

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only

received FEB 19 1981

date entered APR 2 1981

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Van Cortlandt Upper Manor House

and/or common

2. Location

street & number Oregon Road ^{rd.} not for publication

city, town Cortlandt ^{Peekskill} vicinity of congressional district 25th

state New York code 036 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"/> building(s) | <input type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input type="checkbox"/> commercial |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> work in progress | <input type="checkbox"/> educational |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government |
| | <input type="checkbox"/> being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial |
| | | <input type="checkbox"/> no | <input type="checkbox"/> military |
| | | | <input type="checkbox"/> museum |
| | | | <input type="checkbox"/> park |
| | | | <input type="checkbox"/> private residence |
| | | | <input type="checkbox"/> religious |
| | | | <input type="checkbox"/> scientific |
| | | | <input type="checkbox"/> transportation |
| | | | <input checked="" type="checkbox"/> other: vacant |

4. Owner of Property

name Town of Cortlandt

street & number Van Wyck Street

city, town Croton-on-Hudson vicinity of state New York

5. Location of Legal Description

courthouse, registry of deeds, etc. County Clerk/Division of Land Records

street & number 148 Martine Avenue

city, town White Plains state New York

6. Representation in Existing Surveys

title has this property been determined eligible? yes no

date federal state county local

depository 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 _____

Describe the present and original (if known) physical appearance

The historically significant Van Cortlandt Upper Manor House is located on a less than one acre lot in the northern Westchester County town of Cortlandt. The large, brick structure is set back approximately 250 feet from Oregon Road in a sparsely developed residential area. It is surrounded by mature trees and open lawn. A modern nursing home is situated nearby; its design and landscape do not significantly detract from the house's historic setting.

The building is a combination of the original house, two large additions, and several minor alterations. The principal structure is the five-bay, two and one-half story brick house constructed in the third quarter of the eighteenth century, and altered by the Van Cortlandt family in the 1770's and 1830's. Directly behind and connected to the original house is the large two and one-half story north wing constructed of conventional wood framing and stucco in the 1920's. A single-story annex of frame construction and brick veneer, located immediately to the east of the main house, was built in the 1950's. Minor additions include a one-story commercial kitchen of masonry block at the rear, and enclosed porches on the west and north sides. The 1920's and mid-twentieth century additions to the main house do not contribute to its historic significance.

The gable roofs of the main house and north wing are covered with slate. The kitchen addition has a flat roof and the annex has an asphalt shingle gable roof.

Most windows are the double-hung wood type. The windows on the first floor of the main facade are swing-type French doors

The following nineteenth-century decorative features are found on the main house: A long one-story front porch with decorative columns, trim and brackets; a bracketed wood cornice at roof line; bargeboards with finials on the main gable end and dormers; and a classically inspired front door with sidelights.

Numerous period interior elements also survive in the main house and include: The largely unaltered room plan, principal staircase with simple wood balusters and railing, three handsome marble fireplaces, door and window openings with shouldered architraves, and the intact basement and attic spaces.

Although the Van Cortlandt Upper Manor House has experienced extensive enlargement, the main house exhibits numerous period exterior, interior, and landscape design features.

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 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 checked="" 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 | | |

Specific dates circa 1770's **Builder/Architect** unknown

Statement of Significance (in one paragraph)

The southern section of the historically significant Upper Manor House was built by the prominent Van Cortlandt family sometime during the third quarter of the eighteenth century. The wealthy Van Cortlandt family owned vast land areas in northern Westchester County. During the American Revolution, the Van Cortlandts left the Lower Manor House which they built at Croton-on-Hudson to seek refuge at the upper manor. Although located in a relatively isolated area of northern Westchester County, the war took its toll on the large residence in the form of neglect. After 1783, Pierre Van Cortlandt repaired the house and remained there until his death in 1848. Subsequently, the house was used as a country estate during the late nineteenth century, then as a convalescent home for children, and finally, as the Cortlandt Nursing Home. Although the house has been extensively enlarged for various uses, it still retains numerous period features and recalls important episodes in the growth of Westchester County.

