

Louis C. Jones
Chairman

Conrad L. Wirth
Vice-Chairman

Ewald B. Nyquist

Seymour H. Knox

John H. G. Pell

Laurance S. Rockefeller

Mildred F. Taylor

C. Mark Lawton
Director

September 28, 1972

Dr. William Murtagh
Keeper of the National Register
Room 3209
1100 L Street, N.W.
Washington, D.C. 20005

Dear Dr. Murtagh:

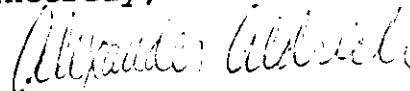
As the State Liaison Officer, I am forwarding the enclosed nomination to the National Register of Historic Places:

Hyatt-Livingston House, Dobbs Ferry, Westchester County

The above nomination has been reviewed and approved by the Governor's Advisory Committee on Historic Preservation in accordance with the criteria outlined in Section 2.2 of the Grants Guide.

The staff of the State Board for Historic Preservation, the officially designated Preservation Agency, would welcome the opportunity to discuss this submission with your office.

Sincerely,



ALEXANDER ALDRICH
State Liaison Officer



NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: New York	
COUNTY: Westchester	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME

COMMON:
Hyatt-Livingston House

AND/OR HISTORIC:

OFFICE COPY

2. LOCATION

STREET AND NUMBER:
152 Broadway

CITY OR TOWN:
Dobbs Ferry

STATE: New York CODE: 36 COUNTY: Westchester CODE:

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ _____
		<input type="checkbox"/> Comments _____ _____ _____	

4. OWNER OF PROPERTY

OWNER'S NAME:
Ferdinand Gottlieb

STREET AND NUMBER:
125 Southlawn Avenue

CITY OR TOWN: Dobbs Ferry STATE: New York CODE: 36

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
County Clerk's Office

STREET AND NUMBER:
County Office Building

CITY OR TOWN: White Plains STATE: New York CODE: 36

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Historic American Buildings Survey

DATE OF SURVEY: 1938 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Library of Congress

STREET AND NUMBER:

CITY OR TOWN: Washington STATE: District of Columbia CODE: 11

REP: Peter A. Peyser
Congress. Dist. 34

STATE: New York

COUNTY: Westchester

ENTRY NUMBER:

DATE:

FOR NPS USE ONLY

SEE INSTRUCTIONS

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Standing on a rise overlooking the Hudson River, the Hyatt-Livingston House is located on the old Kings Highway or Albany-New York Post Road within the former boundaries of Philipsburg Manor.

The original structure on the site was a simple tenant-farmer's dwelling constructed ca. 1698. During the 18th century the Hyatt family enlarged the dwelling to a five-bay, two-and-a-half story structure which now composes the central portion of the Hyatt-Livingston House. Standing upon a fieldstone foundation, the structural system consists of wood framing which has been sheathed with clapboards. Portions of the walls are brick-filled. Two interior end chimneys are located on the southern end of the east and west sides of the structure. Five gabled dormer windows on the south and north elevations and one window on the west gable end provide light and ventilation to the garret. On the south elevation the gable roof extends beyond the walls to two-story pillars and forms a full-height porch equal in length to that of the structure itself. A shed roof extends beyond the main structure on the north elevation to form a small one-story wing and a two-bay entry porch.

Between 1779 and 1810 Philip Livingston constructed the west wing, parallel to the Post Road and perpendicular to the older Hyatt farmhouse which became a rear wing to Livingston's prominent addition. Two stories in height, five bays in length, and two bays in width, the wing is constructed of a wood frame which is sheathed by clap-boards and which rests upon a fieldstone foundation. At both the first and second story level a balustraded porch extends the length of the west elevation, and six doric columns support the floor of the second-story porch. French windows on both stories permit access between the interior and the porches. Circulation is also possible beneath the first-floor porch along the length of the raised basement, created by the downward slope of the land.

The design of the front or west elevation of the West wing is dominated by the triangular pediment above the cornice. The pediment and the two consoles beneath the elaborate cornice at either end of the pediment suggest a central pavillion in the three middle bays. The central focus of the design is also expressed in the fanlight, surmounted by a keystone, under the peak of the pediment, and in the balustrade which encloses the deck of the hipped roof directly above the pediment.

See Continuation Sheet

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
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COUNTY	
Westchester	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

Number 7.

One interior end chimney at the northern end of the structure was built with the wing. The design is kept more or less symmetrical by the presence of the westernmost chimney of the Hyatt farmhouse which, although set farther back than the northern chimney, was incorporated within the west wing.

Among the earlier features which remain are wide plank floors, a large stone fireplace, handhewn oak beams, some rooms of eighteenth-century proportions, and a fine Federal period staircase. During the first quarter of the twentieth century Messmore Kendall engaged Walter Chambers to restore the structure. Two marble mantels from a demolished Bowling Green home have been installed.

