

**HISTORIC AND NATURAL DISTRICTS
INVENTORY FORM**

**DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479**

FOR OFFICE USE ONLY

UNIQUE SITE NO. _____
QUAD _____
SERIES _____
NEG. NO. _____

YOUR NAME: Allison S. Rachleff DATE: February 2010; Revised 2011

YOUR ADDRESS: AECOM
One World Financial Center, 25th Floor TELEPHONE: 212-798-8598
New York, NY 10281

ORGANIZATION
(if any): _____

* * * * *

1. NAME OF DISTRICT South End Historic District

2. COUNTY Westchester TOWN/CITY _____ VILLAGE Tarrytown

3. DESCRIPTION:

See Continuation Sheet

4. SIGNIFICANCE:

See Continuation Sheet

5. MAP

See Continuation Sheet

6. SOURCES:

See Continuation Sheet

7. THREATS TO AREA:

BY ZONING ☐

BY ROADS ☐

BY DEVELOPERS ☐

BY DETERIORATION ☐

OTHER

ADDITIONAL COMMENTS:

8. LOCAL ATTITUDES TOWARD THE AREA:

9. PHOTOS:

See Continuation Sheet

South End Historic District

Physical Description

The South End Historic District is located in the Village of Tarrytown, Town of Greenburgh, Westchester County, New York. The district is located on the west side of South Broadway (US Route 9). The district is situated within the area of potential effect (APE), and ranges from approximately 3,000 feet to 1½ miles south of the Tappan Zee Bridge and the New York State Thruway (Interstate [I]-87/287). It is also situated east of the Metro-North Railroad Hudson Line right-of-way (ROW) (see Location Map).

The district was originally designated a local historic district by the Village of Tarrytown Historic Architectural Review Board (HARB) in 1980, and is characterized by multiple estates, including the National Historic Landmark (NHL)/National Register-listed Lyndhurst and Sunnyside, and two additional estates known as Belvedere and Shadowbrook. The NHL/National Register-listed Old Croton Aqueduct tunnel extends north/south through the historic district, but was not identified as a contributing resource to the district by the Tarrytown HARB.

Furthermore, in 2001, Westchester County acquired an L-shaped 37-acre parcel south of Lyndhurst, and north and east of Sunnyside, and west of NHL/National Register-listed Old Croton Aqueduct, Belvedere, and Shadowbrook. The parcel will be converted into New County Park, and provide a link between Lyndhurst and Sunnyside for pedestrians. The parcel was originally developed with multiple estates during the 19th century. Because it retains foundation remains and historic landscape designs, the New York State Historic Preservation Office (NYSHPO) determined that the parcel is National Register eligible under Criterion C because it embodies the distinctive characteristics of 19th and 20th-century estate development in Tarrytown and Westchester County (Shaver, November 26, 2001).

To date, the National Register eligibility of the South End Historic District has not been evaluated by NYSHPO as a single district. Because these three resources are situated adjacent to each other within the APE, this form has been prepared to enable NYSHPO to determine the expanded historic district National Register eligible in compliance with Section 106 of the National Historic Preservation Act.

The historic district is characterized by a portion of a defunct water supply system, foundation remains associated with former estates, designed landscapes and specimen trees, and residential buildings and outbuildings constructed in a variety of materials, including masonry. Extant buildings were constructed between the 17th and 20th centuries. The buildings represent a variety of architectural styles ranging from Dutch Colonial and Gothic Revival, to French Eclectic and Tudor Revival. Fieldstone walls flanking South Broadway are also situated within the district. The district's period of significance spans from 1656-1928. Major resources that comprise the district are described below from north to south.

NHL/National Register-Listed Old Croton Aqueduct: Situated on the east and west sides of South Broadway, the Old Croton Aqueduct tunnel was constructed by New York City as the first system to supply it with fresh drinking water. Completed in 1842, a dam was created on the Croton River by engineer John B. Jervis north of the Village of Tarrytown. Damming of the Croton River resulted in a 400-acre reservoir which supplied a receiving reservoir in Manhattan with fresh drinking water. Water was conveyed from the Croton River reservoir via a brick tunnel system which passed through Tarrytown. Within the historic district, the tunnel is located beneath Lyndhurst, forms the western edge of Belvedere and Shadowbrook, and the eastern edge of National Register-eligible New County Park (Friends of the Old Croton Aqueduct, no date [n.d.]).

