



HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name (if any) Washington Irving Gardens
Address or Street Location 300 South Broadway
County Westchester Town/City _____ Village/Hamlet: Tarrytown
Owner _____ Address _____
Original use Residential Current use Residential
Architect/Builder, if known _____ Date of construction, if known 1928

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input checked="" type="checkbox"/> metal <input checked="" type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input checked="" type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

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(See Reverse)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g. north side of NY 17, west of Jones Road; a general description of the building structure or feature including such items as architectural style (if known) number of stories type and shape of roof (flat gabled mansard shed or other) materials and landscape features. Identify and describe any associated buildings, structures or features on the property such as garages silos privies pools gravesites. Identify any known exterior and interior alterations such as additions replacement windows aluminum or vinyl siding or changes in plan. Include dates of construction and alteration if know. Attach additional sheets as needed.

See Continuation Sheet

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

See Continuation Sheet

300 South Broadway

Physical Description

Washington Irving Gardens is located at 300 South Broadway on the east side of South Broadway (US Route 9) in the Village of Tarrytown, Westchester County, New York. The property is bound to the north by Transfiguration Church, to the south by Tappan Manour (an apartment complex comprised of one apartment building at 320 South Broadway and two apartment buildings at 330 South Broadway), to the east by the National Historic Landmark (NHL) Old Croton Aqueduct, and to the west by South Broadway. The property is situated northeast of the Tappan Zee Bridge toll plaza along the New York State Thruway (Interstate [I]-87/287). The property is fully visible from South Broadway, but screened from the bridge toll plaza and Thruway by residential and commercial development.

Constructed in 1928, Washington Irving Gardens is located at 300 South Broadway, and is bound to the north by Transfiguration Church, to the south by Tappan Manour Apartments at 320 South Broadway, to the east by the NHL Old Croton Aqueduct which is retained by a fieldstone wall, and to the west by South Broadway. The property is comprised of an apartment building and garage. The apartment building is a six-story, Colonial Revival-style, U-plan, brick building on a 4-acre lot. The lot is landscaped with mature trees and shrubs west of the building along South Broadway. The building is accessed by a semi-circular asphalt-paved driveway with a tangent that extends to the east side of South Broadway. The driveway is flanked by historic iron lampposts, some of which are stamped "D.E. Allen, Yonkers, New York," and the center of the semi-circle is improved with trees and shrubs. Asphalt-paved parking lots are located on the south side of the semi-circle and east of the building.

Washington Irving Gardens houses 72 apartment units (Sanborn Map Company, 1950). It sits atop a concrete foundation, and is capped by a flat roof with an irregular roofline, featuring a brick parapet interspersed with stone balustrades and a copper-clad mansard roof. A brick bell tower with a cross-gable, copper-clad roof and copper-clad cupola project from the northwest corner of the roof. The bell tower is pierced by four arched openings that face north, south, east, and west. The openings are accented by keystones and springer stones.

The south façade, the main façade of the building, is symmetrically fenestrated and features two three-bay-wide projecting wings to the east and west which form an interior courtyard. The central portion of the south façade is 16 bays wide. The central four-bay section is slightly recessed, and is flanked by a three-bay projecting pavilions to the east and west. The pavilions are flanked by three-bay recessed sections to the east and west. Entries to the building are situated on the recessed east and west sections of the façade, and are accessed by concrete-paved paths surrounded by mature trees and shrubs. The entries are identical, and feature wood double doors with multi-pane windows, flanked by one-over-one double-hung sash set within Classical stucco surrounds. At the western entry, the window is located east of the door, and at the eastern entry, the window is located west of the door. The surrounds feature pilasters and floral motifs. Iron balconettes are also situated above the door surrounds. Iron fire escapes extend the height of the building above each entry.

Fenestration on the south façade includes one-over-one double-hung sash, and single and paired eight-over-eight double-hung sash. Broken pediments embellish second-story windows on the east and west corners of the projecting east and west wings. Splayed lintels embellish the sixth-story windows. Brick belt courses separate the second and third stories, and stone belt courses separate the fifth and sixth stories. A stone belt course also separates the second and third stories on the east and west wings. In addition, the corners of both wings are accented by stone quoins.

