

Landmarks Preservation Commission  
October 3, 1989, Designation List 221  
LP-1705

HENDRICK I. LOTT HOUSE, 1940 East 36th Street, Borough of Brooklyn. East wing built 1720; main section and west wing built 1800.

Landmark Site: Borough of Brooklyn Tax Map Block 8502, Lot 20.

On February 7, 1989, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the Hendrick I. Lott House and the proposed designation of the related Landmark Site (Item No. 10). The hearing had been duly advertised in accordance with the provisions of law. Six witnesses spoke in favor of designation. Two representatives of the owner spoke in opposition to designation. The Commission has received several letters and other statements in support of designation as well as a statement opposing designation from the representative of the owner.

#### DESCRIPTION AND ANALYSIS

##### Summary

The Hendrick I. Lott House is a rare surviving example of a Dutch Colonial house in Brooklyn and one of the finest of the type. Built in 1800 by Hendrick I. Lott, the house incorporates a section of the 1720 house built by his grandfather Johannes Lott. With the exception of portions of the Pieter Claesen Wyckoff House, this is the earliest surviving eighteenth-century fabric in any of the Dutch Colonial houses in Brooklyn. Among the traditional characteristics of the Hendrick I. Lott House are its southern orientation, the gambrel roof with a spring eave forming the roof of the columned porch, the end chimneys, and the shingled siding. The symmetrical composition of the house is unparalleled in any other examples of Dutch Colonial architecture in Brooklyn. The house has an extraordinary degree of integrity. Moreover, it has the rare distinction of retaining its original orientation on its original site with sufficient surrounding property to give some sense of its original setting. Until very recently, the house has been occupied by descendants of the Lott family, which had established itself in Brooklyn in 1652.

##### The Lott Family<sup>1</sup>

Pieter Lott, who established the Lott family in North America, emigrated from Holland in 1652 and settled in Midwout, now the Flatbush section of Brooklyn. His son Hendrick married Katrena De Witt and among their offspring was a son Johannes, born May 11, 1692.

In December of 1719, Johannes Lott bought a farm in the southern part of Flatlands in Kings County from Coert Voorhies for the sum of 2,100 Pounds. In 1720 he and his wife Antje Folkersen built a house on this land.

During his lifetime, Johannes bought more land until his holdings extended to Jamaica Bay. The road which passed through his property, called "Lott's Lane," led to a spot on the bay called "Lott's Landing." A prosperous farmer and a prominent citizen of his community, he was a member of the New York colonial assembly from 1727 until 1747. Johannes Lott died on April 8, 1775.

Among the thirteen children of Johannes and Antje Lott was a son, Johannes Jr., born December 31, 1721, who received the house and part of the property when his father died. He occupied the house with his wife, Jannetje Probasco, whom he had married on April 6, 1745. She bore him four sons and four daughters. Johannes Jr., held the property for nearly seventeen years, dying there on January 25, 1792. At his death, the farm and the house passed to his son, Hendrick I. Lott, born October 3, 1760, who received full possession by quitclaim from his three brothers, Jurrian, Johannes, and Christopher.

### Hendrick I. Lott and His House<sup>2</sup>

On July 15, 1792, Hendrick I. Lott married Mary Brownjohn of New York City. His brother Christopher had previously married her sister Elizabeth. The Brownjohns were a wealthy and socially-prominent family in New York City in the late eighteenth century. Mary and Elizabeth were among the children of Dr. Thomas Brownjohn, son of Dr. William Brownjohn, chemist and druggist and owner of a large amount of real estate in the vicinity of Hanover Square.

Eight years after his marriage, Hendrick I. Lott built a new and stylish house which employed characteristics of the traditional Dutch Colonial form with a symmetrical composition and some architectural details from the fashionable Federal style. The site he selected was a short distance southwest of the old homestead. He removed the kitchen from his grandfather's house of 1720 and attached it to the eastern end of the new house where it formed the kitchen wing. The house was surrounded by landscaped grounds and gardens. Barns, sheds, and other outbuildings also formed part of the prosperous farm site.<sup>3</sup> Hendrick I. Lott died on February 24, 1840, leaving the property to his only son, Johannes H. Lott (1793-1874). When Johannes died, the homestead and fifteen acres passed to his son Henry De Witt Lott (1821-1889).

