

NATIONAL HISTORIC LANDMARK NOMINATION

NPS Form 10-900

USDI/NPS NRHP Registration Form (Rev. 8-86)

OMB No. 1024-0018

HAMILTON GRANGE

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United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

1. NAME OF PROPERTY

Historic Name: Hamilton Grange

Other Name/Site Number: Hamilton Grange National Memorial; The Grange

2. LOCATION

Street & Number: 414 West 141st Street

Not for publication:

City/Town: New York City

Vicinity: Harlem

State: NY County: New York Code: 061

Zip Code: 10030

3. CLASSIFICATION

Ownership of Property

Private: _____

Public-Local: _____

Public-State: _____

Public-Federal: X

Category of Property

Building(s): X

District: _____

Site: _____

Structure: _____

Object: _____

Number of Resources within Property

Contributing

1

1

Noncontributing

___ buildings

___ sites

___ structures

___ objects

0 Total

Number of Contributing Resources Previously Listed in the National Register: 1

Name of Related Multiple Property Listing: N/A

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4. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ____ nomination ____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ____ meets ____ does not meet the National Register Criteria.

Signature of Certifying Official

Date

State or Federal Agency and Bureau

In my opinion, the property ____ meets ____ does not meet the National Register criteria.

Signature of Commenting or Other Official

Date

State or Federal Agency and Bureau

5. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

- ___ Entered in the National Register
- ___ Determined eligible for the National Register
- ___ Determined not eligible for the National Register
- ___ Removed from the National Register
- ___ Other (explain):

Signature of Keeper

Date of Action

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6. FUNCTION OR USE

Historic: Domestic Sub: Single Dwelling

Current: Recreation and Culture Sub: Museum

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: Early Republic/Federal

MATERIALS:

Foundation: Concrete; Stucco

Walls: Wood

Roof: Wood; Synthetics

Other: Brick (chimneys); Wood (porches, piazzas, railings, columns, trim, cornices, false chimneys; roof balustrades)

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Summary

Hamilton Grange National Memorial is historically significant under National Historic Landmark Criterion 2 for its personal association with Alexander Hamilton, one of America's most influential founding fathers. Although Hamilton lived in the house for only a few years before his death, The Grange is believed to be the only house ever owned by Alexander Hamilton.

Alexander Hamilton played numerous roles in his public and professional life, among them soldier, lawyer, essayist, politician, economist, leader of the Federalist Party, and Treasury Secretary. From his humble beginnings as an illegitimate son of an impoverished Scotsman, Hamilton worked his way up in the world through hard work and a strong dedication to education. He earned a reputation as a trustworthy soldier and aide to General George Washington during the American Revolution. He worked tirelessly to bring about a strong Federal government to unite the newly-freed states, and devoted himself to the challenge of ratifying the Constitution. As President Washington's Treasury Secretary, Hamilton was solely responsible for solving the crisis of crippling war debts, the establishment of America's credit, and the creation of the Bank of the United States.

Alexander Hamilton helped to secure the nation's sovereign and independent status, worked to establish a new system of government for the young country, and allowed it to flourish through his successful handling of the nation's finances and credit. Perhaps more than any other founding father, Alexander Hamilton's writings and ideas have influenced and shaped the history of the United States.

Describe Present and Historic Physical Appearance.

Hamilton Grange, believed to be the only house owned by Alexander Hamilton, is presently located in the Hamilton Heights section of Harlem in New York City. The house is situated within St. Nicholas Park on the south side of West 141st Street, between Convent Avenue and St. Nicholas Avenue, facing northeast. In 2008, The Grange was moved to its current location from a site one block away on Convent Avenue, between West 141st and West 142nd Streets. Prior to the relocation, The Grange was within the national and local Hamilton Heights Historic District boundaries. The Convent Avenue site was not the original location of Hamilton's country house. The Grange was constructed in 1801-1802 within a 32-acre property of woods and open fields that overlooked the Hudson River. Hamilton Grange was first relocated in 1889 approximately 350 feet southeast to the Convent Avenue site. Despite two relocation campaigns during its two-hundred year history, Hamilton Grange remains within the historical bounds of the original Hamilton property.

The site chosen by Alexander Hamilton for his country residence was considered a desirable parcel of land in the late eighteenth century. Hamilton intended to purchase a larger parcel currently defined by the approximate locations of West 140th Street on the south, the Hudson River on the west, West 145th Street on the north, and St. Nicholas Avenue on the east. Bloomingdale Road divided the east and west sections. The owner, Jacob Schieffelin, was only willing to convey a 32-acre portion of the parcel to Hamilton. He purchased the land on August 2, 1800 and built The Grange on a high plateau overlooking the Hudson River.¹

The original site of Hamilton Grange is currently defined by the block bounded by West 142nd Street on the south, Amsterdam Avenue on the West, West 143rd Street on the north, and Convent Avenue on the east.² The block is now occupied by a mix of apartment, industrial, and school buildings.

¹ Mongin and Whidden, pp. 8-11.

² Ibid, pp. 73-75.

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Alexander Hamilton's Federal style country house was designed by the architect John McComb, Jr. (1763-1853). The two-story wood frame building with brick-filled walls and partitions was designed with a square footprint. The main block was originally constructed on a high stone foundation and measures approximately 52 feet by 48 feet. The front and rear entrances were each accessed by a columned portico. Covered piazzas extended along the other two sides of the house. The front entry portico, rear portico, and side piazzas featured roof balustrades. The main hip roof was also ornamented with balustrades on all four elevations. Two brick and two wood framed chimneys extended above the roof. The windows had double and triple-hung sash configured with six-over-six lights. Leaded glass sidelights and a fanlight transom ornamented the front entrance. The second floor window directly above the front entrance also featured leaded glass sidelights. The rear entrance had a fanlight transom. The front and rear entrances, centered on their respective elevations, formed a central axis along which the interior floor plan was arranged. The two largest interior spaces on the first floor, the parlor and dining room, were octagonal in shape. The main stair was located in an enclosed stair hall, separate from the first floor entrance hall, which was atypical for contemporary residential layouts. Also unique was the three-room-deep floor plan.

