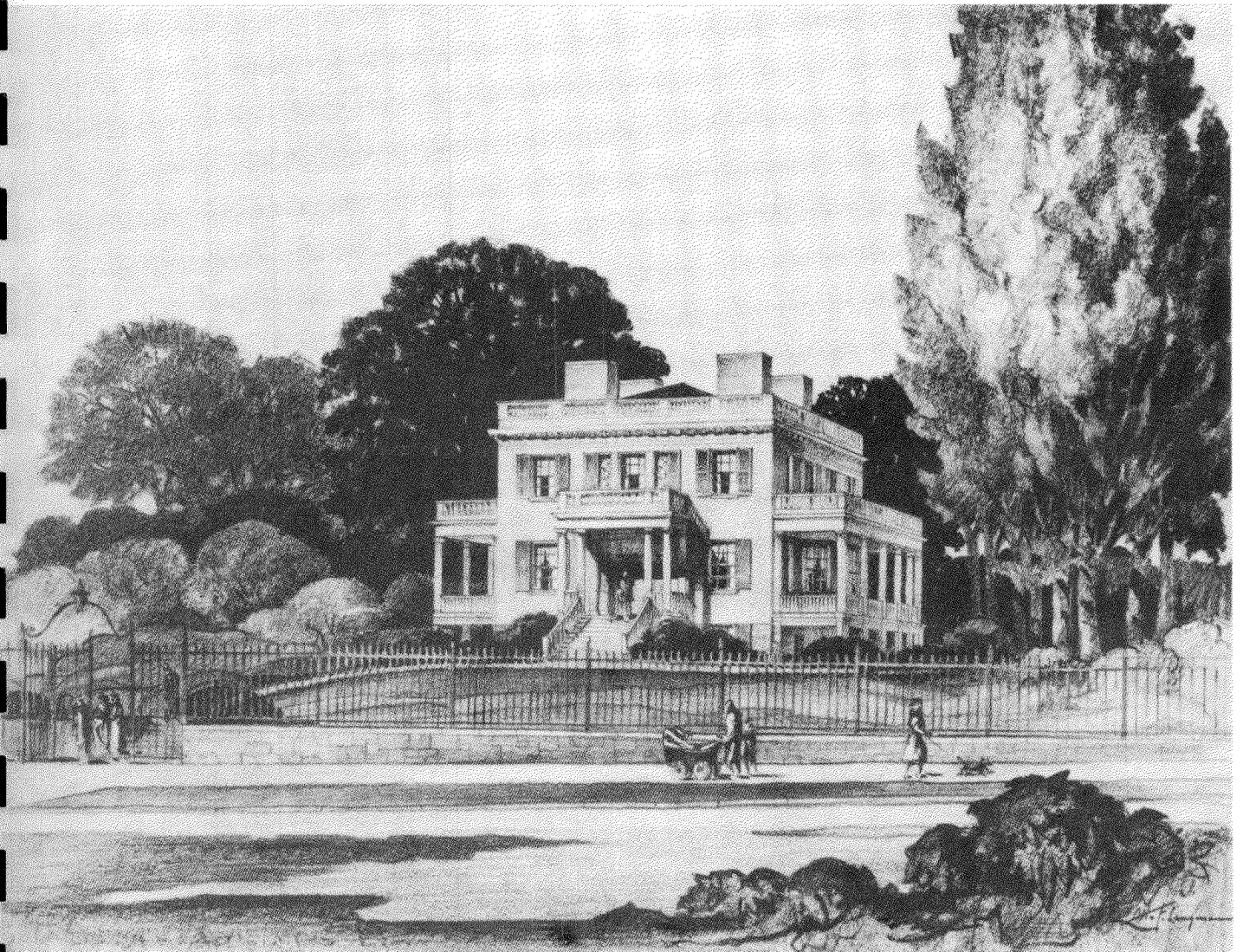


HOME OF
ALEXANDER HAMILTON
NEW YORK CITY



← Cover *Perspective view of Hamilton Grange in its proposed
new location on St. Nicholas Terrace at West 130th Street, New York.*