The aqueduct ceased supplying water to New York City in 1955. In 1968, the tunnel alignment was converted into a linear park by New York State. A 26-mile portion of the Old Croton Aqueduct, including the tunnel, vents, weirs, and buildings, was listed in the National Register and designated a NHL following its conversion into a state park (Friends of the Old Croton Aqueduct, n.d.).

NHL/National Register-Listed Lyndhurst, 635 South Broadway: Situated on the west side of South Broadway, Lyndhurst was designed by architect Alexander Jackson Davis in 1838, and survives as a fine example of the Gothic Revival style. The property is owned by the National Trust for Historic Preservation, encompasses approximately 68 landside acres, and consists of the following resources described in the National Register nomination form:

- Mansion
- Stables
- Coachman's Cottage
- Caretaker's Residence
- Rose Cottage
- Northwest Cottage
- Gardener's Cottage
- Gatehouse
- Enclosed Swimming Pool
- Bowling Alley
- Greenhouse
- Laundry/Guest Cottage
- Footbridge over Metro-North Railroad Hudson Line
- Landscaped Grounds

As described in the National Register nomination form, Lyndhurst was initially constructed in 1838 for New York City Mayor and US Congressman William Paulding, Jr. The two-and-a-half-story, cruciform-plan residence was built of brick faced with white Ossining marble. It has many Gothic Revival features including a gable-shaped parapet with trefoil fenestration; pointed windows; and intersecting gable form. In 1864, the property was purchased by George Merritt who hired Davis to expand the residence, and Ferdinand Mangold to design the landscape in the English naturalistic style. The new addition was designed in the Gothic Revival style, and included construction of a four-story tower and porte-cochere, among other elements, and resulted in a more picturesque arrangement. In 1880, the property was purchased by financier and railroad magnate Jay Gould whose family owned it until the 1960s, when it was bequeathed to the National Trust for Historic Preservation to operate as a house museum (Greenwood, 1975). Other contributing features are described in the National Register nomination form on file at the NYSHPO in Albany, New York

Belvedere, 723 South Broadway: Situated south of Lyndhurst on the west side of South Broadway, Belvedere was constructed in 1928 for Dr. Philip Cole (Le Beau, 1980). The estate is presently owned by the Unification Church, and during the field survey, access was limited to viewing the property from South Broadway. Originally named Zeeview, the 18.5-acre estate consists of a French Manor-style residence with a stucco exterior and slate roof. Multiple outbuildings are located on the property including cottages and agricultural outbuildings that appear to have been converted into residential buildings. An ornate masonry and wrought iron gate is located at the South Broadway entrance. Grounds appear to have been designed by a landscape architect and have an undulating, expansive character. Belvedere also includes a 7.6-acre undeveloped parcel to the south which functions as a buffer between Belvedere and Shadowbrook.

Shadowbrook, 821 South Broadway: Situated south of Belvedere, Shadowbrook is located northwest of the intersection of South Broadway and Sunnyside Lane. It is a 9-acre estate built in 1895 for Henry Graves (Le Beau, 1980). Because it is privately owned and converted into multiple residential units, access was limited to viewing the property from South Broadway and Sunnyside Lane. The estate consists of a Tudor Revival-style residence and multiple outbuildings including the gardener's cottage, stables and carriage house. The main residence is constructed of brick, stone, and wood beams. The carriage house and stables, visible from the driveway, are Shingle-style buildings, sheathed in wood shingles and pierced by multi-pane awning windows and multi-pane double-hung sash dormer windows. A Classical-style masonry pavilion constructed of Ionic columns supporting a pergola is located along the eastern edge of the property, fronting South Broadway. Grounds appear to have been designed by a landscape architect, and are improved with a wide variety of mature trees and bushes. An ornate masonry and wrought iron gate is located at the entrance on Sunnyside Lane.

National Register-Eligible New County Park, North side of West Sunnyside Lane: Situated on the north side of West Sunnyside Lane and the west side of the NHL/National Register-listed Old Croton Aqueduct, the National Register-eligible, L-shaped, 37-acre, proposed park was originally developed with multiple estates during 19th and 20th centuries. Historic atlases produced of Westchester County in 1868 indicate that the parcel included the Wolfert's Dell and Willow Brook estates, among others (Beers, 1868). By 1881, the parcel comprised portions of three estates attributed to Ellen Banker, Joseph Banker (Wolfert's Dell), and E.S. Jaffrey (Willow Brook) (Bromley, 1881). By 1929, the parcels roughly assumed their current configuration and comprised three estates attributed to the following individuals:

- William Spratt, Jr., located south of Lyndhurst and east of the Old Croton Aqueduct and Belvedere.
- Russell Hopkins, located south of the Spratt estate and east of the Old Croton Aqueduct and Belvedere.
- Leslie Palmer (Willow Brook), located south of the Hopkins estate and east of the Old Croton Aqueduct and Shadowbrook (Hopkins, 1929).