After Hamilton's death in 1804, The Grange remained in the possession of Elizabeth Hamilton and her children. Elizabeth sold the house in 1833 and continued to live in New York until moving to Washington, D.C. in 1845, where she resided until her death in 1854. Between 1833 and 1845, the property was conveyed a handful of times to various owners. In 1845, the property was purchased by the William C. Ward family who occupied the house part-time until 1876 when it was lost in foreclosure. The Grange was purchased in 1879 by William H. DeForest, a real estate investor. The former Hamilton property was slated for approximately 300 new building tracts. Instead of being razed The Grange was fortuitously donated to St. Luke's Episcopal Church, which planned to construct a new church building nearby, and was moved in 1889 to 287 Convent Avenue.³

Changes that may have been made to Hamilton Grange during the time between its initial construction and the 1889 move, by Elizabeth Hamilton after her husband's death and by subsequent owners, are undocumented. Alterations made to the building concurrently with the 1889 move, or soon after, have been documented. Some of these exterior and interior modifications were described in a City of New York Department of Buildings filing prior to the move (December 4, 1888) as proposed changes to be made after The Grange was moved.⁴ Significant changes were made to the foundation, interior stair configuration, and certain exterior and interior architectural features necessitated primarily by the new position of the entrance and the reduced lot size. These modifications, first understood through historic photographs and written documentation, were confirmed through extensive physical investigations conducted before and after the building was moved in 2008.

During the 1889 move The Grange was rotated slightly from its original southwest-facing orientation to a southerly aspect at its new site within the church's property. As a result of the building relocation and orientation change, the original west elevation was modified to serve as the new front façade along Convent Avenue. Prior to the 1892 construction of the new church building in the adjacent south lot, The Grange's front door, sidelights, and transom were moved to the Convent Avenue (west) elevation, replacing the southernmost window of that elevation. The rear door was also moved to the Convent Avenue elevation, replacing the northernmost window. The former front porch was moved to the west elevation where it was joined to the piazza and the original rear porch was completely removed. The southwest corner of the west piazza was removed to accommodate the new church colonnade that extended in front of The Grange. Interior changes made around this time included the relocation and reconfiguration of the main stair and cellar stair; the removal of the first floor partitions at the original stair hall; and the widening of the door opening between the parlor and dining room.

³ Mongin and Whidden, pp. 64, 72.

⁴ Ibid, p. 73.

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The 1889 relocation of Hamilton Grange necessitated that the original foundation be demolished. The relocated building was supplied with a new stone foundation and cellar at the new site on Convent Avenue. The only documented evidence that remains of the original cellar is from a written description by the architect, John McComb, Jr., in a 1801 proposal to Alexander Hamilton for finishing the house. McComb mentions spaces designated for use as a kitchen, ironing room, hall, and passage.⁵ Physical investigations into the surviving original cellar ceiling prior to the 2008 move revealed some evidence of the original cellar configuration. A newer dropped plaster ceiling on metal lath was removed and it was discovered that most of the original plaster cellar ceiling was still intact. Evidence of removed partition walls were revealed as scars on the plaster ceiling surface. Also discovered was evidence of a removed main bearing wall, which is consistent with subsequent structural failures in the house.⁶

A six-story apartment building, facing Convent Avenue, was constructed on the adjacent north lot in 1923 directly against the north elevation (formerly, rear elevation) of Hamilton Grange. The addition of this apartment building, coupled with the expansion of St. Luke's Episcopal Church along the south and partial west elevations of The Grange, succeeded in partially barricading the building within its new site. The church sold Hamilton Grange to the American Scenic and Historic Preservation Society (ASHPS) in 1924, an organization that was devoted to preserving The Grange as a national memorial. The ASHPS operated the property as a house museum, but neglected maintenance over time led to deteriorated conditions. Further changes to Hamilton Grange during the period of the ASHPS ownership included the eventual removal of the roof balustrade in 1929 as part of a re-roofing campaign. Other exterior renovations and repairs were made in 1932-33 that led to the removal of the piazza balustrades.⁷

Hamilton Grange was designated a National Historic Landmark in 1960. In 1962, The National Park Service acquired Hamilton Grange from the ASHPS. During the 1970s the NPS implemented preservation and stabilization repairs as necessary; in spite of this effort, The Grange's condition continued to decline. In 1977, a two-phase "restoration" plan was developed. Phase one included work to stabilize the exterior, which occurred in 1978-79, and the preparation of a historic structure report in 1980. Phase two involved the relocation and full rehabilitation of Hamilton's house, an undertaking that was not fully realized until nearly thirty years later. Meanwhile, the National Park Service continued to maintain Hamilton Grange and operate the house as a historic interpretive site for visitors until preparations and funding were available to complete the second phase.

Investigations and studies of the proposed site were performed prior to the 2008 building move. An environmental impact study and cultural landscape analysis were completed in 2001 and 2003, respectively. An archeological survey of the St. Nicholas Park site was conducted in 2003-2004. The report concluded that no further archeological studies of the site were justified, due to the previous extensive ground disturbance in the area. In 2004, it was determined that St. Nicholas Park was not eligible for listing on the National Register, and thus the relocation of The Grange would not have an adverse effect on the park's historic resources.

In 2006, Hamilton Grange underwent a series of investigational probes in an attempt to better understand the extent of the remaining historic construction, the configuration of the original construction, and the nature of changes over time. Wall plaster, wood trim, and floorboards were selectively removed from the first floor stair hall to understand the original configuration of the main stair and landings, as well as the subdivision of the existing stair hall into the entry hall, stair hall, and closet. Other areas of wall plaster and floorboards were removed at the second floor level that revealed information about the original second floor stair landing, upper

⁵ Ibid, pp. 29-30.