A two-story, modern, gabled wing has been added to the east end of the Hyatt farmhouse, and directly east stands a modern structure combining a garage and living quarters.

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input checked="" type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input checked="" type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

Isolated on a bit of open space within a densely developed residential area of Westchester County, the Hyatt-Livingston House is a distinctive visual and historical landmark in the Village of Dobbs Ferry. For a period during the Revolution General Washington used the structure as his headquarters. The dwelling juxtaposes the simple, substantial character of early eighteenth-century rural architecture in the Hudson Valley, and the more refined, elaborated design of a late eighteenth century gentleman's residence.

The original structure was built ca. 1698 and was first occupied by John Hyatt who rented the farmstead for 9 £ per annum from Frederick Philipse of Philipseburg Manor. During the Revolution the house is believed to have served as General Washington's headquarters for a period in 1781.

In October 1779 the Commissioners of Forfeiture confiscated and sold the Philipse property. The Hyatt farm and dwelling were purchased by Philip Livingston, a successful merchant and a member of the prominent Livingston family. Livingston's career included service as Registrar of the Prerogative Court of New York, Secretary to the last Royal Governor of the Province of New York, Secretary to the Governor-General of West Florida (1770-1775), Secretary of the Provisional Government of New York and Anti-Federalist Representative from Westchester County to the New York Convention.

Prior to his death in 1810, Livingston added the pretentious west wing to the Hyatt farmhouse. By constructing the more elaborate west wing perpendicular to the Hyatt farmhouse, Livingston re-oriented the dwelling toward the River. The farmhouse assumed the position of a rear wing to the elegantly designed addition. The balustrade surrounding the deck, and the pediment, its fanlight, and supportive consoles, centralize the design and add a degree of sophistication to the west facade.

See Continuation Sheet

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
New York	
COUNTY	
Westchester	
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(Number all entries)

Number 8.

By 1823 the house and accompanying lands passed to Philip Livingston's eldest son, Peter Van Brugh Livingston. The property was subsequently acquired by Stephen Archer, a Quaker who is believed to have used his residence as a shelter for fugitive slaves en route to Canada. Occupied by Archer's family until 1912, the dwelling stood vacant for four years until it was purchased and renovated by Messmore Kendall, prominent lawyer and owner of the Capital Theatre in New York City, who resided there until his death in 1959.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees	Minutes	Seconds
NW	° ' "	° ' "		41°	0'	22"
NE	° ' "	° ' "		73°	52'	46"
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 3 acres

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

STATE:	CODE	COUNTY	CODE

11. FORM PREPARED BY

NAME AND TITLE:

Lynn Beebe Weaver, Research Assistant

ORGANIZATION

Division of Historic Preservation

DATE

September '72

STREET AND NUMBER:

Room 303, South Swan Street Building

CITY OR TOWN:

Albany

STATE

New York

CODE

36

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National State Local

Name

x [Signature]

Title

State Liaison Officer

Date

September 28, 1972

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

Chief, Office of Archeology and Historic Preservation

Date

ATTEST:

Keeper of The National Register

Date

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE New York	
COUNTY Westchester	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

Number 9.

Baker, William Spohn. Itinerary of General Washington.
Philadelphia: J.B. Lippincott Company, 1892.

Bolton, Robert. The History of the Several Towns, Manors
and Patents of the County of Westchester. New York:
John Jay Cass, 1905. Vol. I, p.280.

Index to Grantees and Occupants of the Former Manor of
Philipsburgh. Westchester County, New York: 1880.

Kendall, Messmore. Never Let Weather Interfere. New York:
Farrar, Strause & Co., Inc., 1947.

Mackenzie Manuscript. Westchester County Historical Society.
White Plains, New York

Parrell, Sister Mary Agnes. "The Hyatt-Livingston House."
The Westchester Historian. Vol. 46, Number 3
(Summer 1970), pp. 67-71.

Scharf, J. Thomas. History of Westchester County.
Philadelphia: L.E. Preston and Company, 1886. Vol I,
p. 518.

Tarrytown Press Record. Tarrytown, New York. June 13, 1894.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE New York	
COUNTY Westchester	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: Hyatt-Livingston House			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER: 152 Broadway			
CITY OR TOWN: Dobbs Ferry			
STATE: New York	CODE 36	COUNTY: Westchester	CODE 119
3. PHOTO REFERENCE			
PHOTO CREDIT: Charles F. Morris			
DATE OF PHOTO: November 1971			
NEGATIVE FILED AT: 58 Bellewood Avenue Dobbs Ferry, New York			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC. View of south elevation			