Access to the proposed park parcel was limited during survey. However, NYSHPO indicates that although no buildings remain on the parcel, much of the designed landscape is extant, including curvilinear roads, specimen trees, ponds, and retaining walls which evoke the 19th and early-to-mid-20th-century estate traditions in Tarrytown and Westchester County (Shaver, November 26, 2001).

NHL/National Register-Listed Sunnyside, 89 West Sunnyside Lane: Situated on the north side of Sunnyside Lane and east side of the Hudson River, the 30-acre-landside Sunnyside was originally constructed in the 17th century, ca. 1656, for the Van Tassel family, Dutch Hudson Valley settlers. American author and diplomat Washington Irving purchased the property in 1835 and made modifications. The property has functioned as a house museum since the 1950s, and is currently owned and operated by Historic Hudson Valley. According to the National Register nomination form, Sunnyside consists of an eclectic-style masonry residence with Dutch Colonial and Gothic Revival features including Flemish gable ends; pyramidal roofs with broadly overhanging eaves; and gable and hooded windows, to name a few. Outbuildings and gardens also form part of Sunnyside (Coleman, 1961).

Stone Walls along South Broadway: Fieldstone walls flank the four estates along the west side of South Broadway and contribute to the South End Historic District. The masonry walls are approximately 3 feet high with stone coping. Walls flanking Belvedere and Shadowbrook support iron fences with pointed posts and finials atop major posts. In 1982, the walls on the west side of South Broadway extending from the Kraft Foods property south to the Tarrytown/Irvington village line were designated a contributing feature to the South End Historic District by the Tarrytown HARB (Village of Tarrytown, 1982). A portion of these walls flanking Lyndhurst south to Shadowbrook also contribute to the proposed National

Register-eligible historic district. Walls on the east side of South Broadway from East Sunnyside Lane to the southern property line of the First Korean Methodist Church of New York were also designated historic features by the Tarrytown HARB in 1982, and these walls also contribute to the historic feeling and character of the National Register-eligible historic district.

Historic Context

Tarrytown Area, 17th and 18th Centuries

The South End Historic District survives as an excellent example of estate development that occurred along the Hudson River in Tarrytown between the 17th and 20th centuries. Since the 17th century, Broadway functioned as the major north/south route in the village. Its route was based on a Hudson River trail employed by Native Americans (Old Road Society of Philipstown, n.d.). In 1671, postal service was established along this route, and in 1703, the New York Provincial Legislature officially chartered the road, which was alternately known as the Highland Turnpike Road, Albany Post Road, and, eventually, South Broadway, the primary north/south route through Tarrytown today (Canning & Buxton, 1975; Old Road Society of Philipstown, n.d.).

Tarrytown Area, 19th Century

During the 1800s, wealthy industrialists and prominent citizens began to appreciate the beauty of the Hudson River Valley which, by this period, served as an inspiration for many painters, writers, and architects. In 1815, a house was constructed in the vicinity of the former Willow Brook estate east of Sunnyside (Cooney, 2000). In 1835, Washington Irving purchased the Van Tassel property and commenced converting it into the Sunnyside estate. Soon after in 1838, William Paulding, Jr. commissioned architect Alexander Jackson Davis to design a country villa overlooking the Hudson River, one of many being constructed along its bluffs between New York City and Albany. The estate and gardens, known as Lyndhurst, popularized the Gothic Revival style, and spurred additional estate development in the region in subsequent decades (National Trust for Historic Preservation, n.d.).

At this time, industrial development also occurred within the vicinity of the Hudson River estates, including the water supply structures and the railroad. In 1837, New York City commenced construction of the Croton Aqueduct between the Croton River north of Tarrytown and New York City. The aqueduct was the first of its kind to carry clean drinking water into the city, and the subsurface pipe passed through Tarrytown, beneath Lyndhurst and west of the future Belvedere and Shadowbrook estates. The aqueduct was finally completed in the late 1840s, and many workers who helped construct it settled in Tarrytown (NYC Department of Environmental Protection [NYCDEP], 2000).