⁶ JGWA, pp. 97-98.

⁷ Mongin and Whidden, p. 81.

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stair run, and handrail location. Additional second floor probes uncovered evidence of an infilled door opening and the original location of the attic stairs, which had been relocated. Microscopic paint analysis confirmed the findings of the building evolution investigation and assisted in identifying the original interior and exterior paint colors. Other physical investigations led to the discovery that the three dining room door openings on the first floor were originally taller and that the central door between the dining room and parlor was originally much narrower, matching the width of the other two dining room doors. The selective removal of interior wall plaster, trim and floorboards also afforded a better opportunity to understand the structural frame and to inform design decisions regarding temporary shoring for the building move.

In March 2006, a report was produced for the National Park Service by John G. Waite Associates, Architects regarding the initial relocation planning phase, presenting the various options for moving Hamilton Grange. The study considered the feasibility and costs for moving the building while mitigating significant damage to The Grange and the adjacent buildings. The house needed to be extricated from its site since it was physically attached to the apartment building on the north and was separated from the north elevation of St. Luke's Church by a four foot alley. The church colonnade along the west projected in front of The Grange, acting as a partial barricade that prevented moving The Grange in a straightforward westward direction. Scenarios considered included dismantling the colonnade of St. Luke's Episcopal Church, partially dismantling or sectioning Hamilton Grange, and lifting the intact building thirty feet over the church colonnade roof. All options considered posed significant risks. The possibility of permanent damage to the church building, as well as budgetary and scheduling factors, eliminated the option to dismantle and reassemble the church colonnade. Sectioning and dismantling The Grange would lead to the imminent loss of historic material and probable structural damage. The liability of moving the building thirty feet up and over the church colonnade was a challenge that building movers were initially unwilling to consider.

As part of the Hamilton Grange relocation and planning process the National Park Service issued a Request for Proposals in 2007 to move and rehabilitate the house by contract. Contractors submitted proposed methods for moving the house from Convent Avenue to St. Nicholas Park within the parameters of the NPS contract documents and other criteria that included the preservation of historic and architectural fabric, cost, duration of street closures, and any impacts to the neighborhood during the move. At that time, the option to section The Grange to avoid damaging the adjacent church building was considered viable. Ultimately, the selected contractor chose the option to jack up the entire building high enough to clear the church colonnade and move it west, over the colonnade roof, and back down to the Convent Street level. The successful implementation of this option for extricating The Grange from its site resulted in a minimal loss of historic material and limited damage to the building's structure.

After Hamilton Grange was moved out of the site onto Convent Avenue in June of 2008, it was secured to a mobile steel framework designed exclusively for the building and began the journey to its new site. Prior arrangements had been made with the City of New York for the temporary removal of street signs, lights, and trees to allow for the building to pass without obstructions. The Grange was moved south along Convent Avenue to the intersection with West 141st Street, where it was rotated 90 degrees counterclockwise. The house continued east along West 141st Street. When it reached the entrance of the new site, the house was rotated 90 degrees clockwise simultaneously as it was moved off the street into the site. The Grange was rotated another 180 degrees, prior to being moved and secured onto the previously constructed new foundation, so that the original front elevation would face north along West 141st Street.

The current formed concrete and concrete block foundation was constructed in 2008 at the St. Nicholas Park site to receive the relocated building. The new foundation was designed to provide a structurally sound pedestal for the historic first and second floors. Because of the steeply sloping site in St. Nicholas Park and the need for

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additional mechanical and storage space, a sub-basement cellar level was added below the ground floor level. The current ground floor was designed and constructed within the known parameters of the original basement as well as to accommodate the functional needs of an operational interpretive site.

The 2008 move to St. Nicholas Park provided Hamilton Grange with a setting more like its original than when it was situated on Convent Avenue, where it was compressed between two buildings and surrounded by a neighborhood of late nineteenth-century row houses. Although St. Nicholas Park is bounded by an extension of the same residential neighborhood, as well as much larger academic buildings from the adjacent City College campus of The City University of New York, the open park setting and mature trees immediately surrounding Hamilton Grange are similar to the original setting. The house is now free-standing and situated on a steeply sloping grade, much like it was during the nineteenth century.

The orientation of The Grange was a significant consideration during the move planning phase. Returning The Grange to its original southwest-facing orientation would have situated the house as Hamilton had originally intended. However, positioning The Grange in St. Nicholas Park in this orientation would result in the rear elevation facing West 141st Street and the original front elevation would be at the rear of the site, facing an uphill incline and the retaining wall of the adjacent college campus. Programmatically and aesthetically, this orientation did not make sense. The decision to situate The Grange approximately 180 degrees from its original orientation was justified by the fact that it was moved from a non-original site and orientation. The original context, with its open landscape and unique viewsheds, was lost after the 1889 move. The open, rural setting of St. Nicholas Park within a dense urban neighborhood presented the best solution for the relocated house. Orienting the front of the house to face West 141st Street provided an ideal opportunity for barrier-free access to the house, enhancing public interest in the historic building, and presenting the best solution for engaging the neighborhood.

The 2008 relocation removed The Grange from within the boundaries of the Hamilton Heights National Register Historic District (1983) and the Hamilton Heights District designated by the City of New York Landmarks Preservation Commission (1974, and extended in 2000). Hamilton Grange is now situated on the south side of West 141st Street in St. Nicholas Park, between Convent Ave. and St. Nicholas Ave., an area adjacent to but technically outside of the current historic district boundaries. The significance of Hamilton Grange to the Hamilton Heights Historic District is evident in the National Register nomination narrative, which states that “The local community is justly proud of the fact that Hamilton Grange lies within the Historic District. The Hamilton Heights Historic District derives its name from this famous house. The Grange serves as a reminder, within the urban setting, of the original countrified appearance of this section of the City and of its historical significance as Hamilton’s country seat.”⁸

After the building was moved, stabilized, and secured to its new foundation, an additional series of physical investigations took place in 2008. Exterior probes were carried out on the upper areas of the roof and on areas of exterior clapboard siding where the front and rear porches and the side piazzas were located. The roof probes uncovered evidence of original lead flashing and wrought iron nails at some original framing members of the upper roof. Areas of original wood roof shingles, which retain early paint evidence, were discovered under the two original wood-framed chimneys. Investigations of the clapboard siding and of the original sheathing uncovered areas of lead flashing, original framing locations and nailing patterns that confirmed the location and configuration of the original front and rear porches as portrayed in early photographs.