The Upper Manor House was either built or remodeled in 1773 by Pierre Van Cortlandt. Records indicate that a smaller building stood on the site in 1756 which may have been enlarged to the size of the house's southern section in 1773. Pierre was the paternal ancestor of Stephenus Van Cortlandt, the first lord of the vast manor. The Manor of Cortlandt was obtained from the Indians and others by Stephenus in 1683 and confirmed to him by royal charter granted on June 17, 1697. The manor consisted of 86,213 acres; the property extended from the Hudson River east to the present Connecticut line and from the Croton River north to the Putnam-Westchester County line. The Van Cortlandt's established several mills on their land; one was located near the Upper Manor House. Furnaces were built for smelting iron, but proved unprofitable, and numerous farms were leased and worked by tenants.

Pierre Van Cortlandt sat in the Provincial Assembly from 1768 to 1775 for the Manor of Cortlandt. He was Lieutenant Governor from 1777 to 1795. During the American Revolution, the house became particularly important to the Van Cortlandt family as a refuge from the vulnerable riverside Lower Manor House at Croton. Pierre moved upstate and Gerald Beekman and his wife Cornelia Van Cortlandt occupied the house. General Washington is reputed to have visited the house on several occasions. After the war in 1783, Lieutenant Governor Pierre Van Cortlandt returned to the Upper Manor where he lived until his death in 1848. During this period, the war-damaged house was repaired.

9. Major Bibliographical References

See Continuation Sheet

UTM NOT VERIFIED
ACREAGE NOT VERIFIED

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Peekskill

Quadrangle scale 1:24,000

UMT References

| | | | |
|---|------|---------|----------|
| A | 18 | 591540 | 4573850 |
| | Zone | Easting | Northing |

| | | | |
|---|------|---------|----------|
| B | 18 | 591640 | 4573750 |
| | Zone | Easting | Northing |

| | | | |
|---|------|---------|----------|
| C | 18 | 591590 | 4573720 |
| | Zone | Easting | Northing |

| | | | |
|---|------|---------|----------|
| D | 18 | 591520 | 4573770 |
| | Zone | Easting | Northing |

| | | | |
|---|------|---------|----------|
| E | | | |
| | Zone | Easting | Northing |

| | | | |
|---|------|---------|----------|
| F | | | |
| | Zone | Easting | Northing |

| | | | |
|---|------|---------|----------|
| G | | | |
| | Zone | Easting | Northing |

| | | | |
|---|------|---------|----------|
| H | | | |
| | Zone | Easting | Northing |

Verbal boundary description and justification

See dimensions of nominated property on attached plot plan.

See Continuation Sheet

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 Austin N. O'Brien

organization Div. for Historic Preservation date 1/81

street & number Agency Bldg. #1, Empire State Plaza telephone 518-474-0479

city or town Albany state New York

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

Ann Webster Smith

3 February 1981

Deputy Commissioner for Historic Preservation

title date

For HCRS use only

I hereby certify that this property is included in the National Register

Lynn D. Keebe

date April 2, 1981

Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

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Van Cortlandt Upper Manor House Westchester County

Continuation sheet

Item number 8

Page 2

In 1850, the much reduced Van Cortlandt estate was sold at auction to James Robertson, a wealthy businessman from New York City. The Robertson family used the property as a country estate and the house was remodeled. Decorative elements and a service wing were added. The property remains as one of the few mid-nineteenth century country estates established in this part of the county.

In 1889, Mr. Robertson died and property was acquired by the Sisterhood of St. Mary and used as a convalescent home. During the 1920's, the house received a large rear addition. In the early 1940's, the house was sold and became the Cortlandt Nursing Home. A low office annex was added in 1951. In 1979, a new nursing home was built nearby and the house was given to the town of Cortlandt. The house, which is presently vacant, will be used as the Cortlandt town hall.