By 1910, three of Henry Lott's children were living in their great-grandfather's house: John B. Lott and his family and his unmarried brother, George Lott, in one part of the house, and Mrs. Andrew Suydam (nee Jennie Lott) and her family in the other part. When the estate of John B. Lott was settled after his death in 1923, his sister Jennie Lott Suydam purchased the old family home and continued to reside there. She paid the sum of \$2,366.00 to the executor of her brother's estate to acquire title and to receive quitclaim deeds from his widow Phoebe V. Lott and other interested parties.<sup>4</sup> In return, she received the Lott family homestead, situated on a plot of ground measuring 200 feet by 160 feet and fronting on both East 35th and East 36th Streets. This parcel, about three-quarters of an acre, is all that remains of the original Lott holdings. Some of the original farm

property had been sold after the death of Johannes H. Lott in 1874. The remaining portion (except for the three-quarters of an acre around the house) was sold for residential development after the death of John B. Lott. Mrs. Suydam died in 1952; two of her daughters lived in the house until their deaths in the 1980s.

### The Lott House and Dutch Colonial Architecture<sup>5</sup>

In 1945 historian Maud Esther Dilliard noted that the towns on the western end of Long Island which formed Kings County

were settled principally by Dutch, Huguenot and Walloon colonists who brought with them the language, manners and customs of the Low Countries and planted them in the new world where they built houses that were, in most instances, copies of their former homes. It was not so long ago that many of their houses, and the houses of their children and grandchildren, were standing, but modern business is causing these old buildings fast to disappear. In order that their early owners, the founders of Kings County, may not be forgotten in the hurly-burly of twentieth-century Brooklyn, I have written the stories of all the ancient dwellings which are now in existence.<sup>6</sup>

At that time she documented forty structures. Today the Lott House is one of a small number of Dutch Colonial houses surviving in the borough of Brooklyn.<sup>7</sup> Within this group, the Hendrick I. Lott House has a number of special distinctions. With the exception of portions of the Pieter Claesen Wyckoff House, it has the earliest surviving eighteenth-century fabric in any of the Dutch Colonial houses in Brooklyn. The house has an extraordinary degree of integrity, particularly when compared to other Dutch Colonial houses which are not already designated New York City Landmarks. Moreover, it retains its original orientation on its original site with sufficient surrounding property to give some sense of its original setting.

The Dutch Colonial frame house of Long Island is a highly individual, readily recognizable building type quite different from that of Manhattan and the Hudson River valley, where a masonry tradition prevailed with steep roofs and stepped gables or low hipped roofs. On Long Island, the early houses were shingle-covered farmhouses with the main entrance facing to the south. They had gable-ended roofs, which by the late eighteenth century often took the form of a high-shouldered gambrel, surmounted by end chimneys. The roofs came down in gracefully curved projecting eaves, often called spring eaves or overshoot eaves. In its European form, this type of eave may have been designed to protect the walls of masonry buildings. In the Long Island frame house, such a eave would have sheltered the entrance. Gradually over time the projection became deeper until, in the late eighteenth century, posts were added to carry the weight of the overhang, and the full-fledged porch came into being.

In Brooklyn, the Dutch Colonial house in its early form may be seen in the Pieter Claesen Wyckoff House (c.1652 and later), Clarendon Road and Ralph Avenue, Flatlands, and the Christian Duryea House (c.1740), 562 Jerome