From.. AMERICAN SCENIC & HISTORIC PRESERVATION SOCIETY REPORT

H. Grange

HAGR.002

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AREA INVESTIGATION REPORT

ON

THE HOME OF ALEXANDER HAMILTON

NEW YORK CITY

By

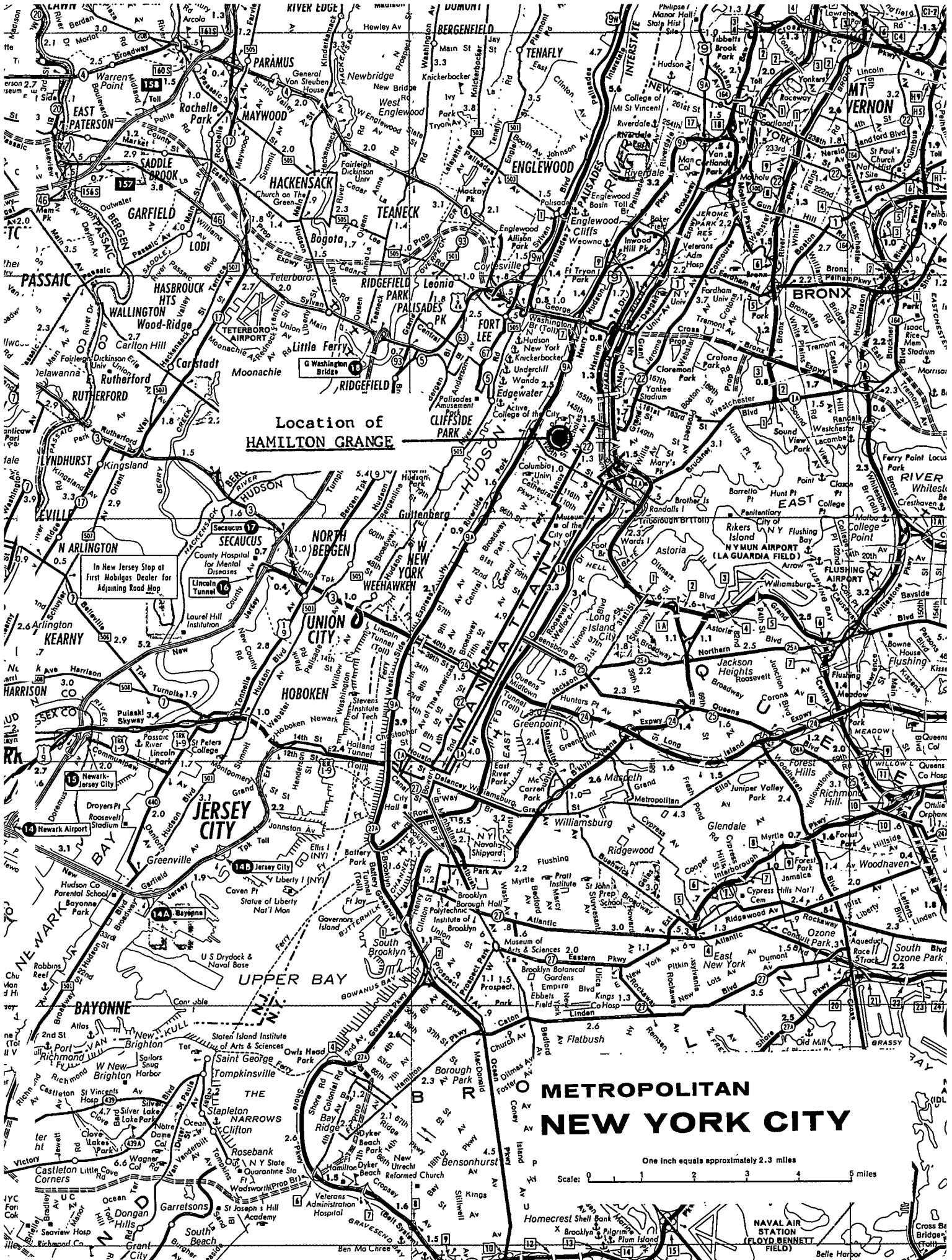
Andrew G. Feil, Jr., Regional Chief,
National Park System Planning
and
Lawrence B. Coryell, Regional Architect

NATIONAL PARK SERVICE - REGION FIVE
U.S. DEPARTMENT OF THE INTERIOR

October 21, 1960

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Location of
HAMILTON GRANGE

METROPOLITAN NEW YORK CITY

One inch equals approximately 2.3 miles

Scale: 0 1 2 3 4 5 miles

PURPOSE OF THE STUDY - A field study of the Home of Alexander Hamilton, known as the Grange, was made on September 30, 1960, by the authors, in company with Dr. Thomas Pitkin of the Federal Hall staff. Before inspecting the house and proposed site, the authors discussed some of the problems involved with Dr. Francis Ronalds, Superintendent of Morristown NHP and Mr. Alexander Hamilton of New York City.