The west, or side, façade fronts South Broadway, and is eight bays wide with a stone belt-course between the first and second stories. The central portion of the façade is slightly recessed, and the corners are accented by stone quoins which divide the façade into three sections. The northernmost single-bay section features eight-over-eight double-hung sash with a broken pediment above the third-story window, and a splayed lintel above the sixth-story window. The central section is three bays wide, and has very little ornamentation. Fenestration consists of one-over-one double-hung sash and paired eight-over-eight double-hung sash. The southern portion is four bays wide, and a stone belt-course separates the fifth and sixth story. Fenestration consists of eight-over-eight double-hung sash. Similar to the northern section of the facade, broken pediments are featured above the northernmost and southernmost windows on the third story. The southern section features splayed lintels above the sixth-story windows.

The north, or rear, façade is 23 bays wide. The central three-bay section is recessed, and flanked to the east and west by projecting five-bay pavilions. The five-bay sections are flanked to the east and west by recessed single-bay sections with iron fire escapes. These single-bay sections are flanked to the east and west by projecting four-bay pavilions. Fenestration typically consists of one-over-one double-hung sash, and paired and single six-over-six double-hung sash. Brick belt courses separate the second and third stories, and stone belt courses separate the fifth and sixth stories. The western end of the façade features eight-over-eight double-hung sash accented to the east and west by stone quoins. A broken pediment embellishes the third-story window, and a splayed stone lintel embellishes the sixth story window.

The east, or side, façade is eight bays wide. The southernmost projecting two-bay section is accented by stone quoins to the north and south, and stone belt courses separate the fifth and sixth, and second and third stories. Fenestration consists of one-over-one paired, and single six-over-six double-hung sash.

A single-story, brick, 45-car, rectangular-plan garage is located east of the building. It is seven bays long and one bay wide, capped by a shed roof. Fenestration consists of one metal roll-up garage door, and eight-over-eight double-hung sash, topped by splayed stone lintels. A large asphalt-paved parking lot is located south of the garage.

Historic Context

Tarrytown in the 19th Century

Washington Irving Gardens, originally known as Tarrytown Gardens, was constructed in the Village of Tarrytown during the early 20th century on the site of a former 19th-century estate. Residential development proliferated in Tarrytown during the 19th century, spurred by technological innovations in transportation. For example, stage coaches traveled along South Broadway between New York City and Albany from before the American Revolution (1775-83) to the mid-19th century. The coaches accommodated up to 20 passengers, and, in the winter months, wheeled vehicles gave way to sleds. In addition to passengers, the stage coaches transported mail and other goods between communities (Canning & Buxton, 1975).

The Hudson River also became a major travel route following the invention of the steamboat by Robert Fulton in 1807. By 1824, regular freight and passenger steamboat service had been established along the Hudson River between New York City and Albany, despite initial tense opposition from many Tarrytown residents who feared for the continued economic viability of their sail-powered sloops and schooners (Canning & Buxton, 1975).

Increasingly, wealthy industrialists and prominent citizens began to appreciate the beauty of the Hudson River Valley which, by the 1830s, served as an inspiration for many painters, writers, and architects. In 1838, William Paulding, a Tarrytown native who served as mayor of New York City from 1824-29, commissioned architect A.J. 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, dubbed Lyndhurst, popularized the Gothic Revival style, and was situated in Tarrytown on the west side of South Broadway, south of the future site of the apartment buildings (National Trust for Historic Preservation, no date [n.d.]).

In addition to residential development, Tarrytown was also subject to industrial development and infrastructure improvement during the 19th century. In 1837, New York City commenced construction of the Croton Aqueduct between the Croton River north of Tarrytown and New York City to the south. The aqueduct was the first of its kind to carry clean drinking water into the city, and the subsurface pipe passed through Tarrytown, flanking South Broadway to the east and west. The aqueduct was constructed east of present-day apartment buildings, and presently forms the eastern boundary of the property. The aqueduct was finally completed in the late 1840s, and many workers who helped construct it settled in Tarrytown (Canning & Buxton, 1975).