In 1849, the Hudson River Railroad pushed its way north from New York City toward Albany, and tracks were laid along the east bank of the Hudson River through Tarrytown. The railroad initially consisted of a single track laid along western edge of Lyndhurst and Sunnyside. Eventually, increased passenger and freight demand required construction of three other sets of mainline rails, in addition to a railroad depot in the central portion of Tarrytown. The railroad ushered the region into the industrial age (Canning & Buxton, 1975).

Tarrytown Area, 20th Century-Present

Historic maps from the late-19th and early-20th century depict substantial estate development along the Hudson River in Tarrytown (Beers, 1872; Hyde, 1908). By 1929, the four extant estates within the historic district, including Lyndhurst, Belvedere, Shadowbrook, and Sunnyside were thriving.

Furthermore, the three former estates in the National Register-eligible New County Park were also present, including those attributed to Spratt, Hopkins, and Palmer. During the early-20th-century, the Hopkins estate was home to one of the nation's largest private zoos financed by Russell Hopkins who inherited a fortune from his father, John Randolph Hopkins, who was a successful businessman partially responsible for bringing the mouthwash Listerine to market (Brenner, October 14, 2001).

The estates remained privately owned until the second half of the 20th century. In 1951, Sleepy Hollow Restorations acquired Sunnyside and converted it into a house museum. A decade later in 1961, Lyndhurst was bequeathed to the National Trust for Historic Preservation who has since operated the property as a house museum. In 1960, the Bronfman family purchased Belvedere, and in 1972, the estate was purchased by the Unification Church. In 1966, the jazz musician Stan Getz purchased Shadowbrook, and in the late 20th-century, the estate was converted into a condominium complex (Le Beau, 1980).

The three estates within the National Register-eligible New County Park did not survive into the late-20th century. The main residence at the former Hopkins estate was destroyed by fire in 1963, and the main residence at the former Spratt estate met the same fate in 1969. In the 1960s or 1970s, the main residence at Willow Brook was likely razed (Cooley, 2000; Brenner, October 14, 2001).

National Register Eligibility Statement

The South End Historic District is recommended eligible for listing in the National Register under Criteria A and C for its historic and architectural significance, and retains integrity of location, design, setting, materials, workmanship, feeling, and association. The district is eligible under Criterion A because it clearly represents the evolution of Hudson River Valley estates from the 1656-1928. It also has a direct association with the New York City's first fresh drinking water supply system constructed in the 1840s, the Old Croton Aqueduct. The aqueduct is situated beneath Lyndhurst, forms the western edge of Belvedere and Shadowbrook, and the eastern edge of National Register-eligible New County Park. During the mid-20th century, the aqueduct alignment was converted into a pedestrian trail, enabling individuals to view the Hudson River Valley estates within the district.

The district is also eligible under Criterion C because it includes a variety of 17th and 20th-century buildings, including Dutch Colonial, Gothic Revival, French Eclectic, and Tudor Revival-style buildings set within landscaped grounds. In addition, the National Register-eligible New County Park includes remains associated with three former estates that occupied the parcel over time. The remains include curvilinear roads, specimen trees, ponds, and retaining walls which evoke the 19th and early-to-mid-20th-century estate traditions in Tarrytown and Westchester County (Shaver, November 26, 2001). Overall, the South End Historic District visually communicates the history of Tarrytown as home to wealthy Americans from the 17th century onward.

Period of Significance

The period of significance of the South End Historic District extends from ca. 1656-1928. The dates correspond to earliest construction date within the district (Sunnyside), and cease in 1928 when Belvedere was constructed.

Proposed National Register Boundary

The proposed National Register boundary of the South End Historic District combines the boundary of the historic district delineated by the Tarrytown HARB in 1980, and amended in 1982 to include the stone

walls along South Broadway with a 0.8-mile segment of the NHL/National Register-listed Old Croton Aqueduct that passes beneath the district, and the 37-acre, National Register-eligible New County Park. The proposed district is bound to the north by the northern boundaries of the NHL/National Register-listed Lyndhurst, NHL/National Register-listed Old Croton Aqueduct, and the stone walls along South Broadway, the south by West Sunnyside Lane, the east by the stone walls along South Broadway, and the west by the Metro-North Railroad Hudson Line. Contributing resources to the historic district include the following:

- NHL/National Register-listed Old Croton Aqueduct (0.8-mile segment).
- NHL/National Register-listed Lyndhurst and associated designed landscape.
- Belvedere and associated designed landscape.
- Shadowbrook and associated designed landscape.
- NHL/National Register-listed Sunnyside and associated designed landscape.
- National Register-eligible New County Park and associated designed landscape.
- Stone Walls along South Broadway.