Authorization for this study is found in Acting Associate Director Tolson's memorandum of June 9, 1960, requesting suitability and feasibility studies, a cost estimate for the moving, rehabilitating and refurnishing of the house, and recommendations on the future ownership status of the site to which the house is to be moved.

PREVIOUS STUDIES, REPORTS, LEGISLATION - A previous Service study and report on the Grange was made by Dr. Ronalds. This report, dated June 8, 1954, was authorized by the Director on May 3, 1954. An evaluation of the house, its significance and integrity and some of the problems concerning the moving and rehabilitation of the structure were all discussed. For all practical purposes the suitability of such a project was pretty much established in that report.

Detailed engineering and architectural studies were also made by private consultants and along with a considerable amount of historical background

were incorporated in a report published by the American Scenic and Historic Preservation Society to commemorate the Two Hundredth Anniversary of Alexander Hamilton, in 1957. This report is very well illustrated with photographs, architectural drawings, and a plan of the proposed site showing the prospective location of the House.

The historical significance of the Grange was again evaluated in the National Survey of Historic Sites and Buildings under Theme XII - Political and Military Affairs, 1788-1830, and the structure was recommended by Region Five to the Director on October 23, 1959, as possessing national significance. This study was made by Survey Historian Charles E. Shedd of the Region Five Office.

Accordingly, the Grange was approved by the Advisory Board on October 28-30, 1940, as nationally significant and reapproved by the Board at its meeting on April 20, 1955. At its 42nd meeting, March 21-23, 1960, the Advisory Board again recommended the Grange as having exceptional value in commemorating or illustrating the history of the United States, and suggested that it be given further study to determine its suitability for addition to the National Park System.

On May 11, 1960, a Joint Resolution (S.J.Res.191,86 Congress,2nd Session) was introduced in the Senate by Senator Javits - "Providing for the establishment of the former dwelling house of Alexander Hamilton as a national monument".

DISCUSSION OF THE PROJECT - The Grange, now owned by the American Scenic and Historic Preservation Society, is located in the Borough of Manhattan, New York City, one block north of the campus of the City College of New York. It is accessible by bus and subway. The building is squeezed between a church and an apartment house in a residential neighborhood, and its appearance is one of neglect without adequate maintenance. In front of the house there is a statue of Hamilton that formerly stood in Brooklyn.

The house was moved from its original site a block away some years ago. The original site is presently occupied by numerous homes. It has been proposed to move the house to a new site adjoining the City College campus in order to give it a dignified and spacious setting.

The authors of this report in the company of Dr. Thomas Pitkin walked the proposed route over which the structure would be moved, to observe any obstructions or obstacles that would interrupt the move. Going south on Convent Avenue there are two (2) cast iron arches on the campus of the City College of New York that will require removal to permit passage of the house on the moving vehicle. These two arches are bolted to stone columns permitting a clear height of approximately 15 feet at the high point along the center line of Convent Avenue. Extreme care will be necessary to remove the arches and permit

replacement following the move. There were no other obstacles that would be insurmountable in accomplishing the move. Some adjustments may be required to negotiate the slight grade on West 130th Street.

Previous studies and reports have pointed out the national significance of the Grange and its suitability as a fitting memorial to Alexander Hamilton. Both the house and its new site are presently available, and there appears to be substantial support for the project. The writers of this report can add nothing new to alter the previous findings regarding the Grange's national significance or suitability.

In our opinion, the project is feasible to do provided the necessary congressional legislation is passed and adequate funds and a new site are made available. Since the land that is proposed for the new house site is now owned by the City of New York, there would be no tax loss involved and no land acquisition funds needed if we assume that the City will transfer title to the Federal Government without cost. To avoid certain administration problems we feel that the proposed site should be acquired in fee, rather than having it remain in non-Federal ownership. There is assurance that the American Scenic and Historic Preservation Society will likewise transfer title to the Grange so that it can be owned outright by the Federal Government.

While the new site appears to be suitable for the purpose intended, it lacks any historical significance. Therefore, it is appropriate to classify the proposal as a National Memorial rather than an Historic Site or Monument in accordance with the approved classification standards for National Park System areas.