Additional probes of the main stair were undertaken on the interior of the house, confirming that the majority of the original stair components from the first to second floor were intact and had been reused during the stairway

⁸ NPS, “Hamilton Heights Historic District”, p. 14.

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relocation in 1889. The original stair from the first floor to the basement was no longer extant. Upon the conclusion of this and other physical investigations, sufficient information was uncovered to accurately reconstruct the first floor and second floor stair halls; the main stair connecting the ground, first and second floors; the mirrored dining room doors; the parlor and dining room mantels; the porches and piazzas; and the roofs and balustrades.

The exterior and interior of the relocated Hamilton Grange was comprehensively rehabilitated. The rehabilitation treatment, as defined by the Secretary of the Interior, involved repairs and alterations in addition to selective restoration work. The work was performed without damaging or destroying significant features or finishes. Previously altered character-defining features were restored to their original forms, configurations and appearances. Also included in the scope of work were the installation of new mechanical, electrical, plumbing, alarm, and fire detection, notification, and suppression systems; the provision of a chair lift to for universal access to all public areas by visitors; the design and installation of interpretive visitor exhibits at the ground floor level; and the updating and implementation of a historic furnishings plan for the main first floor spaces. New site improvements and landscaping included stone retaining walls, paved footpaths, a grass-paver parking area, planting areas, and site lighting. The existing metal fence design at the perimeter of St. Nicholas Park was replicated for a new electronic sliding access gate.

Many of the house's original character-defining features remain intact. Unchanged exterior elements include the horizontal wood clapboards; wood cornices and entablatures; front door and front door transom; and the wood double and triple-hung window sash, frames, trim, and second floor window sidelights. Other physical features were relocated, altered, or replaced such as the hipped roof; rear door and transom and front door sidelights; front and rear porticos and stairs; side piazzas; and roof balustrades. The original shutters that remained were salvaged and replicas were installed with the restored and replicated shutter hardware. Most of the original first and second floor interior features remain intact. These include the general layout of the first and second floor plans; plaster walls and ceilings; wood flooring; wood doors, trim, and baseboards; and plaster cornices. There is some evidence of selective removal, replacement or infill of walls, and other interior elements. Altered interior features include the interior stairs and adjacent partition walls; and first floor fireplaces and mantels.

The majority of the exterior work was completed in 2010 during the first phase of the post-move rehabilitation. The original front door, frame, transom and sidelights were reinstalled in their original location on the front (north) elevation. The reproduction rear door was reinstalled in its original location on the rear (south) elevation. The two original window openings on the east elevation, which had been removed when the front and rear doors were moved, were restored with wood double-hung window sash, frames, and trim to match the surviving examples. The front and rear porticoes and the side piazzas were reconstructed to match the original in size and detail. Other minor exterior details were repaired or replaced in kind where they were missing.

Also completed during the first phase was the design and installation of a climate control system, electrical system, plumbing system, security alarm, and fire detection, notification, and suppression system. New barrier-free restrooms for visitors to the historic site were designed and installed. The restrooms were located at the ground floor, on the visitor reception level, which is accessed directly from grade by a sloped walkway. An accessible lift, concealed beneath the front porch, provides public access to the first floor level from the ground floor level.

Phase two of the rehabilitation commenced in June 2010 and was completed in September 2011 and focused on the interior. Physical evidence discovered during site investigations informed the historic material and finishes restoration and rehabilitation work. The main stair was reconstructed in its original location, using the surviving sections of the salvaged original stair elements. Removed original partitions, including the walls that separated

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the main stair hall from the closet and the entry hall, were reconstructed. The missing stairs from the first floor to the ground floor were reconstructed. The enlarged opening between the dining room and parlor was reduced and restored to its original width. The three dining room door openings were enlarged to their original height and restored mirrored doors were installed. All interior and exterior hardware was repaired or replaced in kind. New door hardware and shutter hardware was custom manufactured to match the existing. Additional exterior work included the installation of new shutters to match existing, the restoration of the leaded glass windows on the front elevation and fabrication of those missing to match the existing, and the addition of balustrades to the main and piazza roofs, in accordance with documentary and physical evidence.

The interior rehabilitation and restoration included repairing plaster walls and ceilings, wood trim, wood baseboards, plaster cornices, and fireplace mantelpieces. The finish surfaces were painted based on the colors discovered through microscopic paint analysis. Historic furnishings included installation of carpets, draperies, furniture, lighting, and other interior decorations that were installed in August 2011. The interpretive exhibits were installed, along with the final site improvements and landscaping.

The relocation of Hamilton Grange did not compromise the building's historical significance and integrity. The Grange in its new location has been afforded the opportunity for a full rehabilitation and historic interpretation that would never have been possible at the Convent Avenue site. Additionally, physical investigations conducted after the move uncovered new evidence that further informed and augmented the rehabilitation plan. The historical significance of The Grange, for both architectural merit and association with Alexander Hamilton, has been expanded as a result of the 2008 relocation.

