

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Philipse Manor Hall

AND/OR COMMON Philipse Manor Hall

2 LOCATION

STREET & NUMBER Warburton Avenue and Dock Street

CITY, TOWN Yonkers VICINITY OF 23rd
CONGRESSIONAL DISTRICT

STATE New York CODE 36 COUNTY Westchester CODE 119

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input checked="" type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME State of New York, administered by Department of Parks and Recreation

STREET & NUMBER Room 303, South Swan Street Building

CITY, TOWN Albany VICINITY OF STATE New York

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Westchester County Courthouse

STREET & NUMBER
CITY, TOWN White Plains STATE New York

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
DATE
_ FEDERAL _ STATE _ COUNTY _ LOCAL

DEPOSITORY FOR SURVEY RECORDS
CITY, TOWN STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

It appears that part of the house constructed by Frederick Philipse I in 1681 or 1682 forms the oldest remaining section of Philipse Manor Hall, consisting of Rooms 101 and 102 (numbers refer to floor plans). However, only the cellar walls under these rooms and possibly the part of the exterior masonry walls on the first and second floors date from this period.

According to tradition, another section of the house, containing Rooms 103 and 203 was constructed about 1720 by Frederick Philipse II, son of Frederick I. However, no definite documentary or physical evidence has been found to support this theory.

The next stage, the northern wing containing Rooms 104, 105 and 106, was reportedly constructed for Frederick Philipse II about 1745. This wing changed the orientation of the building as well as the entrance from the south to the east. Apparently, Rooms 103 and 203 were also rebuilt at this time with plaster and wood paneled walls and decorative plaster ceilings, reflecting the best English and American high-style interior architecture of the period.

The present house is an imposing two and a half story building, L-shaped in plan, of brick and fieldstone construction. The south front is fieldstone with a small entrance porch with slender Doric columns and a triglyph frieze. The east front of the north wing is brick with two entrance porches identical in design to the south. The length of this wing is emphasized by the absence of any central feature of composition; the two doorways are alike and neither of them is centered. Along this side a narrow cornice marks the second floor like a beltcourse. White paneled shutters are used on all the first floor windows and a modillioned cornice surrounds the house under the slightly flared eaves of the roof. Dormer windows pierce the roof on all sides.

The interior trim of the south entrance hall and west parlor appears early: the stairway has a closed string and lathe-turned pine balusters, and the parlor trim is simple fielded paneling. The southeast parlor, however, has full late-Georgian details.

Engaged Ionic columns frame the mantelpiece and flanking doors. The over-mantle has a scrolled broken pediment with flanking consoles and a carved head on a panel in the frieze. A finely detailed modillioned and dentiled cornice surrounds the room which is elegantly finished by an intricately molded plaster ceiling of rococo style.

Although decorative plaster ceilings were very rarely found in the American colonies before 1745 because of a scarcity of ornamental stucco workers,

(Continued)

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1745-50

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Although the construction date of the earliest portion of Philipse Manor is open to question, the building is an outstanding survivor of the 18th century Dutch manorial system in the lower Hudson Valley. Erected in stages between 1682 and 1758, Philipse Manor Hall is one of the most notable examples of Early Georgian Colonial architecture in the United States. The house, in its present form, is a splendid example of "organic growth" during which process the original small two-room house was gradually expanded into a great Georgian country house. The mansion served as the social and administrative center of the great manor of Philipsburg, created under English rule in 1693. Governed successively by Lords of the Manor, Frederick Philipse I, II, and III, Philipsburg was closer to the colonial capital of New York and was more intimately associated with its social and political institutions than any of the other Hudson River baronies. The house today is important for its high Georgian interiors, distinguished by intricate plaster ceilings and elaborately carved paneling. Careful restoration is returning the whole to its former elegance, preserving one of the great examples of Georgian craftsmanship.

HISTORY

Once an elegant home and focal point of the vast Manor of Philipsburg, Philipse Manor Hall now stands in distinct contrast with its surroundings in the city of Yonkers.