Street, East New York. The Johannes Lott House of 1720 was of this form. Hallmarks of its early date may still be seen in the east wing of the Hendrick I. Lott House in the steeply pitched roof, the twelve-over-eight window sash, the low doorway in the south wall, and the small scale. By the third quarter of the eighteenth century, the Dutch Colonial house retained its traditional elements but was becoming larger in scale and gained the porch formed by the posts supporting the eaves. The Wyckoff-Bennett Homestead (1766), 1669 East 22nd Street, Midwood, and the Lefferts Homestead (1777-83), Flatbush Avenue at Empire Boulevard, Flatbush, are examples of this type. The Lefferts Homestead also has a gambrel roof. When the Hendrick I. Lott House was constructed in 1800, it retained the characteristics of its late eighteenth-century predecessors but added a new element, namely the incorporation of an early eighteenth-century structure as one wing of the new house. The result is a handsome, ordered, and symmetrical composition which is unparalleled in any other examples of Dutch Colonial architecture in Brooklyn. The Stoothoff-Baxter-Kouwenhoven House, 1640 East 48th Street, Flatlands, built in 1811, incorporates a section of a 1747 house as a wing, but the result is asymmetrical as the wing is not balanced by another. The traditional characteristics and elements of Dutch Colonial architecture continued to be employed for Brooklyn farmhouses at least into the fourth decade of the nineteenth century. The Elias Hubbard Ryder House (1834), 1926 East 28th Street, Gravesend, is a surviving example. As farmlands of Brooklyn were sold off for development in the late nineteenth and early twentieth centuries, many of the Dutch Colonial farmhouses were demolished. Others survived only by being reoriented on their sites or being moved elsewhere to smaller 40 by 100 foot lots. Happily, the Lott House survives intact on its original site.

#### Description

As seen today, the Lott House is located near the north side of a large lot, 160 by 200 feet, which is enclosed by a wooden picket fence. Facing south, the frame house sits on a foundation combining dressed fieldstones with red sandstone blocks. It consists of three sections: a two-and-one-half story center section with an attic under a high gambrel roof, flanked by two one-and-a-half story wings with peaked roofs. The two wings, which are similar although not identical in size and form, provide a pleasing symmetry to the composition. The center section and the west wing date from 1800, while the east wing is a section of the 1720 house built by Johannes Lott. A one-story shed-roofed extension (built to store firewood for heating and cooking) adjoins the east wing. All exterior walls are covered with long cedar shingles, applied in 1800 and painted white. On the south side the gambrel roof curves down in a spring eave forming the roof of the porch which is supported by four round Tuscan columns of wood. The wood porch wraps around the east side of the main section to provide access to the original doorway into the east wing. The area underneath the porch is screened by wood latticework panels. The curve of the roof is punctuated by two pitched-roof dormers. The windows in the dormers have round-arched heads; in front of these windows are louvered wood shutters with curving tops. A wood porch with four square wood posts supporting a flat roof was added to the north side of the house in the mid-nineteenth century. At the same time, a low triangular pediment with a small round-arched window was

constructed just above the eave. This complements the porch and softens the abrupt termination of the rear slope of the gambrel roof. The center section of the house has a doorway on the south side and a doorway on the north side, leading into the main hallway. These doorways contain louvered wood outer doors. A low door leads into the east wing on the south side; immediately to the east of the kitchen door is a hatchway to the cellar. A doorway with a wood batten outer door and a stained wood and glass inner door centered on the east wall of the east wing leads into the one-story extension. Centered on the west wall of the west wing is a small gabled entrance also leading to the cellar. The exterior walls of the house contain regularly-spaced window openings. The two windows on the north side of the east wing have their original twelve-over-eight wood sash with heavy muntins; the windows on the south side have one-over-one wood sash. Two windows in the one-story extension have one-over-one wood sash. Otherwise, the windows in the center section and the west wing have six-over-six wood sash. Two small windows in the east gable end of the east wing have paired casement sash. All windows at the first story have paneled wooden shutters, while those at the second story have louvered wooden shutters. Each of the three sections of the house has its own brick chimney rising from the ridgepole. To the north of the house, located adjacent to the property line, is a garage dating from Mrs. Suydam's residency. This is not a significant feature of the site.