The historically significant Van Cortlandt Upper Manor House has been enlarged as its use changed, but it still retains many noteworthy period features. The house recalls the important role the Van Cortlandt family had in the settlement of the area. Their vast land holdings and commercial interests contributed significantly to the development of the town and county. In addition, the property is one of the few country estates established in this part of the county during the mid-nineteenth century. The Upper Manor House is associated with significant persons and events in the history of northern Westchester County.

FEB 19 1981

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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

FOR HCRS USE ONLY

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DATE ENTERED

APR 2 1981

Van Cortlandt Upper Manor House Westchester County

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

Albertson, J. Donald and Mrs. Clarence J. Varian. Historic Van Cortlandt. Van Cortlandtville: Van Cortlandt Historical Society, 1976.

Bolton, Robert. The History of the Several Towns, Manor and Patents of the County of Westchester, From its First Settlement, with Numerous Genealogies of County Families. New York: J.J. Cass, Publisher, 1905.

French, Alvah P. History of Westchester County New York. New York: Lewis Historical Publishing Company, Inc., 1925.

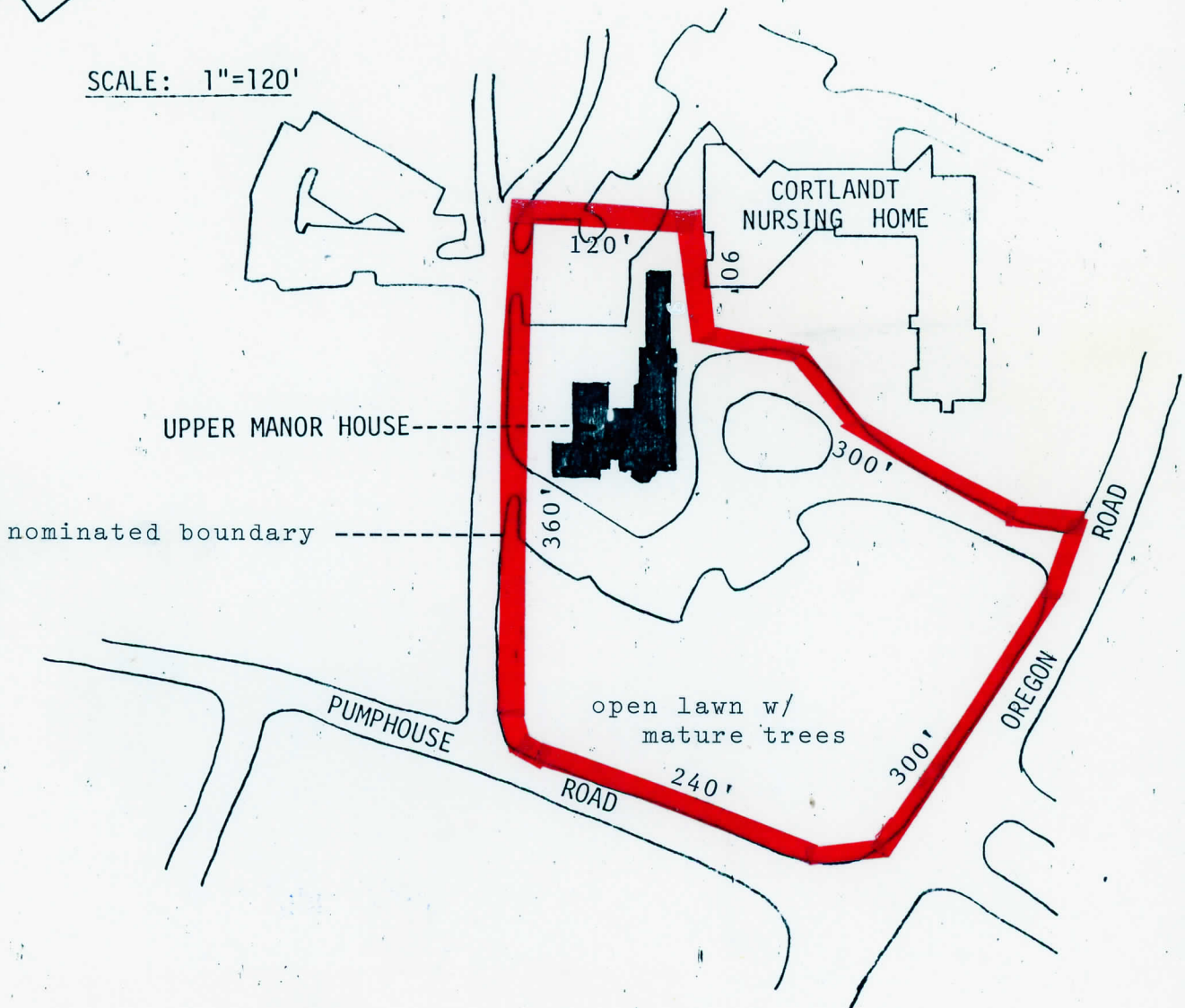
Patterson, Emma L. Peekskill in the American Revolution. Peekskill: The Friendly Town Association, Inc., 1944.