EVALUATION OF THE STRUCTURE - The "Grange" was moved to its present location in 1889 and used as a temporary chapel for St. Luke's Protestant Episcopal Church. It is set on the present lot with the normal front entrance facing generally south adjacent to the Church. Due to the slope of the present lot an additional cellar was added. The present foundation walls are of rubble stone.

This structure, designed by John McComb and built by Ezra Weeks in 1801-1802, is one of the few Federal houses remaining in New York City. The simple, dignified design of the house cannot be fully appreciated in its present location. Generally, the exterior wood trim and clapboards are in good condition. This is amazing since evidence of adequate maintenance is sadly lacking.

Reconstruction of the front porch should not be difficult since measured drawings prepared in 1938 contain a great amount of detail evidently obtained through architectural research. On the present south side of

the house a complete outline of the original porch remains. The long piazzas on the present east and west sides are in fair condition but will require extensive repairs whether the building is relocated or not.

The interior of the house is well layed out and in fair condition. All framing members appear to be in good condition. It was impossible to check the first floor framing system; however, a slight deflection of the floor was noted in the west octagonal room.

The stairway to the second floor has been modified and relocated from its original position. Evidence in the plaster walls and ceilings indicate that restoration will be relatively easy following completed architectural research.

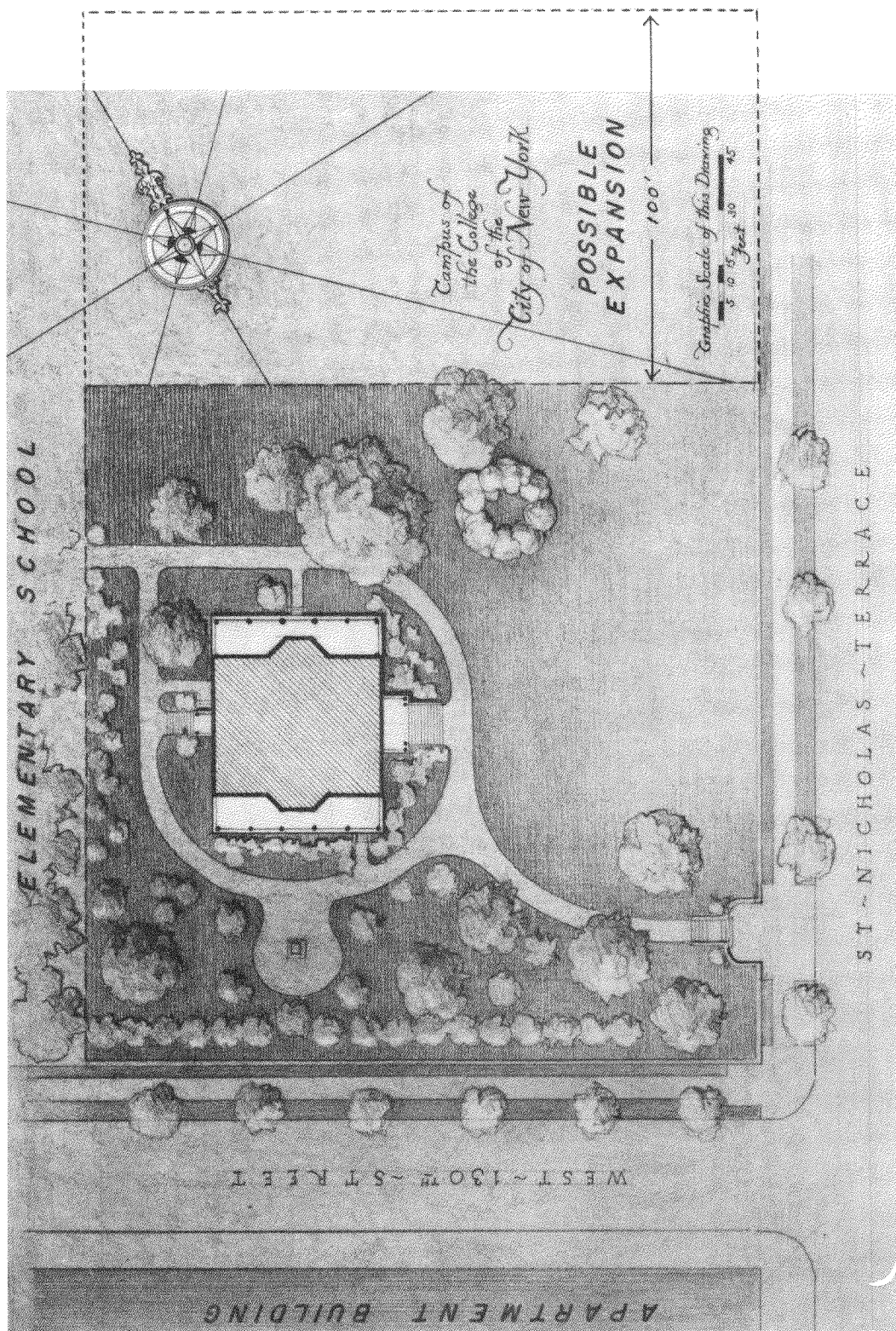
Grounds to the rear of the Grange are unkept with weeds and debris in evidence.