The entire district encompasses approximately 198 acres.

References

Books

Canning, Jeff, and Wally Buxton. *History of the Tarrytowns, from Ancient Times to the Present*. Harrison, NY: Harbor Hill Books. 1975.

Articles

New York City Department of Environmental Protection (NYCDEP). "Celebrating New York City's Clean Drinking Water." August 2000.

Articles

Brenner, Elisa. "In the Region/Westchester; A New Public Park Links Tarrytown Landmarks." *New York Times*. October 14, 2001.

Maps

Beers, J.B. *County Atlas of Westchester, New York*. New York: J.B. Beers. 1868.

Beers, J.B. *County Atlas of Westchester, New York*. New York: J.B. Beers. 1872.

Bromley, G.W. *Atlas of Westchester County*. New York, NY: G.W. Bromley & Company 1881.

Hopkins, G.M. *Atlas of Westchester County, New York*. Philadelphia, PA: G.M. Hopkins Company. 1929.

Hyde, E. Belcher. *Atlas of the Rural County District North of New York City, Embracing the Entire Westchester County, New York*. New York, NY: E.B. Hyde. 1908.

Unpublished Reports

Coleman, J. Walter. "National Survey of Historic Sites and Buildings Nomination Form: Sunnyside." 1961. On file at NYSHPO, Albany, New York.

Greenwood, Richard. "National Register of Historic Places Nomination Form: Lyndhurst." 1975. On file at NYSHPO, Albany, New York.

Le Beau, Bryan. "HARB Recommendation: South End Historic District." 1980. On file at Village Hall, Tarrytown, New York.

Shaver, Peter. "Resource Evaluation: New County Park, West Sunnyside Lane, Village of Tarrytown, Westchester County, New York." November 26, 2001. On file at NYSHPO, Albany, New York.

Village of Tarrytown Board of Trustees Minutes. "Item 547: South End Stone Walls Added to Historic District." February 1, 1982. On file at Village Hall, Tarrytown, New York.