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, but 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, and facilitated the establishment of many industries (Canning & Buxton, 1975).

By the advent of the Civil War (1861-65), a large proportion of Tarrytown's population was employed in factories, stores, and offices, in addition to agriculture. Farmland had also been developed as country estates in accordance with Lyndhurst, which, by the 1860s, had been purchased and enlarged by George Merritt, a prominent Tarrytown landowner (National Trust for Historic Preservation, n.d.). In 1870, Tarrytown voted to incorporate itself as a village governed by a board of trustees (Canning & Buxton, 1975).

Maps produced in the 1870s through the 1890s document multiple estates along present-day South Broadway, including riverfront estates on the west side, and large estates on the east side. The 1872 and 1881 maps document J.S. Pritchard as owner of an estate occupied by present-day Washington Irving Gardens, and L. Roberts as the owner of an estate occupied by present-day Tappan Manour (the apartment complex immediately south of Washington Irving Gardens). While the Pritchard estate was developed on the west side of the Old Croton Aqueduct, the Roberts estate encompassed land on the east and west sides of the aqueduct (Beers, 1872; Bromley, 1881).

Tarrytown in the 20th Century

Toward the turn of the 20th century in 1899, the Mobile Company of USA, an automobile manufacturing company was established in North Tarrytown. Shortly thereafter, the company was replaced by the Maxwell-Briscoe Motor Company, who developed a 20-acre plant on Beekman Avenue. In 1915, the Chevrolet Motor Company, which became part of General Motors in 1918, acquired the plant. *The New York Times* reported that "the occupancy of these plants would give new life to the Village of Tarrytown" (*The New York Times*, March 21, 1915). The prediction rang true as Tarrytown entered the 20th century.

During the 1900s, the Pritchard estate on the east side of South Broadway changed hands and was owned by E.C. Spofford (Hyde, 1908). The Spofford estate was approximately 4 acres on the west side of the

Old Croton Aqueduct, and included a wood frame residence with a circular driveway and multiple outbuildings. The west side of the aqueduct remained undeveloped with the exception of a path that extended from the east side of South Broadway to the buildings on the east side of the aqueduct (Hyde, 1908).

By the 1920s, Tarrytown had embarked upon a substantial period of growth and building. An article in *The New York Times* reported that in 1925, \$789,000 in building permits were issued. In contrast, in 1928, \$5,300,000 in building permits was issued. Developers acquired former estates and subdivided them to construct apartments and housing developments, thus kick-starting the suburbanization of the area. Among the building projects initiated in 1928 was Washington Irving Gardens, a six-story garden apartment on South Broadway constructed by the Mount Pleasant Realty Company (*The New York Times*, May 5, 1929).

The garden apartment concept in the United States sprang from the Garden City Movement which originated in England in 1898 under the guidance of writer Ebenezer Howard. Garden cities were intended to be carefully planned, self-contained, communities surrounded by greenbelts (Howard, 1946). In 1917, the garden apartment concept was developed in the United States by Edward Archibald McDougall, a developer who purchased 325 acres of farmland in Queens County, New York, which eventually became the neighborhood of Jackson Heights. The garden apartment concept, as envisioned by McDougall, established three basic requirements, including:

- Layout consisting of several detached buildings rather than a large single building.
- Entrances set back from lot lines to allow for landscaping.
- Designs that maximize sunlight and ventilation through inclusion of many corner rooms and consequent cross-ventilation (Popik, April 4, 2005).

Proximity to convenient transportation was also a quality associated with garden apartments.

Washington Irving Gardens was constructed on the site of the approximately 4-acre Spofford estate, which by 1924, was occupied by a residence dubbed Ivy Cottage (Sanborn Map Company, 1924). Its name, Washington Irving Gardens, was chosen to honor noted American author and US diplomat Washington Irving (1783-1859) who resided in Tarrytown on his estate Sunnyside on the west side of South Broadway, south of Lyndhurst.