POSSIBLE DEVELOPMENT - Attached to this report is a reproduction of the proposed site from the printed report published by the American Scenic and Historic Preservation Society. It shows where the house is to be located and how it is to be landscaped.

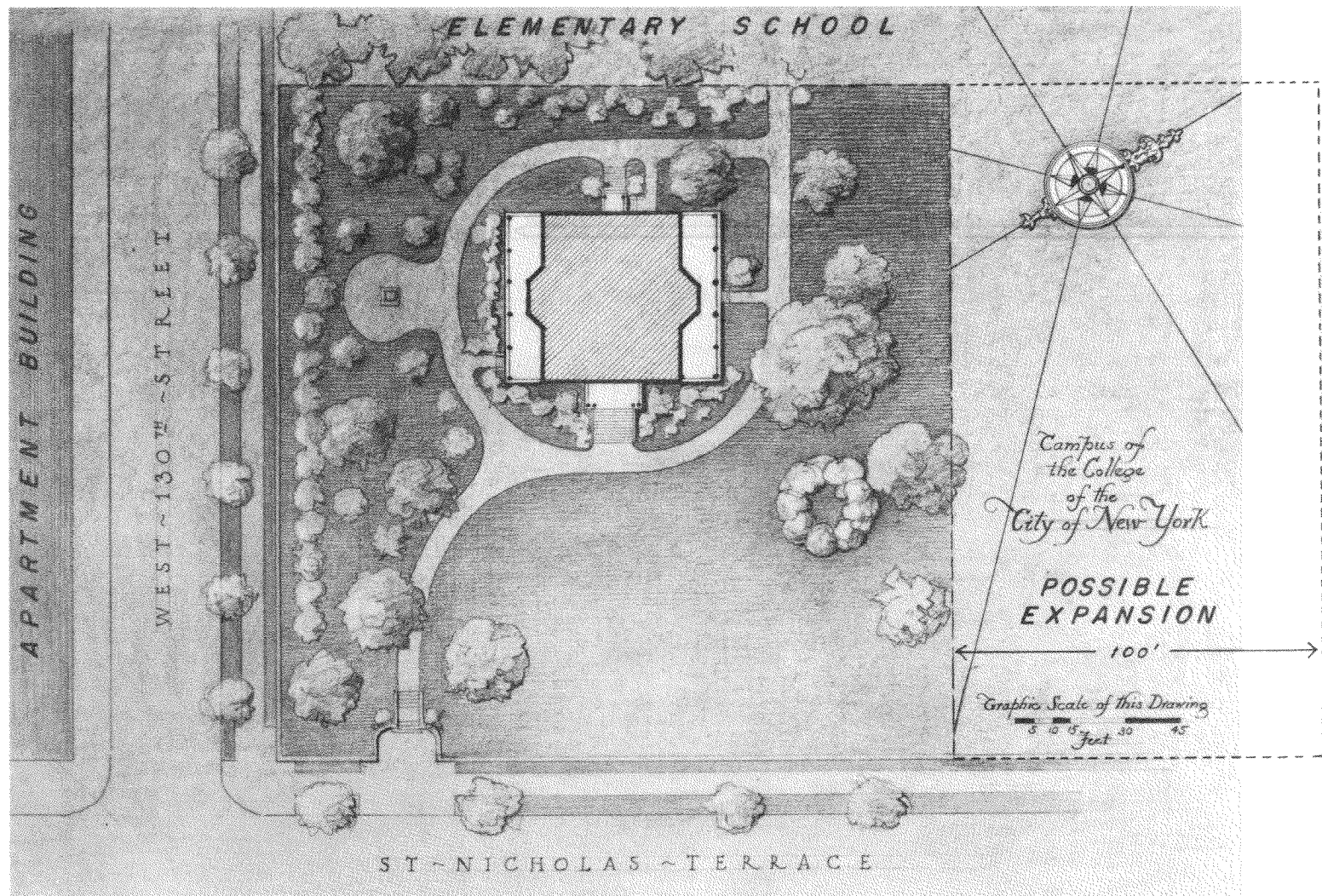
The sketch also shows additional land proposed for acquisition. This area could be used for a small administrative and interpretive facility and off street parking. We feel that such is necessary because there is not sufficient space for such facilities on the house site. To maintain a