Robinson, Margaret McCord. "The Washington Room - Van Cortlandt Farm House." Westchester County Historical Society Quarterly Bulletin. 8(October 1932).

FEB 19 1981



SCALE: 1"=120'



Van Cortlandt Upper Manor House
Town of Cortlandt
Westchester County

FEB 19 1981

APR 2 1981

Property

Van Cortlandt Upper Manor House

State

NY, Westchester

Working Number

2/19/81/51

3/18/81 **DU E**
4/5/81
81000417

TECHNICAL

Photos 9

Maps 1

CONTROL

HISTORIAN

Discussed w/ Austin O'Brien NY SHPO ARCHITECTURAL HISTORIAN
 Staff. State intended nomination to be based upon both
 aspects of significance: (1) 1 of the few mid-19th century country
 estates established in this part of the county, + (2) association with
 Van Cortlandt family. Nomination was written accentuating second basis,
 although was not intended that way.

The Gothicization of the house occurred during Robertson's
 occupancy so visually the use does not immediately convey
 association w/ the Van Cortlandt period of its history. The house
 is an illustration of archil. adaptation of an earlier form to the
 Gothic Revival (Gothic Cottage style) of the mid 19th c. — + is important
 in Westchester County as one of the few mid 19th c. country estates
 in this part of the county. On those bases → accept

ARCHEOLOGIST

Accept
L. Beebe
4/2/81

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

BRANCH CHIEF

KEEPER

National Register Write-up _____

Send-back _____

Entered APR 2 1981

Federal Register Entry 2.2.82

Re-submit _____



1

Van Cortlandt Upper Manor House
Cortlandt, Westchester County
Photo: A. O'Brien, Fall, 1980
Neg: Div. for Historic Preservation
View: south facade
#1 of 8

APR 2 1981

FEB 19 1981



2

Van Cortlandt Upper Manor House
Cortlandt, Westchester County
Photo: A. O'Brien, Fall, 1980
Neg: Div. for Historic Preservation
View: south facade detail
#2 of 8

APR 2 1981

FEB 19 1981



3

Van Cortlandt Upper Manor House
Cortlandt, Westchester County
Photo: A. O'Brien, Fall, 1980
Neg: Div. for Historic Preservation
View: west bay window
#3 of 8

APR 2 1981

FEB 19 1981



4

Van Cortlandt Upper Manor House
Cortlandt, Westchester County
Photo: A. O'Brien, Fall, 1980
Neg: Div. for Historic Preservation
View: west elevation
#4 of 8

APR 2 1981

FEB 19 1981



5

Van Cortlandt Upper Manor House
Cortlandt, Westchester County
Photo: A. O'Brien, Fall, 1980
Neg: Div. for Historic Preservation
View: east and north (rear)
elevations
#5 of 8

APR 2 1981

FEB 19 1981



6

Van Cortlandt Upper Manor House
Cortlandt, Westchester County
Photo: A. O'Brien, Fall, 1980
Neg: Div. for Historic Preservation
View: 1st floor west bay
#6 of 8