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8. STATEMENT OF SIGNIFICANCE

Certifying official has considered the significance of this property in relation to other properties:
 Nationally: X Statewide: Locally:

Applicable National
 Register Criteria:

A B X C X D

Criteria Considerations
 (Exceptions):

A B X C D E F G

NHL Criteria:

2

NHL Criteria Exception:

2

NHL Theme(s):

IV. Shaping the Political Landscape
 2. Governmental Institutions
 4. Political Ideas, Culture, and Theories
 V. Developing the American Economy
 7. Governmental Policies and Practices
 8. Economic Theory
 VIII. Changing Role of the United States in the World Community
 2. Commerce

Areas of Significance:

Architecture, Politics/Government, Military, Economics

Period(s) of Significance:

1802-1804

Significant Dates:

1802, 1804

Significant Person(s):

Alexander Hamilton

Cultural Affiliation:

N/A

Architect/Builder:

John McComb, Jr.

Historic Contexts:

V. Political and Military Affairs, 1783-1860
 A. Confederation Period, 1783-1789
 B. The Constitution
 C. Early Federal Period, 1789-1800
 D. Jeffersonian Period, 1800-1811

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State Significance of Property, and Justify Criteria, Criteria Considerations, and Areas and Periods of Significance Noted Above.Management and Documentation History

The purpose of the Hamilton Grange National Historic Landmark updated documentation is to amend the Hamilton Grange National Historic Landmark documentation from March 25, 1977. Hamilton Grange was designated as a National Historic Landmark on December 19, 1960. On April 27, 1962 The Grange was designated as a National Memorial under Public Law 87-438 which directed the Secretary of the Interior to acquire land by donation from the city of New York to relocate the building and assure its interpretation as a National Memorial. The Grange was listed in the National Register of Historic Places on October 15, 1966, with acceptance by the Keeper of the National Register following in 1977. The building was moved to a new site in 2008 and the interior and exterior rehabilitation work was completed in 2011.

A 1995 National Park Service General Management Plan for The Grange recommended that the building be relocated and “preserved in a fitting setting” for its proper administration and interpretation as a national memorial. In 2008, legislation was enacted to move The Grange from 287 Convent Avenue in the Hamilton Heights section of Harlem in New York City to a new site one block away in St. Nicholas Park. Submission of pre-move documentation to the Keeper of the National Register was completed in October 2007.

The Hamilton Grange National Historic Landmark updated documentation justifies how the building in its new context meets the requirements of National Historic Landmark Exception 2, which states that, “A building or structure that has been moved from its original location, but which is nationally significant primarily for its architectural merit, or for its association with persons or events of transcendent importance in the nation’s history and the association is consequential, would qualify for designation.” The fundamental significance of Hamilton Grange lies in its direct association with Alexander Hamilton, qualifying the building under NHL Exception 2. In support of the historical significance, this updated documentation describes items affected by the relocation, rehabilitation, and restoration. Site information and geographical data regarding the Grange’s new location are provided, along with a discussion of the move procedure and pre- and post-move documentation.

Hamilton Grange National Memorial is historically significant under National Historic Landmark Criterion 2 for its personal association with Alexander Hamilton, one of America’s most influential founding fathers. Although Hamilton lived in the house for only a few years before his death, The Grange is believed to be the only house ever owned by Alexander Hamilton.

Alexander Hamilton

Built in 1801-02, Hamilton Grange was the only home Alexander Hamilton owned and here he lived from 1802 until his death on July 11, 1804. Although not of the Revolutionary period, the house nevertheless has strong associations with Hamilton, who was an aid-de-camp to Washington from 1777 to 1781 and later (1789-1795) a chief architect of Washington’s Federalist Government and founder of a sound currency and responsible fiscal policy in the new established United States.

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The National Park Service

The National Park Service committed to rehabilitate The Grange to provide an appropriate setting to interpret the legacy of Alexander Hamilton and his influential role in American history. The decision was made to restore The Grange to reflect the years 1802-1804, the time of Alexander Hamilton's residence in the home. The 2008 move of The Grange to St. Nicholas Park and the implementation of the approved rehabilitation plan were consistent with this plan. Interior furnishings and interpretive exhibits completed the project, and the Hamilton Grange National Memorial reopened to the public in September 2011.

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9. MAJOR BIBLIOGRAPHICAL REFERENCES

Beyer, Blinder, Belle, Architects and Planners. "Hamilton Grange National Monument, New York, New York: Character Defining Features Treatment Guidelines." August 2004.

John G. Waite Associates, Architects. "Hamilton Grange: Historic Structure Report Update (Draft)." January 2009.

Mongin, Alfred and Anne D. Whidden. "Historic Structure Report: Hamilton Grange National Memorial." National Park Service: 1980.

National Park Service. "Hamilton Grange National Memorial, National Register of Historic Places Inventory – Nomination Form." December 1972.

National Park Service. "Hamilton Heights Historic District, National Register of Historic Places Inventory – Nomination Form." February 1980.

Previous documentation on file (NPS):

Preliminary Determination of Individual Listing (36 CFR 67) has been requested.

Previously Listed in the National Register.

Previously Determined Eligible by the National Register.

Designated a National Historic Landmark.

Recorded by Historic American Buildings Survey: # NY, 31-NEYO, 170-

Recorded by Historic American Engineering Record: #

Primary Location of Additional Data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other (Specify Repository):

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10. GEOGRAPHICAL DATA

Acreage of Property: 0.93 acre

UTM References:	Zone	Easting	Northing
	18	588773	4519461

Verbal Boundary Description:

The boundary is indicated by the dash-dot line on the Hamilton Grange National Memorial Site Plan Diagram.

Boundary Justification:

Hamilton Grange was moved to its current site in 2008 on property within St. Nicholas Park, owned by the City of New York and managed by the Department of Parks and Recreation. The boundary was determined as part of the permanent easement granted by the City of New York to the National Park Service.

Hamilton Grange was originally constructed in an open isolated area, high atop a hill that overlooked the Hudson River. The 1889 move to Convent Avenue stripped all sense of setting and context from the house, which was subsequently reinforced by the surrounding development and infill construction. The new site within St. Nicholas Park, with its open space and sloping grade, provides much more of a sense of the original setting than the Convent Avenue location. Even after the second move, Hamilton Grange continues to remain within the original 32-acre Hamilton property boundary. The move to St. Nicholas Park enabled the National Park Service to fulfill its commitment to rehabilitate Hamilton Grange and re-open the house to visitors as an interpretive site.