Although Washington Irving Gardens was comprised of only one building, it was developed in keeping with the garden apartment concept. It was constructed on the northern portion the lot, and had a relatively small footprint in relationship to the remainder of the lot. It also appears to have retained the circular driveway associated with the former Spofford estate (Hopkins, 1929). The lot was landscaped with trees and shrubbery, and was lit by iron lampposts manufactured by the David E. Allen Foundry of Yonkers, New York. It also featured tennis courts and children's recreation areas (*The New York Times*, June 9, 1929).

The six-story, brick, Colonial Revival-style apartment building was originally built with 67 apartment units in a variety of configurations, including three, four, five, and six rooms. The units were equipped with electric refrigeration, wood burning fireplaces, and incinerators. A parking garage was also constructed which provided parking for 60 vehicles. An article in *The New York Times* noted that:

“[A]lthough Tarrytown, North Tarrytown and Irvington are traditionally the home of people of more than ordinary means, they now afford ideal places of residence for families of moderate income” (*The New York Times*, June 9, 1929).

The building was completed in 1929, and upon its completion, *The New York Times* reported that it was among the first garden apartments completed in the Tarrytown area. Given its proximity to the railroad in Tarrytown, the article noted that the train made it possible to commute to New York City and “complete day’s work in New York and still have time for a round of golf, tennis or perhaps a motor ride before sundown.” (*The New York Times*, May 5, 1929).

While the Great Depression (1929-41) negatively impacted Tarrytown and its residents, the village began to flourish as industries geared up for World War II (1941-45), providing employment and a livelihood for many residents in need of jobs. Following World War II, many Tarrytown estates along South Broadway and other roads were further subdivided to accommodate single-family residences and apartment buildings. These dwellings were erected for returning World War II veterans and an increasing number of New York City dwellers who relocated to Westchester County to escape the city in favor of the suburban lifestyle (Canning & Buxton, 1975).

During this building boom in 1950, the western portion of the former Jones estate (south of Washington Irving Gardens) was sold to Tarrytown Gardens, Inc., a firm led by owner/builder Harry Lewis who planned to erect garden apartments for Tarrytown’s increasingly diverse population. In April 1950, an article in *The New York Times* reported that two three-story Georgian-style buildings were nearing completion for occupancy in June. The buildings at 330 South Broadway were to be known as Tarrytown Gardens (present-day Tappan Manour). Architect Nat O. Matson, American Institute of Architects (AIA), designed Tarrytown Gardens (*The New York Times*, April 16, 1950).

One year later in 1951, Matson was hired by Lewis’ Tarrytown Gardens, Inc. to construct the three-story, 72-unit, U-shaped apartment building on the same property occupied by Washington Irving Gardens which was completed in 1929. The project also included two garages, one of which remains extant. As originally conceived, the building formed part of the Washington Irving Gardens complex, but was designed in the same manner as the two Tarrytown Gardens buildings to the south (*The New York Times*, May 13, 1951).

The design of Washington Irving Gardens conforms to the garden apartment concepts. Entrances are set back to facilitate landscaping. The open design of the building maximizes corner rooms, cross-ventilation, and sunlight. Furthermore, the name of the complex incorporates “gardens” to evoke an open country feeling.

Simultaneous with the construction of Tarrytown Gardens and the addition to Washington Irving Gardens in the early 1950s, the transportation network near the apartment buildings was augmented. Prior to World War II, the New York State Assembly began to investigate construction of a bridge between Rockland and Westchester Counties in the vicinity of the Tappan Zee, the second widest point of the Hudson River, located between Nyack and Tarrytown. It was named for the Tappan Indian tribe of Rockland County, and the Dutch term *zee* (open expanse of water or sea). The advent of World War II temporarily defused the bridge plan, and shortly after the conclusion of the war in 1945, the issue was revived (Talley, 1989).