Frederick Philipse built the original stone portion of the house in the 1680's. A native of the Netherlands, he had come in the early 1650's to New Amsterdam where his skills as a carpenter won him recognition as an architect and builder. He also prospered by shrewd dealings in real estate, trade and shipping. As early as 1672 Philipse began acquiring land along the east bank of the Hudson River. Ultimately his property reached from Spuyten Duyvil Creek on the south to Croton River on the north, a distance of about 22 miles. This estate was confirmed by Royal Patent in 1693 as the Manor of Philipsburg.

Philipse took over the mill built by Adriaen van der Donck on the Nepperhan River where the modern city of Yonkers now stands. He also acquired the right to build a toll bridge across Spuyten Duyvil Creek to be called "Kings Bridge." With these and his other activities Philipse became

(Continued)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

(See Continuation Sheet)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1 acre

UTM REFERENCES

A

1	8
---	---

5	9	2	6	6	0
---	---	---	---	---	---

4	5	3	1	9	7	0
---	---	---	---	---	---	---

 ZONE EASTING NORTHING

B

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--

 ZONE EASTING NORTHING

VERBAL BOUNDARY DESCRIPTION

(See Continuation Sheet)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Patricia Heintzelman, Architectural Historian, Landmark Review Project

ORGANIZATION

Historic Sites Survey, National Park Service

DATE

August 1975

STREET & NUMBER

1100 L Street NW.

TELEPHONE

202-523-5464

CITY OR TOWN

Washington

STATE

D.C. 20240

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

DATE

Landmark Nov. 5, 1961
 Designated:
George F. Emery
 Boundary Certified: 3/4/77

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
 ATTEST: *W. M. ...*

DATE

3/4/77

KEEPER OF THE NATIONAL REGISTER

((NATIONAL HISTORIC LANDMARKS))

((NATIONAL HISTORIC LANDMARKS))

((NATIONAL HISTORIC LANDMARKS))

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 2

and colonial decorative interior plaster work was generally much less extravagant than that executed in England, a number of pre-Revolutionary houses contained fine decorative stucco ceilings. Executed in a style initiated by the French rococo, the design elements used in these ceilings were characteristically rambling, curvilinear, and non-architectonic, with birds, animals and pastoral figures in rather high relief. Ceilings of this type were constructed at Westover Plantation of the James River in Virginia, the Miles Brewton House in Charleston as well as at Philipse Manor Hall. While the ceiling of the Miles Brewton House contains birds in relief, the ceiling of Philipse Manor has birds, animals, pastoral figures and two large busts.

The master bedroom above this parlor has a similar design with fluted pilasters framing the mantelpiece and flanking doors. The overmantle has a broken pediment with a floral frieze and scrolled consoles on the sides. These late Georgian features probably represent a remodeling of the room together with the addition of the south entrance porch, done on the occasion of Mary Philipse's marriage to Roger Morris in this room in 1758.

The southeast porch leads into an entrance hall with an open-string staircase and twisted mahogany balusters; to the north is the paneled dining room, and beyond this were originally the kitchen and pantry, and probably a back hall and service stair.

Since Frederick Philipse III had sided with the British during the Revolutionary War, the Philipse property was seized by the State of New York under an act of attainder and confiscation passed in 1779. The furniture of Philipse Manor was auctioned in New York City in 1783 and the real estate was sold in 1785.

The Manor Hall passed through various hands and was used as a residence and boarding house until 1868 when the Village of Yonkers purchased it for a village hall. In 1872 it became the city hall of Yonkers and served that function until 1908 when title to the property was conveyed to the State of New York. While the Manor Hall was in use as the village hall and city hall, a number of changes were made to the structure. About 1872 the rooms of the second and third floors of the north wing were combined to form one large space; Room 205, which was used as the council chamber. The rooms of the first floor in the north wing, Rooms 105-106, were rearranged for use as court rooms. Between 1908 and 1911 these same first floor rooms were partially restored. Fortunately even though Rooms 103 and 203 were used for village and city offices from 1868 to 1908, the fabric of the rooms was not substantially altered.