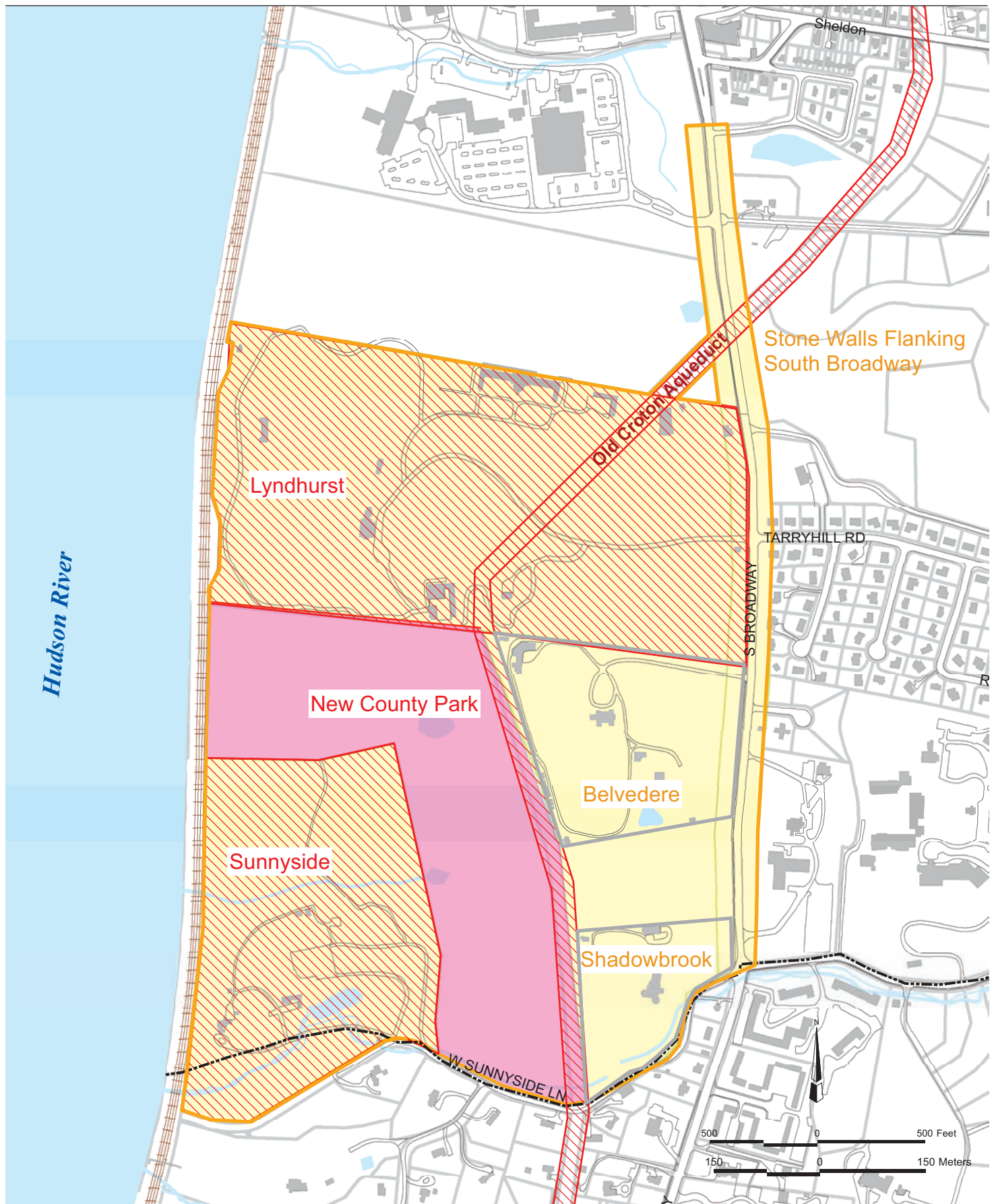
Internet Resources






Cooley, Dr. Patrick L. "Belvedere," 2001. <<http://www.nynjctbotany.org/lgtofc/belvedere.html>> (February 17, 2010).

Friends of the Old Croton Aqueduct. "History," n.d. <<http://www.aqueduct.org/node/13>> (February 17, 2010).

National Trust for Historic Preservation, "A Short History of Lyndhurst," n.d., <<http://www.lyndhurst.org>> (October 3, 2005).

Old Road Society of Philipstown, "A Capsule History of the Old Albany to New York Post Road," n.d., <<http://www.hvgateway.com/orsh.htm>> (October 3, 2005).



	Proposed National Register Boundary		Property Boundary
	National Historic Landmark/NR-Listed		National Register - Eligible
	Local Landmark		

South End Historic District



Photo 1. Looking west toward Belvedere property. French Manoir-style mansion shrouded by tall trees near right edge of photo. Outbuilding located at the left edge of photo. Note verdant, rolling landscape.



Photo 2. Agricultural outbuilding located in southern portion of Belvedere property. Note finely crafted stone walls. Building appears to have been converted into a residence.



Photo 3. Looking east toward formal gate at South Broadway entrance to the Belvedere property. Note masonry construction and ornate metal signage indicating "Belvedere."



Photo 4. Looking south toward stone walls along west side of South Broadway. Stone walls are located at eastern edge of Belvedere property and are topped by a metal fence.



Photo 5. Looking west toward Tudor Revival-style Shadowbrook mansion. The rambling building is surrounded by mature landscaping.



Photo 6. Looking north toward Shingle-style outbuildings at Shadowbrook. Buildings may have originally functioned as the carriage house and stables, but have been converted into residential units.



Photo 7. Looking at southeast corner of Shadowbrook, dominated by stone and wrought iron entry gate with signage on stone pillars indicating “Shadowbrook” and South Broadway property address, “821.” The gate contributes to the historic feeling and association of the district.



Photo 8. Looking south along South Broadway. Stone walls flanking Broadway contribute to the South End Historic District.



Photo 9. Looking north toward NHL/National Register-listed Lyndhurst Mansion.



Photo 10. Looking west toward NHL/National Register-listed Lyndhurst Caretaker's Residence.



Photo 11. Looking east toward National Register-eligible New County Park, wooded parkland with designed landscape elements associated with former estates.



Photo 12. Looking east toward NHL/National Register-listed Sunnyside.