HAMILTON GRANGE

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11. FORM PREPARED BY

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Date: November 16, 2011

Edited by: Patty Henry
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Washington, DC 20240

Telephone: 202-354-2216

NATIONAL HISTORIC LANDMARKS PROGRAM

May 25, 2012

HAMILTON GRANGE

United States Department of the Interior, National Park Service

Photos

National Register of Historic Places Registration Form



Photo # 1

North façade, camera facing south.

Photograph by Michael Rogol, September 2011.



Photo # 2

West elevation (left) and south elevation (right), camera facing northeast.

Photograph by Michael Rogol, September 2011.

HAMILTON GRANGE

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Photo # 3
Entry Hall, camera facing south.
Photograph by Michael Rogol, September 2011.

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Photo # 4
Parlor, camera facing southeast.
Photograph by Michael Rogol, September 2011.



Photo # 5
Dining Room, camera facing southwest.
Photograph by Michael Rogol, September 2011.

HAMILTON GRANGE

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Photo # 6

Second Floor Hall, camera facing north.

Photograph by Michael Rogol, September 2011.

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Photo # 7

Lower-level Exhibit Room, camera facing east.
Photograph by Michael Rogol, September 2011.



Photo # 8

West façade of Hamilton Grange at Convent Avenue, camera facing east.
Photograph by John G. Waite Associates, Architects PLLC, November 2005.

HAMILTON GRANGE

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Photos

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Photo # 9

Hamilton Grange during relocation, camera facing north.

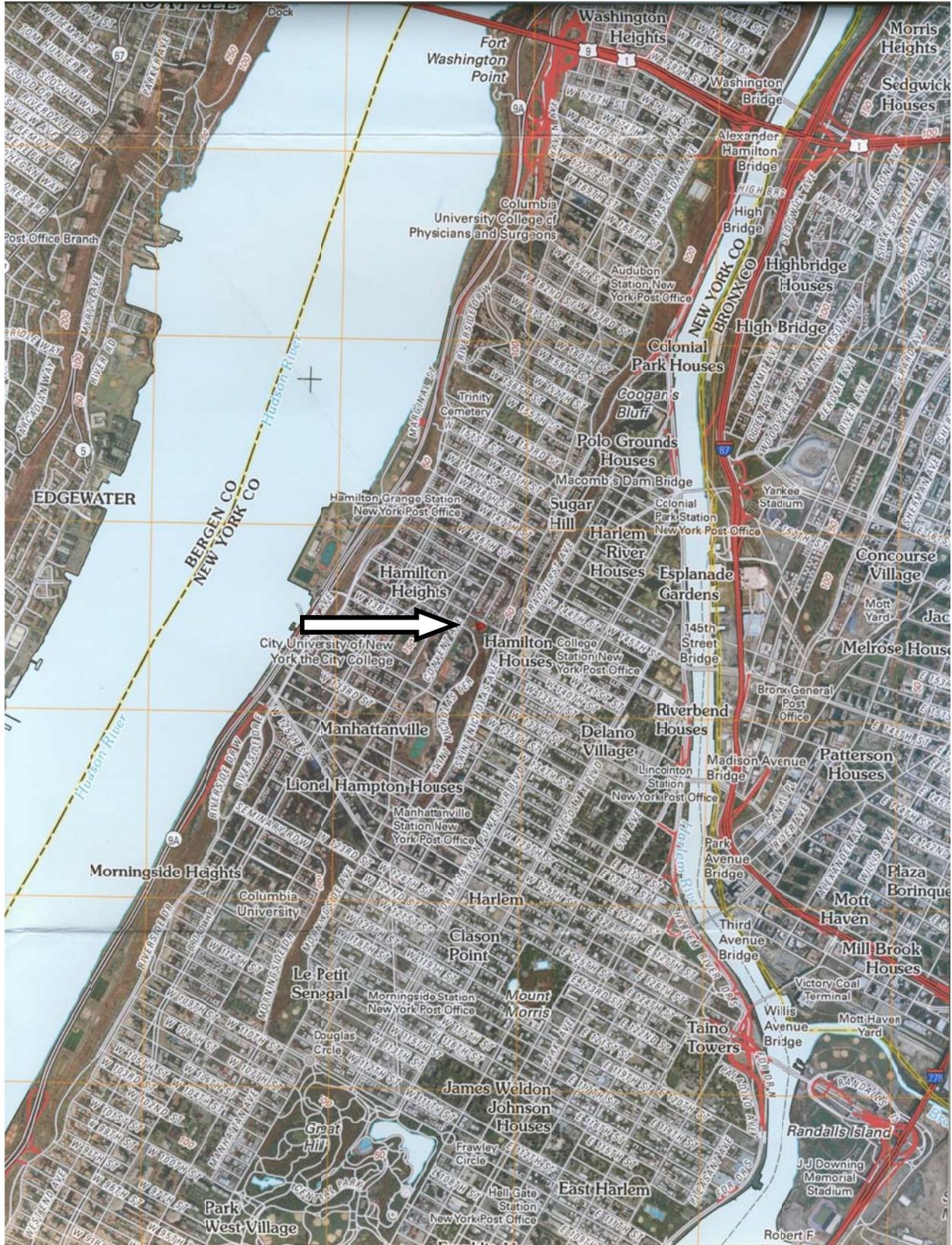
Photograph by John G. Waite Associates, Architects PLLC, June 2008.