Report prepared by  
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Director of Research<sup>8</sup>

## NOTES

1. The information in this section is found in Rosalie Fellows Bailey, Pre-Revolutionary Dutch Houses and Families (New York, 1936), 63-64, 99 (Plate 11); Maud Esther Dilliard, Old Dutch Houses of Brooklyn (New York, 1945), Entry 9; and Charles Andrew Ditmas, Historic Homesteads of Kings County (New York, 1909), 37-38.
2. See Bailey and Dilliard.
3. Two photographs taken while the entire farm complex was still in existence are to be found in Ditmas, Plates.
4. Kings County, Office of the Register, Liber Deeds 4663, pp. 227-230, March 23, 1926.
5. Information on the characteristics of Dutch Colonial architecture is derived from LPC, Stoothoff-Baxter-Kouwenhoven House Designation Report (LP-0919), report prepared by Alan Burnham (New York, 1976).
6. Dilliard, v.
7. The following Brooklyn houses, listed in chronological order, are designated New York City Landmarks:

Pieter Claesen Wyckoff House, Clarendon Road and Ralph Avenue, Flatlands, c.1652 and later, completely restored

Wyckoff-Bennett Homestead, 1669 East 22nd Street, Midwood, 1766, reoriented on its site

Lefferts Homestead, Flatbush Avenue at Empire Boulevard, Prospect Park, 1777-83, moved from its original site

Van Nuyse-Magaw House, 1041 East 22nd Street, Midwood, 1803, moved from its original site

Van Nuyse (Coe) House, 1128 East 34th Street, Flatlands, 1806, moved from its original site

Stoothoff-Baxter-Kouwenhoven House, 1640 East 48th Street, Flatlands, 1811 with a 1747 wing, reoriented on its site

Elias Hubbard Ryder House, 1926 East 28th Street, Gravesend, 1834, moved from its original site

In the early 1970s Barbara Van Liew of the Society for the Preservation of Long Island Antiquities compiled a list of additional Dutch Colonial

houses in Brooklyn. (See LPC, research files). The following, listed in chronological order, still survive:

Van Sicklen [Lady Moody] House, 27 Gravesend Neck Road, Gravesend, late 17th century but heavily altered in the 19th and 20th centuries

Christian Duryea House, 562 Jerome Street, East New York, c.1740, moved from its original site

Van Pelt-Woolsey House, 4011 Hubbard Place, Flatlands, c.1791, 20th-century alterations including new siding

Bloom-Stoothoff House, 494 Jamaica Avenue, New Lots, 1790s, altered to Colonial Revival appearance in 1889 (Dilliard, entry 34)

Douwe Stoothoff-Williamson House, 1587 East 53rd Street, Flatlands, c.1797 with 1813 wing, 20th-century alterations including exterior stuccoing

Hubbard House, 2138 McDonald Avenue, Gravesend, 1790s with 1850s wing with pyramidal roof, 20th-century alterations including new siding

Hendrick I. Lott House, 1940 East 36th Street, Flatlands, 1800 with 1720 wing

Ryder-Van Cleef House, 38 Village Road North, Gravesend, c.1833, 20th-century alterations including porch enclosure and new siding

8. This report was adapted from Hendrick I. Lott House Designation Report (LP-1028), report prepared by James E. Dibble (New York, 1980). On January 9, 1979, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the Hendrick I. Lott House and the proposed designation of the related Landmark Site (Item No. 6). The hearing was duly advertised in accordance with the provisions of law. The Lott House was designated a New York City Landmark on May 13, 1980 (LP-1028). The Board of Estimate denied that designation without prejudice on Sept. 19, 1980.

## FINDINGS AND DESIGNATION

On the basis of a careful consideration of the history, the architecture and other features of this building, the Landmarks Preservation Commission finds that the Hendrick I. Lott House has a special character, special historic and aesthetic interest and value as part of the development, heritage and cultural characteristics of New York City.