By the 1950s, transport of people and goods via cars and trucks became a necessity of life. Trucks supplanted trains for the transport of goods to and from Tarrytown, just as buses traveling along South Broadway and other major thoroughfares supplanted trolley service, which was suspended in 1929. It was in this climate during the early 1950s that the recently formed New York State Thruway Authority (NYSTA) commenced plans to construct a bridge crossing the Hudson River at the Tappan Zee. Although Tarrytown residents protested the project because of potential traffic increases on local streets, NYSTA opted to construct the bridge between Nyack and Tarrytown in 1950 (Laroff, 2000). The bridge was completed in 1955 and, in 1956, construction began on the Cross Westchester Expressway (I-287) that

would link the Thruway in Elmsford to I-95 in Port Chester. The expressway was completed in 1960 (Cross Westchester Expressway, n.d.). Completion of this major infrastructure spurred further development in Tarrytown. During this period, major corporations relocated to Tarrytown and established themselves in close proximity to the Tappan Zee Bridge and the Thruway (Canning & Buxton, 1975).

By the 1980s, rental apartments in the New York metropolitan region, including Tarrytown, were being converted into cooperatives and condominiums. Through 1985, the Westchester County Planning Department indicated that 30,000 of the county's 100,000 apartments had been converted or were in buildings that had been converted. However, Washington Irving Gardens retained and continues to retain its status as a rental building in Tarrytown (Sleepy Hollow-on-Hudson Real Estate, n.d.).

National Register Eligibility Statement and Proposed National Register Boundary

Washington Irving Gardens, an apartment building at 300 South Broadway is recommended eligible for listing in the National Register under Criteria A and C for its local historic and architectural significance. The building retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Washington Irving Gardens is eligible under Criterion A as a representation of the evolution of garden apartment architecture in Tarrytown in the 1920s prior to the advent of the Great Depression. It was one of the first garden apartments to be constructed in Tarrytown, and exemplified the hallmarks of garden apartment construction including ample landscaping, a design that emphasized sunlight and ventilation, and close proximity to a train station. It also provided affordable housing opportunities for people of modest means who wished to reside in Tarrytown, which, during the 1920s, had a large population of millionaires.

Washington Irving Gardens is also National Register eligible under Criterion C as a garden apartment building erected in the Colonial Revival style. Washington Irving Gardens displays traditional aspects of the Colonial Revival style, including windows and doors set within Classical surrounds, stone quoins, and parapet with balustrade. The building was erected on the grounds of a 19th-century estate, and incorporates features such as fieldstone walls, curving paths, lawns, and mature trees into their designs.

The proposed National Register boundary of Washington Irving Gardens is comprised of the tax parcel upon which the apartment building sits. Contributing resources include the Washington Irving Gardens apartment building at 300 South Broadway, the garage, and associated landscape and hardscape features, including lawns, trees, shrubs, paved paths, fieldstone walls, and iron lampposts.