(Continued)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 3

In the current restoration, careful and thorough structural examination is being conducted by the New York State Historic Trust. It was decided that the council chamber, would be left as a Victorian Gothic design rather than rebuilding the rooms into generalized examples of Georgian design. Many of the tiles are reproduction replacements patterned after existing originals.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 2

one of the wealthiest men in colonial New York City and had, in addition to the Yonkers dwelling, another site called the "Upper Mills" in what is now North Tarrytown.

Sometime about 1750 the old stone house was extensively rebuilt and became the principal family seat. Designed in the Georgian style, the manor hall was greatly enlarged with new stair halls and rooms with paneled walls and ceilings, some with intricate plaster designs. The east facade then became the main front facing the Albany Post Road, with terraced gardens, box hedges and flowering shrubs. The site was one of the great homes of colonial America, in a beautiful setting with a lavish scale of living and hospitality appropriate to the wealth and social position of the Philipse family.

Colonel Frederick Philipse, third and last Lord of the Manor, chose to remain loyal to the British Crown during the American Revolution. In 1779, the New York State Legislature passed an Act of Attainder against persons loyal to the King. As a result, the vast manorial estate was confiscated and eventually sold by the Commissioners of Forfeiture. When peace returned and the Independence of the United States was recognized, Philipse left New York for England and died there in 1786.

The great manor, fragmented by partial sales, faded into history. The Manor Hall itself was transferred several times. From 1868 to 1872 it was used as the Yonkers Village Hall. In 1908, with a gift of \$50,000 from Mrs. William A. Cochran of Yonkers, New York State purchased the site and custody was given to the American Scenic and Historic Preservation Society. Soon after this occurrence Mrs. Cochran's son, Alexander Smith Cochran, gave the society his extensive collection of portraits of the Presidents of the United States which now hangs in the Manor Hall. In 1966 the Manor Hall was transferred to the jurisdiction of the New York State Historical Trust. It has been undergoing extensive restoration since 1971 and is soon to reopen.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 9

PAGE 1

- Eberlein, Harold D. and Hubbard, Cortlandt Van Dyke, Historic Houses of the Hudson Valley, N. Y., 1942.
- Kimball, Fiske, Domestic Architecture of the American Colonies and of the Early Republic, New York, 1922.
- Morrison, Hugh, Early American Architecture, New York, 1952.
- Reynolds, Helen W., Dutch Houses in the Hudson Valley Before 1776, New York, 1965.
- Waite, John G., "The Stabilization of an Eighteenth Century Plaster Ceiling at Philipse Manor," New York State Historic Trust, 1972.
- Young, Rogers W., "Philipse Manor Hall, Yonkers, New York," Report, NPS, HSS file, 1940.
- Torrey, Raymond H., "Philipse Manor Hall, Yonkers," Scenic and Historic America, Vol. IV, No. i, February, 1935.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