The Commission further finds that, among its important qualities, the Hendrick I. Lott House is a rare surviving example of a Dutch Colonial house in Brooklyn and one of the finest of the type; that, built in 1800 by Hendrick I. Lott, the house incorporates a section of the 1720 house built by his grandfather Johannes Lott; that with the exception of portions of the Pieter Claesen Wyckoff House, this is the earliest surviving eighteenth-century fabric in any of the Dutch Colonial houses in Brooklyn; that among the traditional characteristics of the Hendrick I. Lott House are its southern orientation, the gambrel roof with a spring eave forming the roof of the columned porch, the end chimneys, and the shingled siding; that the symmetrical composition of the house is unparalleled in any other examples of Dutch Colonial architecture in Brooklyn; that the house has an extraordinary degree of integrity; that it also has the rare distinction of retaining its original orientation on its original site with sufficient surrounding property to give some sense of its original setting; and that until very recently, the house has been occupied by descendants of the Lott family, which had established itself in Brooklyn in 1652.

Accordingly, pursuant to the provisions of Chapter 21, Section 534, of the Charter of the City of New York, and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Landmark the Hendrick I. Lott House, 1940 East 36th Street, Borough of Brooklyn, as a New York City Landmark, and designates Tax Map Block 8502, Lot 20, Borough of Brooklyn, as its Landmark Site.

## BIBLIOGRAPHY

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Ditmas, Charles Andrew. Historic Homesteads of Kings County. New York: The Winthrop Press, 1909.

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Hendrick I. Lott House  
1940 East 36th Street, Brooklyn  
east side

