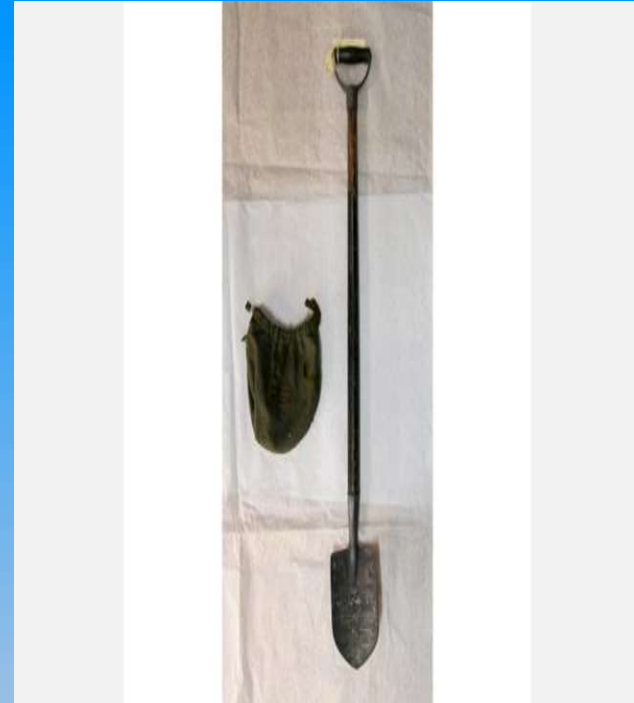
**Captain of Pageantry**  
Mr. A. H. Stoddard

For list of The Hudson-Fulton Celebration Commissioners, see pages 31 and 32

# HENRY HUDSON MEMORIAL

*"That posterity may not forget the danger which threatens these beautiful Palisades which first met the gaze of Henry Hudson when he anchored off this spot in the river; and that it may be remembered with what splendid generosity the private citizens of two States combined to preserve those Palisades"*

Dedication of the Hudson Monument, September 27, 1909



*Silver Spade, one of four. used in groundbreaking ceremony, by four little girls, Misses Hope Johnson, Dorothy Radley, Helena Cox and Jane McKelvey. (July 5, 1909)*