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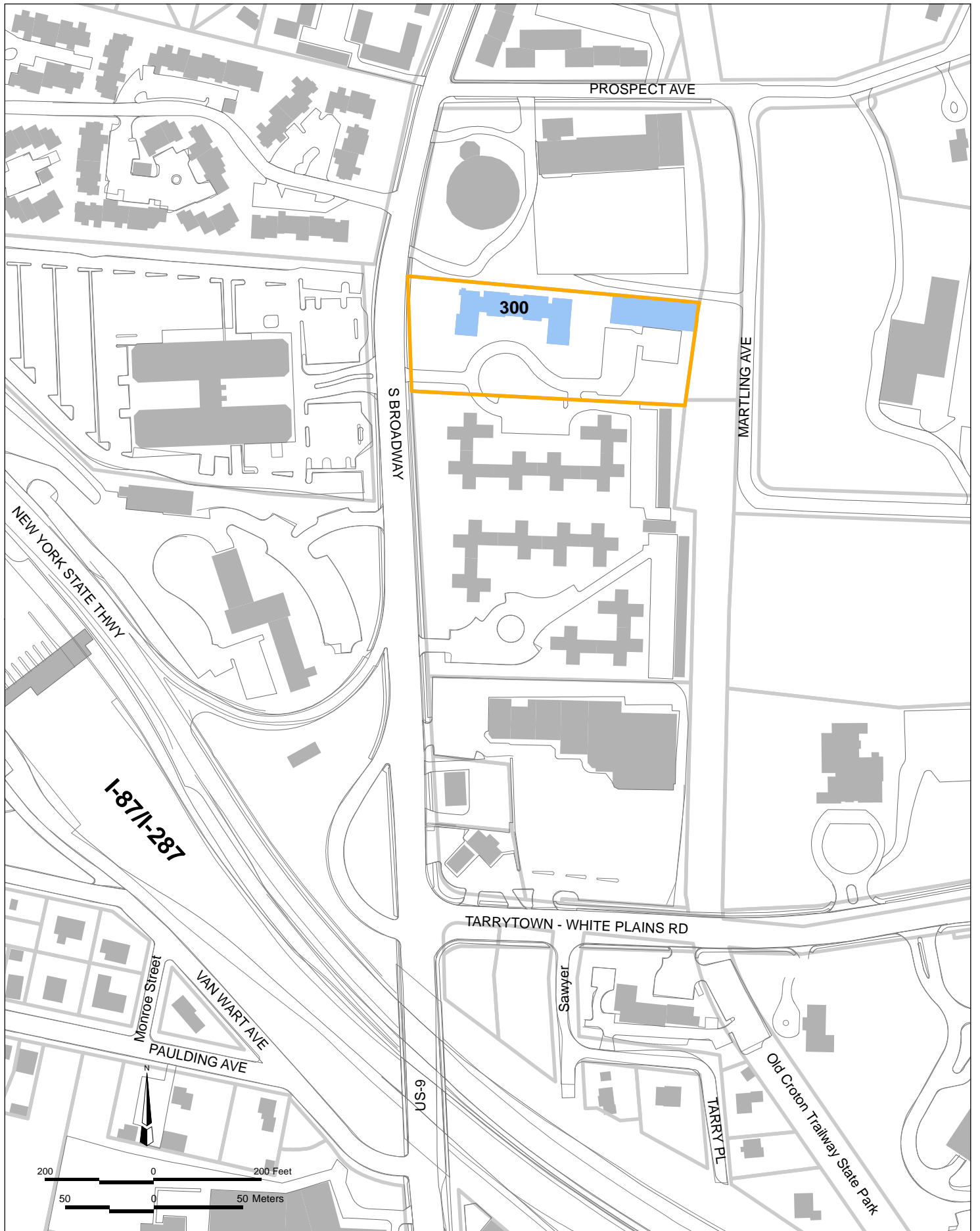
Internet Resources




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-  Proposed National Register Boundary
-  Contributing Resource
-  Property Boundary

Washington Irving Gardens
300 South Broadway



Photo 1. Looking toward north facade of Washington Irving Gardens at 300 South Broadway. Note symmetry of recessed and projecting portions of the facade, and brick and stone belt courses typical of the Colonial Revival style.



Photo 2. Looking toward west façade of Washington Irving Gardens. Note stone quoins, third-story windows topped by broken pediments, corner tower surmounted by cupola, and brick parapet with balusters. In addition, note landscaped grounds.



Photo 3. Looking toward the south, or main, façade of Washington Irving Gardens. Note recessed central portion flanked by east and west wings. Note windows and doors set within Classical surrounds. In addition, note circular driveway and landscaped grounds.



Photo 4. Looking toward typical entrance on south façade of Washington Irving Gardens. Note double doors set within Classical surround. In addition, note iron balconette above door, and concrete-paved path that leads to the door.



Photo 5. View looking toward lamppost at Washington Irving Gardens. Lamppost dates to early-20th century and contributes to the historic setting of property.



Photo 6. Looking toward south façade of garage. Note windows topped by splayed stone lintels.