APR 2 1981

FEB 19 1981



7

Van Cortlandt Upper Manor House
Cortlandt, Westchester County
Photo: A. O'Brien, Fall, 1980
Neg: Div. for Historic Preservation
View: west bay door surround
#7 of 8

FEB 19 1981 APR 2 1981



8

Van Cortlandt Upper Manor House
Cortlandt, Westchester County
Photo: A. O'Brien, Fall, 1980
Neg: Div. for Historic Preservation
View: 2nd floor west side fireplace
#8 of 8

FEB 19 1981 APR 2 1981



NEW YORK STATE DEPARTMENT OF TRANSPORTATION

PEEKSKILL QUADRANGLE NEW YORK 7.5 MINUTE SERIES PLANIMETRIC

412737 DP



Van Cortlandt Upper Manor House
Town of Cortlandt, Westchester
Peekskill Quad, Zone 18 County
UTM References

| Easting | Northing |
|-----------|----------|
| A. 591540 | 4573550 |
| B. 591640 | 4573750 |
| C. 591590 | 4573720 |
| D. 591520 | 4573770 |

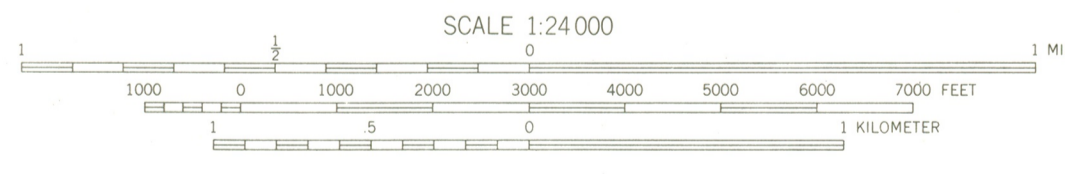
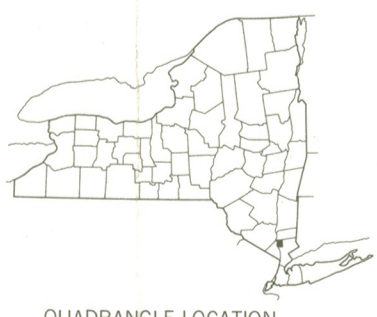
Prepared and published in 1973, by the New York State Department of Transportation, in cooperation with the U.S. Department of Transportation, Federal Highway Administration.

Map base from 1957 U.S. Geological Survey 7.5-minute quadrangle.

Map revisions made using 1970 aerial photography, construction plans, official records and other sources. Features revised include: highways and other transportation facilities; civil boundaries; recreation sites; hydrography; and buildings. Grey tint indicates intensively developed areas in which only landmark buildings are shown.

Revisions may not comply with National Map Accuracy Standards.

Correspondence concerning this and other maps of the Department of Transportation should be directed to: Map Information Unit, New York State Department of Transportation, State Campus, Albany, New York 12226.



Polyconic projection. 1927 North American datum.

1000-meter ticks based on the New York Transverse Mercator grid. Between 72° and 78° West Longitude, this grid is identical to Zone 18 of the Universal Transverse Mercator grid. Areas east of 72° and west of 78° are direct mathematical extensions of Zone 18.

10,000-foot ticks based on the New York Plane Coordinate grid, East Zone.

INDEX TO 1:9600 (1" = 800') MAP COVERAGE

| | |
|-------------------|--|
| PEEKSKILL (cont.) | |
| PEEKSKILL (cont.) | |

BOUNDARIES:

| | |
|------------------------|-------|
| State | ----- |
| County | ----- |
| Town or City | ----- |
| Incorporated Village | ----- |
| Federal-Aid Urban Area | ----- |

ROADS:

| | |
|--------------------------------|---------------------------------|
| Touring Route markers: | Divided highways and streets: |
| Interstate | Wide mall |
| U.S. | Narrow mall or barrier |
| State | Undivided highways and streets: |
| State Highway number and limit | 4 or more lanes |
| County road | Less than 4 lanes |
| Interchange number | Vehicle track; trail |



