

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC Philipsburg Manor

AND/OR COMMON

Philipsburg Manor / Philips Castle

**2 LOCATION**

STREET &amp; NUMBER 381 Bellwood Avenue

CITY, TOWN

North Tarrytown

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

023

STATE

New York

CODE

36

COUNTY

Westchester

CODE

119

**3 CLASSIFICATION**

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

**4 OWNER OF PROPERTY**

NAME Sleepy Hollow Restorations, Inc., Mr. Dana Creel, President

STREET &amp; NUMBER

(P.O. Box 245) 150 White Plains Road (Route 119)

CITY, TOWN

Tarrytown

VICINITY OF

STATE

New York

**5 LOCATION OF LEGAL DESCRIPTION**COURTHOUSE,  
REGISTRY OF DEEDS, ETC. County Clerk's Office, Division of Land Records

STREET &amp; NUMBER

148 Martine Avenue (P.O. Box 310)

CITY, TOWN

White Plains (Westchester County)

STATE

New York

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

DATE

 FEDERAL  STATE  COUNTY  LOCALDEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

## 7 DESCRIPTION

### CONDITION

EXCELLENT  
 GOOD  
 FAIR

DETERIORATED  
 RUINS  
 UNEXPOSED

### CHECK ONE

UNALTERED  
 ALTERED

### CHECK ONE

ORIGINAL SITE  
 MOVED DATE \_\_\_\_\_

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### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The dating of the first manor house (until recently known as Philips Castle) at Philipsburg (North Tarrytown, N.Y.) is uncertain, since there is no actual record of when it was built. In all probability, it was constructed between 1680 and 1697, and may have been a small house of a basement and two storeys, with two rooms to a floor.

By 1749, it had been doubled in size, as an inventory of that date reveals. After the Revolution, when the Philips family were regarded as traitors, the farm was acquired at public auction by the Beekman family who greatly changed the stone building and added a frame wing which has been removed only now in the 20th century. The house then has had three distinct forms: before 1700, a small house of no more than two storeys with a basement and two rooms to each floor, by 1749 a house about double that earlier one, and finally, after the War the larger house with a frame wing to one side.

Toward the end of the 18th-century, the mill was no longer used, and the mill pond, and tidal pond below the dam, became more ornamental than useful. In 1951, the house and land became the property of Sleepy Hollow Restorations, Inc., a corporation funded by John D. Rockefeller which has since researched and rebuilt the manor in the same spirit as its sister organization, Colonial Williamsburg, Inc., has done in Virginia.

The east half of the present stone house is the earliest part of the structure. The original remaining floor framing shows that the interior was divided into two rooms on each floor by a large central chimney. There was a fireplace in each room, and the roof was probably a simple double-pitched one with equal sides.

When the house was expanded, some time before 1749, the addition was practically a repeat of the original plan, with a center chimney dividing each floor, except the basement, into two rooms. The remaining roof timbers indicate that the original pitched roof was made into a gambrel at this time. There was no positive evidence of where the stairs were in any of the remaining framing when restoration work was begun in 1941.

Under the ownership of the Beekman family, after the Revolution, the house was radically changed. Since the ascendancy of the Philips family reached an acme before that time then, and since the changes to the building were so drastic by 1942 that it could not be recognized as a colonial building, it was judged that the building would have to be restored, and that the period aimed for by the restorers would be 1730-1740.

It is reasoned that it would have been most logical to retain the room which functioned as a kitchen before the 18th century expansion, after that action, since it would have already had a massive fireplace and an outside entrance. The upper kitchen then in the earlier and the added building were most likely the same, and so too would be the "fore room" where the family ate and lived, and into which the front door opened.

# 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 checked="" type="checkbox"/> 1600-1699	<input 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 checked="" 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		

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SPECIFIC DATES	1680-1697, c.1749, 1780, 1940, 1941.	BUILDER/ARCHITECT	Unknown (original building) Sleepy Hollow Restorations, Inc., (Mill, Granary, Dam, Wharf and Manor House).
STATEMENT OF SIGNIFICANCE			

Philipsburg Manor once covered an area of some 90,00 acres and represented an important holding of a Dutch-English family before the War of Rebellion. After the war, it became much like any other farm along the Hudson, with no greater importance than the others had. Today, as it has been carefully studied and restored, the manor of the Philips family is an excellent illustration of a working Dutch-English manor at the height of its importance, 1730-1740. A cluster of buildings around the stone manor house; barn, grist mill, and outbuildings, represents the focal point of vast holdings of manorial lands, with its tenant farmers, slaves, fields of grain, orchards, stands of timber, and stone quarries. It was also the focal point of the sizeable trading and smuggling activities of a prominent colonial family for over two generations. As more and more land came under cultivation, the mill and manor house became more and more important, not only for the exporting of grain or for the production and export of meal, but also for the baking of ship's bread for both New York and overseas, and as a staging point for the export or domestic shipping of local produce and the importation of foreign goods.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

A Report on the Archeological Findings, Research and Reconstruction of the Manor House, Mill, Wharf, and Dam at Philipsburg Upper Mills, Tarrytown, N.Y., Sleepy Hollow Restorations, Incorporated.