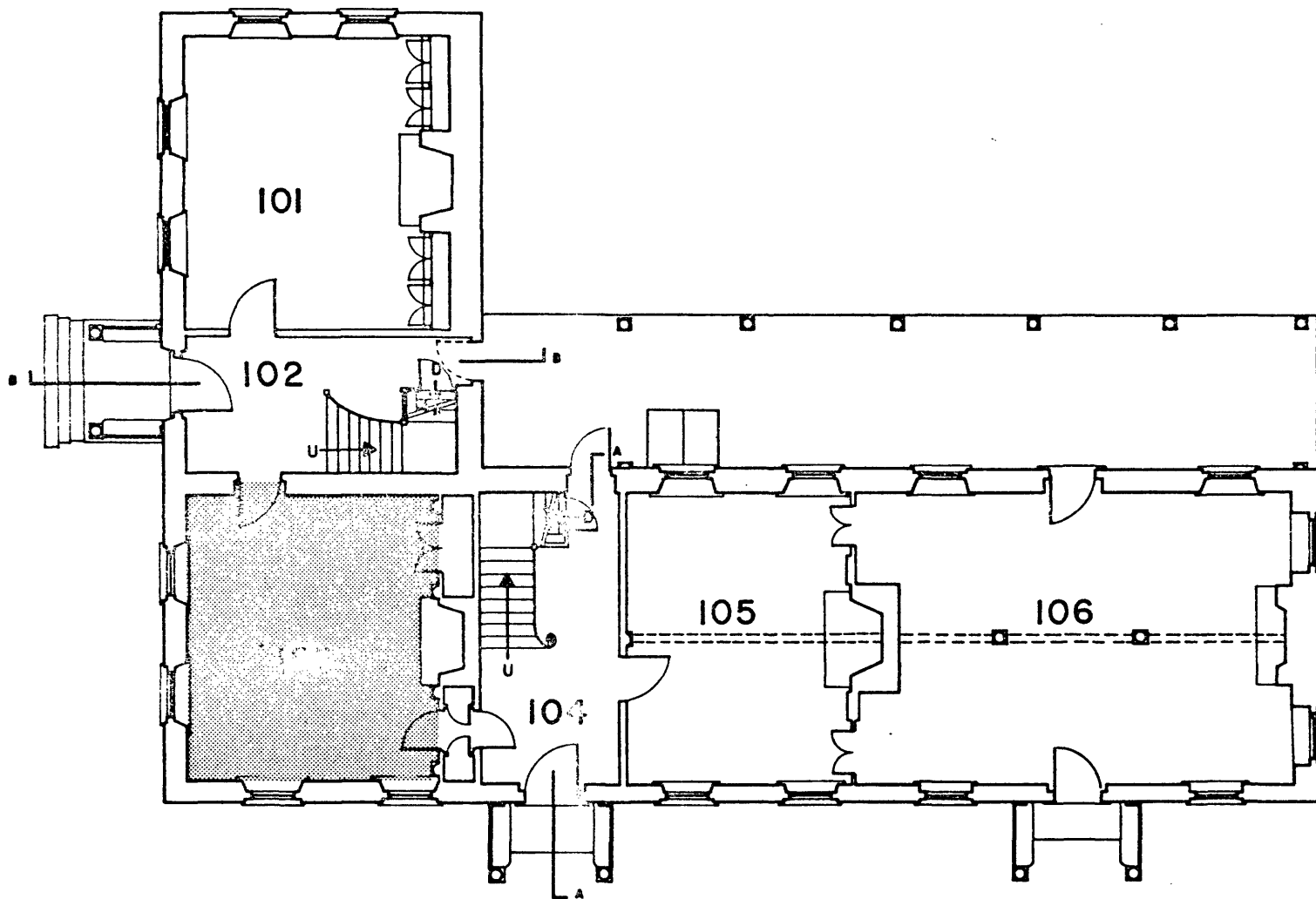
RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 10 PAGE 1