certain amount of spaciousness in keeping with the original homesite, it would be desirable to avoid parking along the street in front of the house. The additional piece of land adjoining the north side of the site measures 100 feet wide and extends 175 feet in depth. The original proposed site is 175 feet square or approximately 3/4th of an acre. Thus, the additional piece of land would bring the total to about 1½ acres. Acquisition to the north would be possible as the ground is now part of the City College campus and is undeveloped. There is no opportunity to expand the site westward because of the adjoining elementary school.

Rest room facilities and remote heating could be provided for in the administrative and interpretive building and preclude the necessity of introducing facilities in the "Grange" that may detract from its architectural appeal.



Plan of the grounds of Hamilton Grange at its proposed new location including thirteen gum trees recalling those originally presented by George Washington.



Plan of the grounds of Hamilton Grange at its proposed new location including thirteen gum trees recalling those originally presented by George Washington.

ESTIMATED COSTS

A. Development

1. Preparing building for moving, including disconnecting all plumbing, heating and electrical work, ground floor partitions, piazzas and placing shoring from first floor to roof. \$12,000
2. Moving of building, including cutting building in half, clearing streets of obstacles and setting building on new foundation. \$40,000
3. New site preparation, including demolition of existing buildings, cleaning and grubbing, removal of fences, excavation, foundation walls and alterations to existing retaining walls. \$57,000
4. Building Restoration
 - a. Architectural Restoration (interior and exterior) \$85,000
 - b. Utilities (Electric \$8,000; Fire Detection (Pneumatic Tube) \$9,000; Heating, Air conditioning and Atmospheric Control \$40,000) \$57,000
5. Grounds Development
Grading, parking area, plant materials, walks, drainage and irrigation. \$35,000

6. Administrative & Interpretive Facility	\$35,000	
7. Furnishings - floor covering, draperies, electric fixtures and hardware.	\$30,500	
TOTAL FOR CONSTRUCTION		<u>\$351,500</u>
5% CONTINGENCIES	\$20,650	
10% PS&S	41,350	
MUSEUM EXHIBITS	25,000	
HISTORICAL and ARCHITECTURAL RESEARCH	20,000	
GRAND TOTAL		<u>\$458,500</u>

B. Operations*

1. Management and Protection

Staffing

Historian-Curator	GS7	\$5355	
Clerk-Stenographer	GS4	4040	
2 Tour Leaders	GS3	7520	
1 Janitor	175/mo	3640	
2 Laborers-Watchmen		<u>7280</u>	\$26,835
Other direct expenses		\$3,950	
Contractural Services		4,100	
Travel		250	
Supplies and Materials		<u>1,900</u>	\$10,200
TOTAL			\$37,035

2. Maintenance and Rehabilitation

a. B & U

(1) Buildings	\$1,800	
(2) Utilities	3,600	
(3) Grounds & Other Facilities	700	
(4) Historic and Scientific Collections	<u>400</u>	\$6,500

b. R and T	<u>1,200</u>	
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Total M & R \$7,700

- * The above requirements for administration, supervision, research, interpretive planning, maintenance and rehabilitation will be provided in the New York area Superintendent's Office and will be reflected in a revised master plan staffing outline.

CONCLUSIONS AND RECOMMENDATIONS - The writers, having examined the Alexander Hamilton Home, known as the Grange, and the proposed site where it is to be located, and having reviewed previous reports and correspondence, conclude that there is sufficient evidence in support of the Grange's suitability and feasibility for inclusion in the National Park System. It is, therefore, recommended that it be considered for establishment as the Alexander Hamilton National Memorial in Federal ownership, and that additional land be acquired for an administrative and interpretive facility and off-street parking.


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National Park System Planning


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