Built 1800; east wing 1720

Photo credit: Paul Sachner



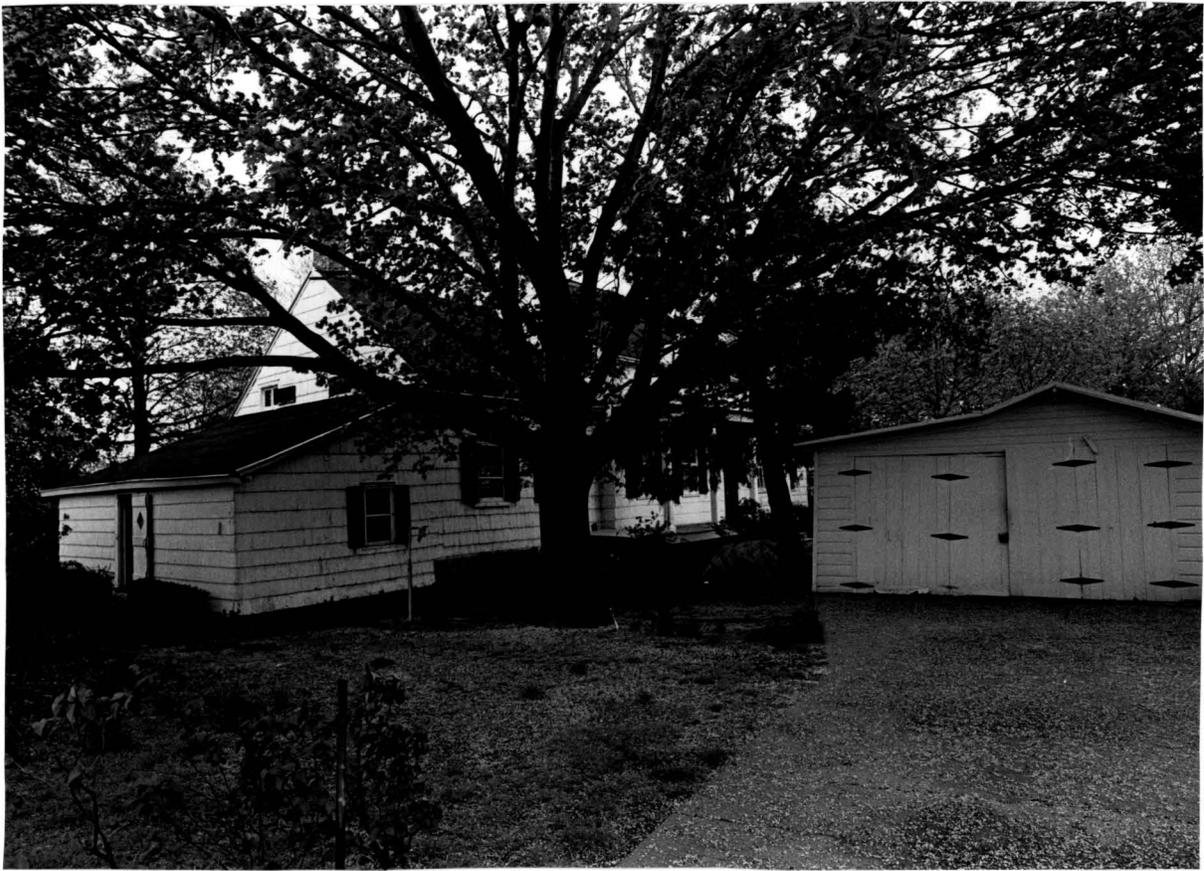
Hendrick I. Lott House  
south side

Graphic source: Dillard, (Entry 9)  
photo, c. 1940



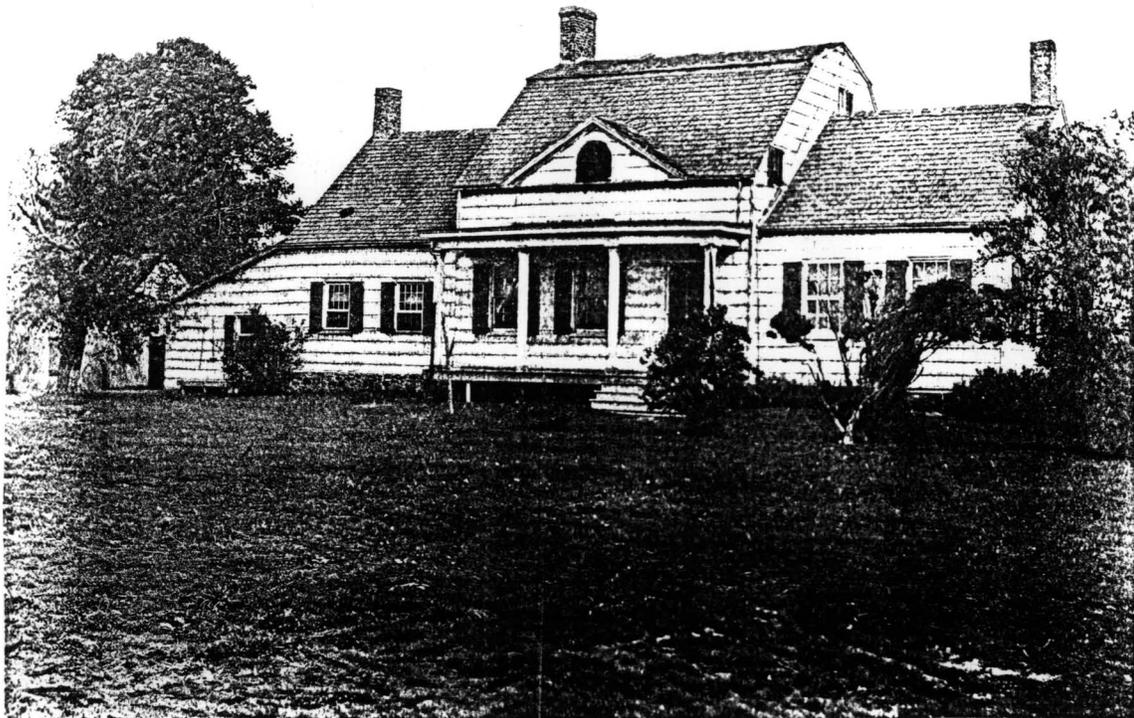
Hendrick I. Lott House  
view from the southwest

Photo credit: Betty Ezequelle



Hendrick I. Lott House  
view from the east, showing north side and garage

Photo credit: Carl Forster



Hendrick I. Lott House  
north side

Graphic source: Bailey, (plate 11)  
photo, c. 1920



Hendrick I. Lott House  
west side

Photo credit: Carl Forster