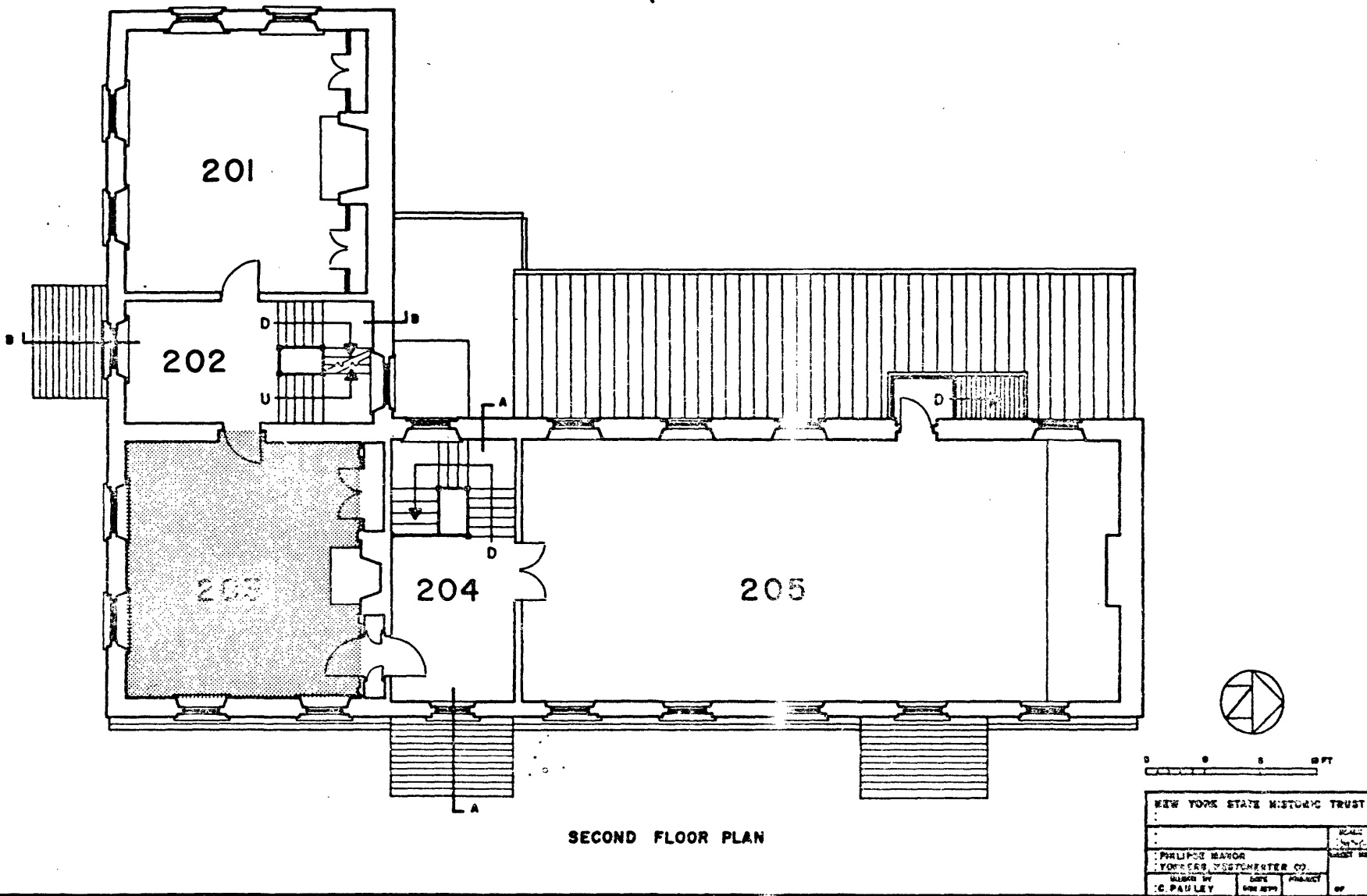
Philipse Manor, once surrounded by formal gardens of boxwood parterres amidst 156,000 acres of land is now entirely surrounded by the city of Yonkers. It occupies a lot bounded, using the near curb of each street, on the east by Warburton Avenue, on the south by Dock Street, on the west by Woodworth Avenue and on the north by the southerly line of the adjoining property belonging to an elevator company. A caretakers cottage dating from 1936 is located to the northwest of the house. Small and of a similar material it does not intrude upon the house but it does not contribute to the national significance of the landmark.



FIRST FLOOR PLAN

NEW YORK STATE HISTORIC TRUST			
PROJECT NUMBER	DATE		
PROJECT NAME	PROJECT LOCATION		
DESIGNED BY	SCALE	PROJECT NO.	DATE
DRAWN BY	DATE		

First Floor Plan of Philipse Manor Hall from John Waite's "The Stabilization of an Eighteenth Century Plaster Ceiling at Philipse Manor"



SECOND FLOOR PLAN

Second Floor Plan of Philipse Manor Hall
 from John Waite's "The Stabilization of an Eighteenth Century Plaster Ceiling at Philipse Manor"