Form 10-301
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

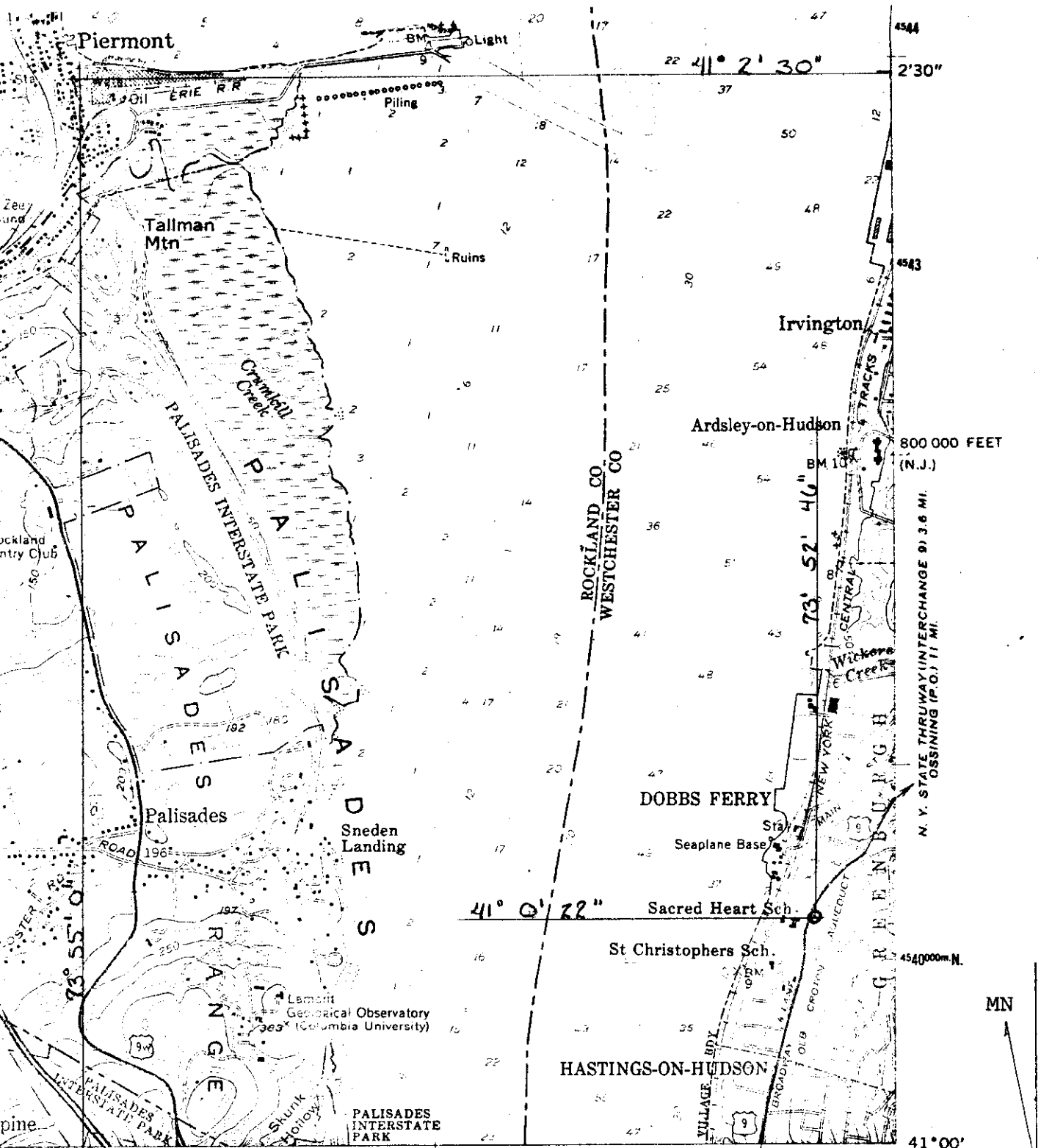
NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE New York	
COUNTY Westchester	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: Hyatt-Livingston House			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER: 152 Broadway			
CITY OR TOWN: Dobbs Ferry			
STATE: New York	CODE 36	COUNTY: Westchester	CODE 119
3. MAP REFERENCE			
SOURCE: United States Dept. of the Interior, Geological survey 7.5 Minute Series			
SCALE: 1:24000			
DATE: 1957			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			



**Hyatt-Livingston House
Dobbs Ferry, Westchester
County, New York**



ROAD CLASSIFICATION

Heavy-duty ————— Light-duty —————

Medium-duty ————— Unimproved dirt - - - - -

U.S. Route State Route

NYACK, N. Y.—N. J.
N4100—W7352.5/7.5

1957

AMS 6266 III SW—SERIES V821

INTERIOR-GEOLOGICAL SURVEY, WASHINGTON, D. C.—1964-NB
YONKERS (CITY HALL) 5 MI. 1940000m. E
12 MI TO U.S. 11

(MOUNT VERNON)
6265 IV NE