An unpublished document, a copy of which is in National Landmarks File, Washington, D.C. Helen Wilkinson Reynolds, Dutch Houses In The Hudson Valley Before 1776 (New York, 1929). H.D. Eberlein & C. Van Dyke Hubbard, Historic Houses Of The Hudson Valley (New York, 1942).

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 20

UTM REFERENCES

A	1 8	5 9,4 9,0,0	4,5 4,9 2 6,0	B	1 8	5 9,5 5,1,0	4,5 4,9 2,8,0
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C	1 8	5 9,4 9,8,0	4,5 4,8 1,6,0	D	1 8	5 9,5 6,4,0	4,5 4,8 8,4,0

VERBAL BOUNDARY DESCRIPTION

Since there is no doubt that the holding today of the Sleepy Hollow Restoration Corporation encompasses only land that had been part of the Philips Manor of the 18th century, and that holding is only a moderate-sized piece of land, most of the boundary of the National Historic Landmark is co-extensive with those property lines. The accompanying survey map labeled Topographical Survey, Philipsburg Manor Upper Mill, prepared by Charles H. Sells, Inc., Pleasantville, New York, 1970 shows the extent of the landmark boundary by means of a penciled red line. (continued)

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

James Dillon, Architectural Historian, Landmark Review Project

ORGANIZATION

Historic Sites Survey, OAHP, National Park Service

DATE

January 1975

STREET & NUMBER

1100 L Street N.W.

TELEPHONE

CITY OR TOWN

Washington

STATE

D.C.

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION NATIONAL HISTORIC LANDMARKS

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS: NATIONAL HISTORIC LANDMARKS

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

Landmark Designated: 11/5/61 date

TITLE

DATE Boundary Certified:

FOR NPS USE ONLY

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

James Dillon date  
Chief, Arch. & Hist. Div.

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE 11/25/75

ATTEST:

DATE 11/25/75

KEEPER OF THE NATIONAL REGISTER

Director, OAHP date

NATIONAL HISTORIC LANDMARKS

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CONTINUATION SHEET

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The parlor was a room kept for special purposes, and hardly used from one day to the next, and even in a small house like this, it would not be considered necessary in everyday living. Logically, it would be next to the fore room where it could be entered without going through the kitchen.

The last of the four rooms was that of the overseer (here, Mr. Aartse) who needed a room from which he could keep close watch on the mill and the wharf, and would have access to the outside. Only the Southwest room of this house filled those demands, and so, must have been his.

The rooms in the basement were (1) a cellar, beneath the fore room, and (2) the "kitchen below" beneath the upper kitchen. The position of a stair to the upper storey posed one of the greatest problems for the restorers. With at least three possibilities still facing them when they referred to similar Dutch houses, it was deduced that a position as likely as any for the primitive stair (probably quite like a ladder) was from the cellar, up through the fore room.

The reconstruction of the chimneys at the Manor House is deliberately inaccurate, for safety purposes. Rather than following the Dutch system of a large central flue from the largest fireplace, with the other fireplace flues feeding into it, each fireplace has its separate flue.

The exterior doors and the shutters are made of plank and battens, following the pattern of the older houses in the area. Casement sash with wood muntins are rebuilt into the walls, a form of transitional sash which may very well have been used here about 1730, between the era of the casement and the later one of the double-hung window.

Under the eaves, the ends of the original tie rods protruded through the stone walls and were slotted to receive long iron anchor pins which lay flush with the stone vertically, thus securely anchoring the beams and also preventing the roof pressure from spreading the walls.

In sum, one must say of the Manor House at Philipsburg that the restoration was so extensive that it should be classified as a reconstruction. All that remains of the original 1740 building are the roof (which had been largely rebuilt previously), three exterior walls (the fourth was wrecked when Beekman's addition was put on and then taken off), and the interior masonry partition. Many assumptions and conjectures have had to be made based upon research of local contemporary buildings and existing documents. Finally, we must agree with the restorers, who feel that they have succeeded in producing an accurate illustration of an important Dutch-American house of 1730-1740. What we do not have, unfortunately, is the significant architectural artifact.

(continued)

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PAGE Two

The first mill at Philipsburg Manor disappeared some time after the Civil War, but since Sleepy Hollow Restorations Inc., decided to restore the Manor House here to a period 1730-1740, it was decided to build a mill illustrating the type used before that war. So too was it decided to rebuild an 18th-century type granary and dam. Finally, a Dutch Barn was bought and transported piece by piece to North Tarrytown from its site at Hurley, New York.

The property is very well maintained and the corporation carried on a regular program for visitors of interpretation through films at a visitors' center building, and through personally guided tours given by assistants at each of the buildings. The Philipsburg Manor is regularly open to the public for a fee. Only the manor house and grounds contribute to the national significance of the landmark. Later buildings added to the grounds are not nationally significant.

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CONTINUATION SHEET

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The North, South, and East boundary lines of the Landmark are co-extensive with the property lines of the corporation, being formed by Bellwood Avenue on the North, the Albany Post Road on the East, and Pocantico and Continental Streets and a surveyed property line as the South boundary. The Western boundary is formed by a 16" sanitary sewer which conveniently limits the extent of the site only to the most pertinent buildings. The acreage encompassed by this boundary is approximately twenty.