HAMILTON GRANGE

Photos

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UTM References: **Zone Easting** **Northing**
 18 588773 4519461

Central Park Quad

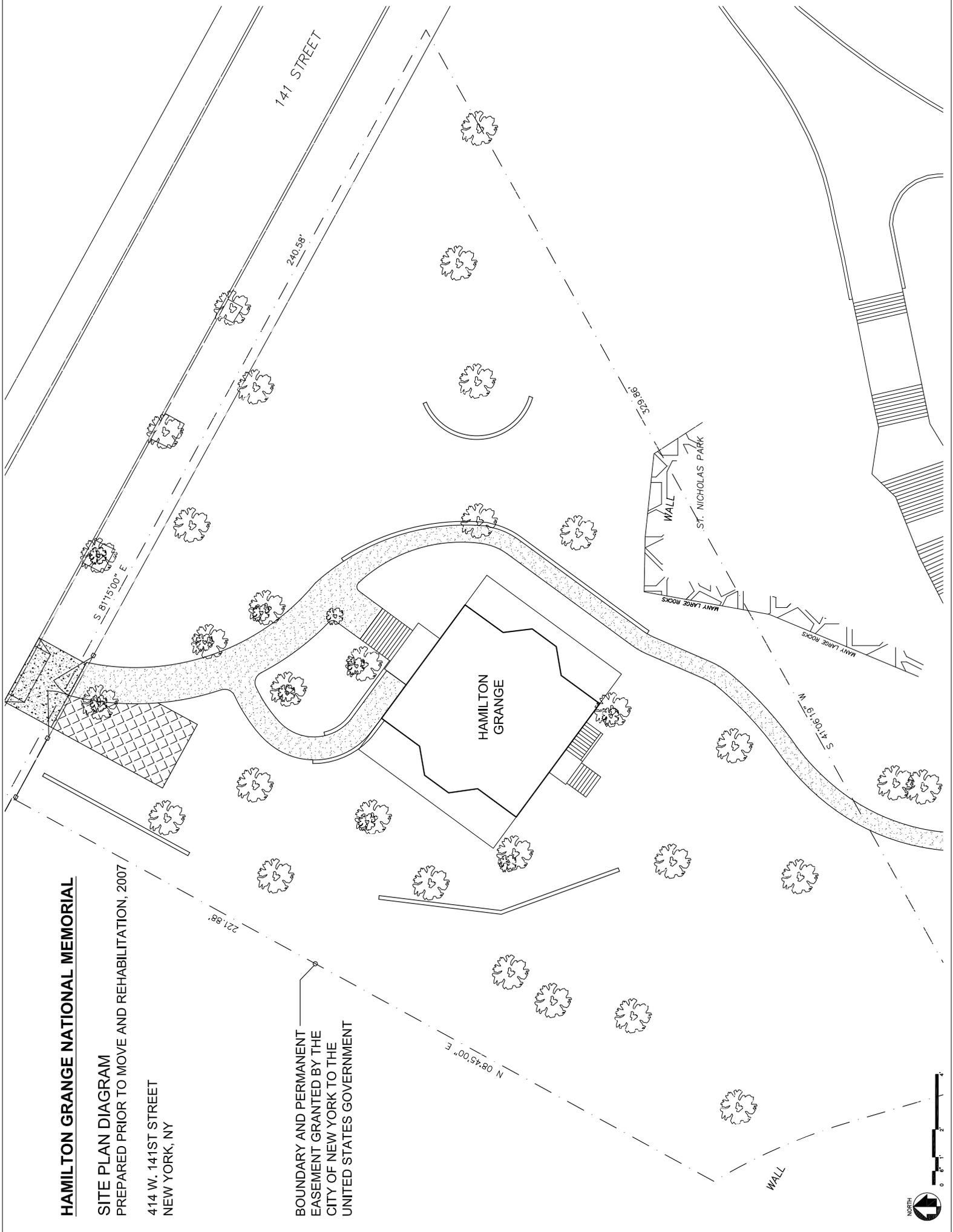
HAMILTON GRANGE NATIONAL MEMORIAL

SITE PLAN DIAGRAM

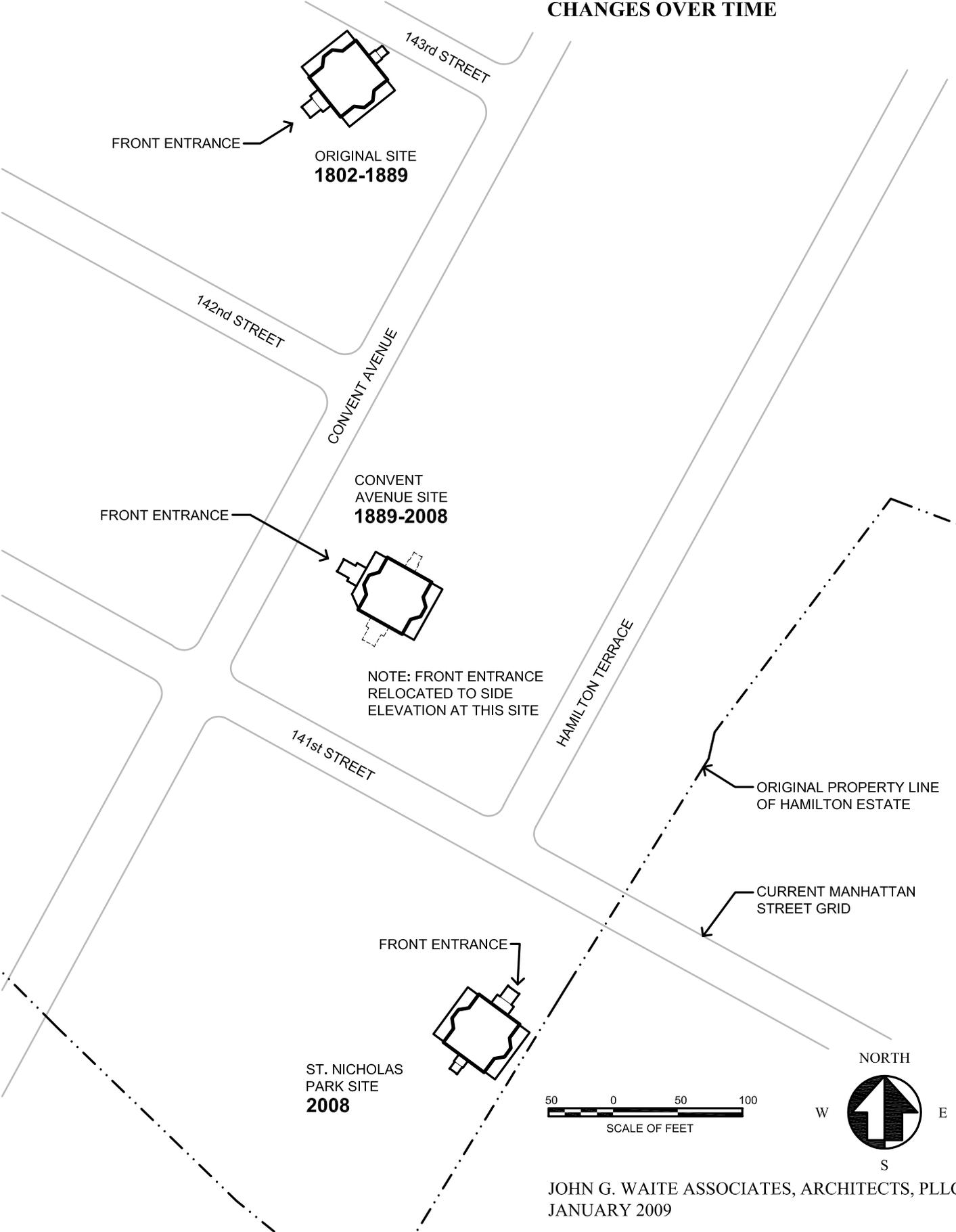
PREPARED PRIOR TO MOVE AND REHABILITATION, 2007