FS

CHARLES G. DiGIACOMO
Town Supervisor

JOHN T. FELT, AICP
Director of Planning

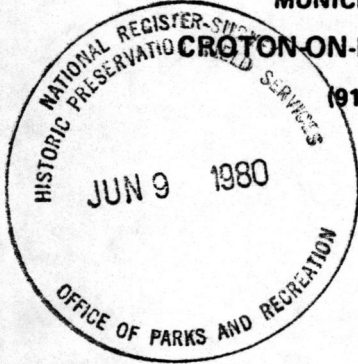
MARGARET A. HUGHES
Clerk

Town of Cortlandt

MUNICIPAL BUILDING

CROTON-ON-HUDSON, N.Y. 10520

(914) 271-8237



Planning Board

FRED SCHROETER
Chairman

VICTOR B. COSTER, Jr.
JOHN A. LESLIE
JOHN I. McGUIRE
DENNIS O'SULLIVAN
THOMAS E. SCHUTRICK
JAMES A. SLOAT, Sr.

June 4, 1980

Ms. Ann Webster Smith
Deputy Commissioner
Historic Preservation
New York State Parks & Recreation
Agency Building
1 Empire State Plaza
Albany, New York 12238

Subject: The Upper Van Cortlandt Manor House
Town of Cortlandt, Westchester County

Dear Ms. Smith:

I am receipt of your letter dated May 9, 1980 and thank you for affording me this opportunity to comment on the nomination to the National Register of Historic Places of the Upper Van Cortlandt Manor House. As Chairman of the Town of Cortlandt Planning Board, I strongly endorse this nomination. Not only will an outstanding historic and architecturally significant building be given its appropriate recognition, but also it will facilitate the recycling of this building into a functional and useful purpose, namely, a new Town House.

Your support in this matter will be greatly appreciated.

Very truly yours,

Fred Schroeter

Frederick Schroeter, Chairman
Town of Cortlandt Planning Board

RECEIVED

JTF/plg

JUN 6 1980

DEPUTY COMMISSIONER
HISTORIC PRESERVATION
A W S

FEB 19 1981

BASIL A. PATERSON
Secretary of State



STATE OF NEW YORK
DEPARTMENT OF STATE
162 WASHINGTON AVENUE
ALBANY, NEW YORK 12231

RECEIVED
JUN 6 1980
COMMISSIONER
PARKS & RECREATION

Handwritten notes:
A.W.S.
6/12/80

June 4, 1980

Honorable Orin Lehman
State Historic Preservation Officer
NYS Office of Parks and Recreation
Agency Building #1
Empire State Plaza
Albany, NY 12238

Dear Orin:

Our agency has been active in assisting the Town of Cortlandt in their application to nominate the Van Cortlandt Upper Manor House to the National Register. I am pleased to express the support of the NYS Department of State in efforts to have the Upper Manor House declared a national landmark.

The DOS Neighborhood Preservation Program has been instrumental in preparing a technical and financial resources package to cover the planning and development of this project.

The significance of the Upper Manor House can be measured not only in terms of its architectural merits but by its relevance to the history of the Hudson River Valley and the State.

The studies submitted by the Town of Cortlandt in cooperation with this agency will attest to its right to a niche in the National Register of Historic Places.

Sincerely,

Eugenia M. Flatow

Eugenia M. Flatow
Executive Deputy Secretary
of State

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JUN 12 1980

**DEPUTY COMMISSIONER
HISTORIC PRESERVATION
A W S**

FEB 19 1981

ENTRIES IN THE NATIONAL REGISTER

STATE NEW YORK

Date Entered APR 2 1981

Name

Location

Van Cortlandt Upper Manor House

**Peekskill vicinity
Westchester County**

Also Notified

Honorable Alfonse D'Amato

**Honorable Daniel P. Moynihan
Honorable Hamilton Fish, Jr.
Northeast Region, HCRS**

**State Historic Preservation Officer
Mr. Orin Lehman
Commissioner
Parks and Recreation
Agency Building #1
Empire State Plaza
Albany, New York 12238**

NR

Byers/bjr/5/1/81

For further information, please call the National Register at (202)343-6401.