# EDGEHILL CHURCH



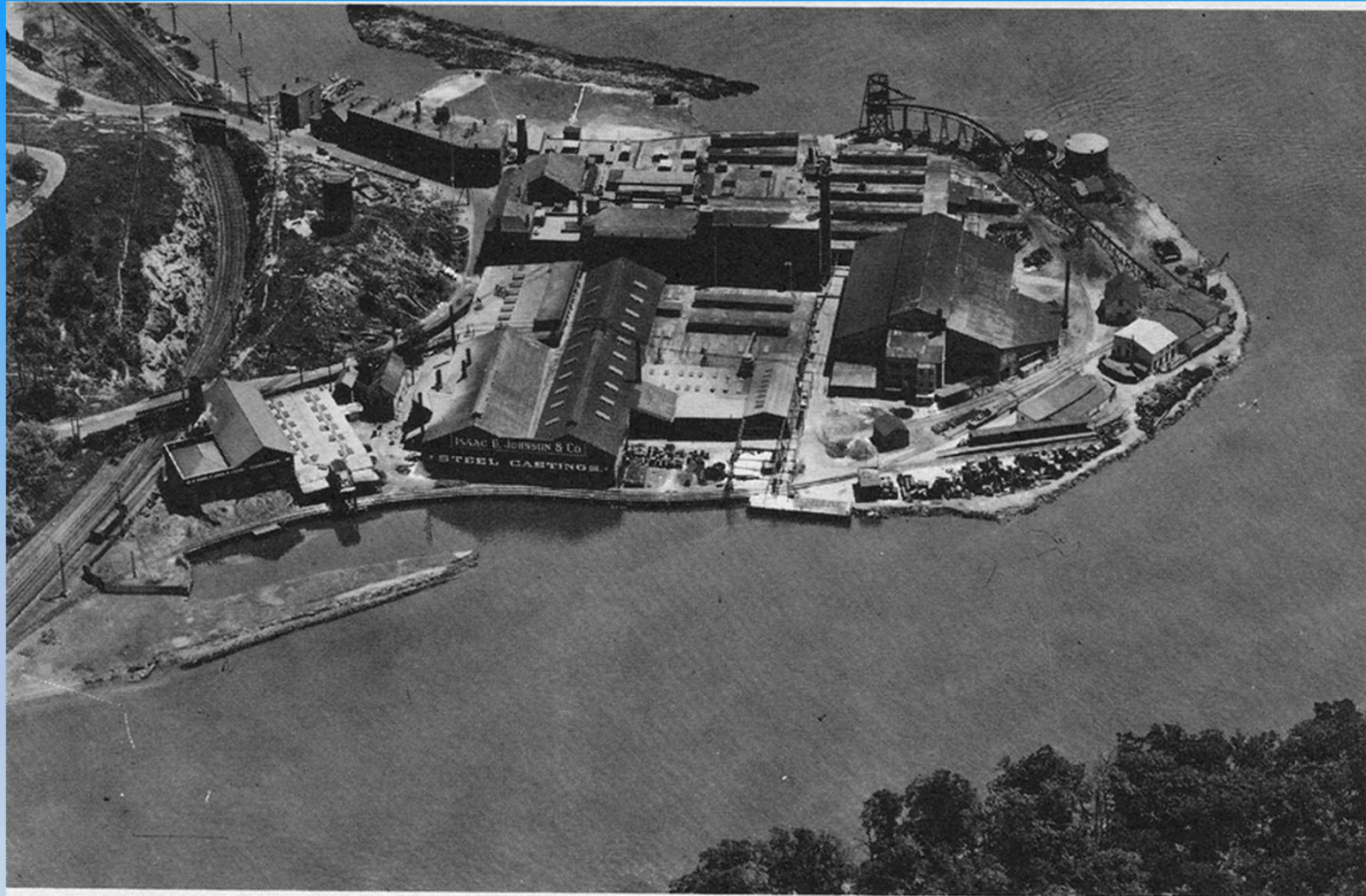
CHAS. H. BUCK

Presbyterian Chapel at Spuyten Duyvil, N. Y.



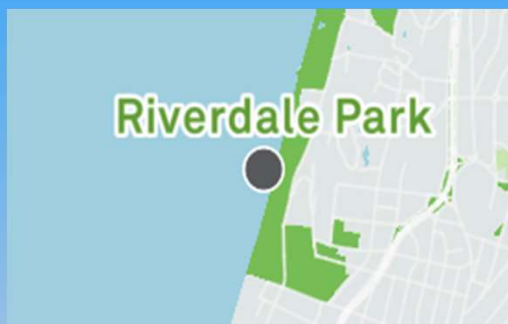
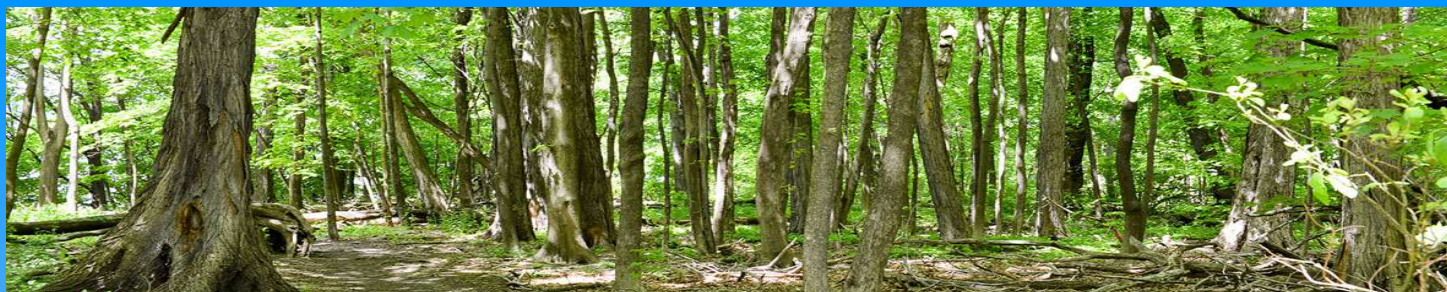


# JOHNSON IRONWORKS AND THE ESTATE OF I.G. JOHNSON



# RIVERDALE PARK

## PARK DISTRICT PROTECTIVE LEAGUE



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—  
**Bronx Residence District League.**

ALBANY, March 7.—The Park District Protective League of Bronx Borough was incorporated to-day by the Secretary of State, for the preservation of the district included in the settlements known as Spuyten Duyvil, Hudson Park, and Riverdale as a park residence district. The Directors are Cleveland H. Dodge and A. Drussel of Riverdale, James Harden, James Douglas, and E. N. Lefferts of Hudson Park, and A. S. Hutchins, C. F. Gennerich, and John Jay McKelvey of Spuyten Duyvil.

**The New York Times**

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# SUMMARY





# VILLA ROSA BONHEUR 1924-2020

*There are places I'll remember  
All my life, though some have changed  
Some forever, not for better  
Some have gone, and some remain  
All these places had their moments  
With lovers and friends, I still can recall  
Some are dead, and some are living  
In my life, I've loved them all*

*Though I know I'll never lose affection  
For people and things that went before  
I know I'll often stop and think about them  
In my life, I'll love you more...*

*In My Life, The Beatles, 1965*