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NEW YORK, NY

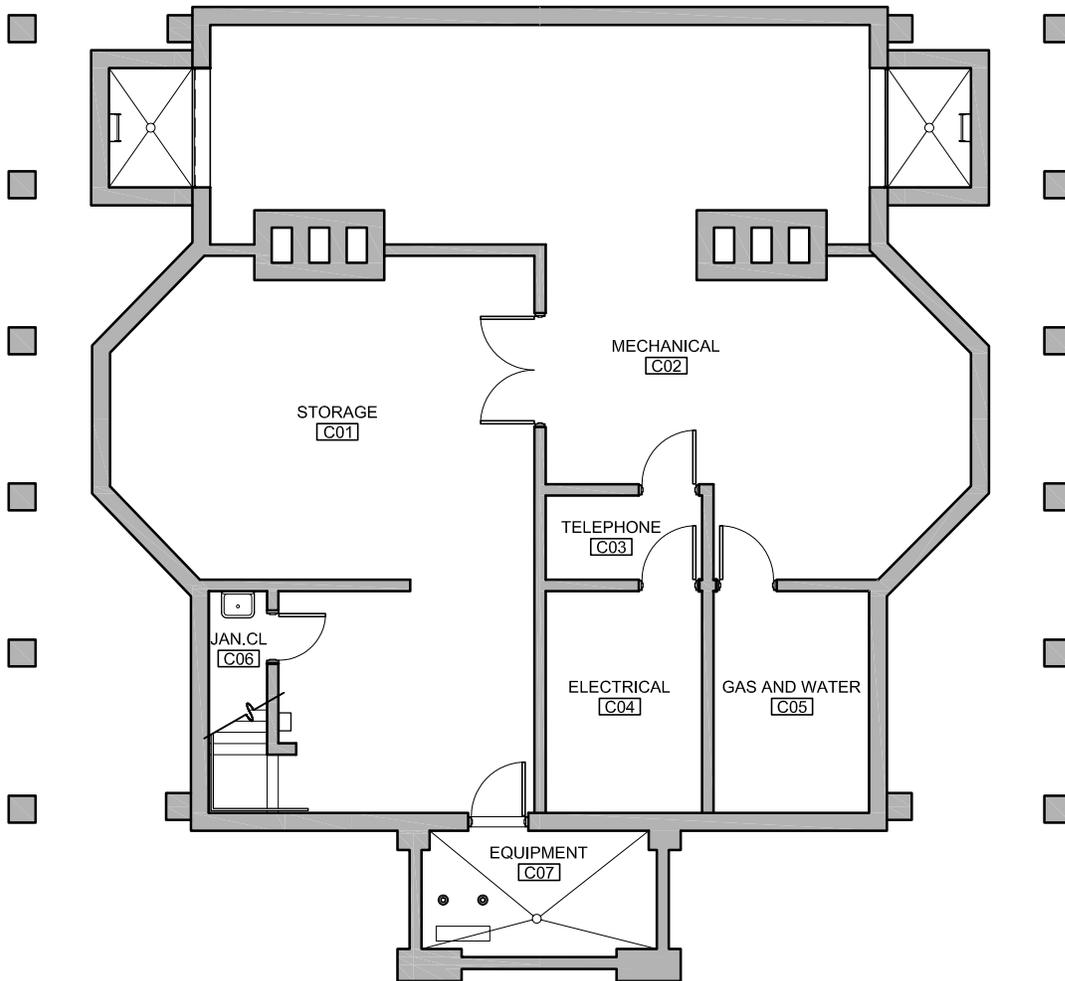
BOUNDARY AND PERMANENT
EASEMENT GRANTED BY THE
CITY OF NEW YORK TO THE
UNITED STATES GOVERNMENT



HAMILTON GRANGE NATIONAL MEMORIAL
BUILDING ORIENTATION
CHANGES OVER TIME

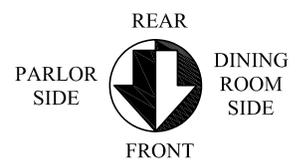


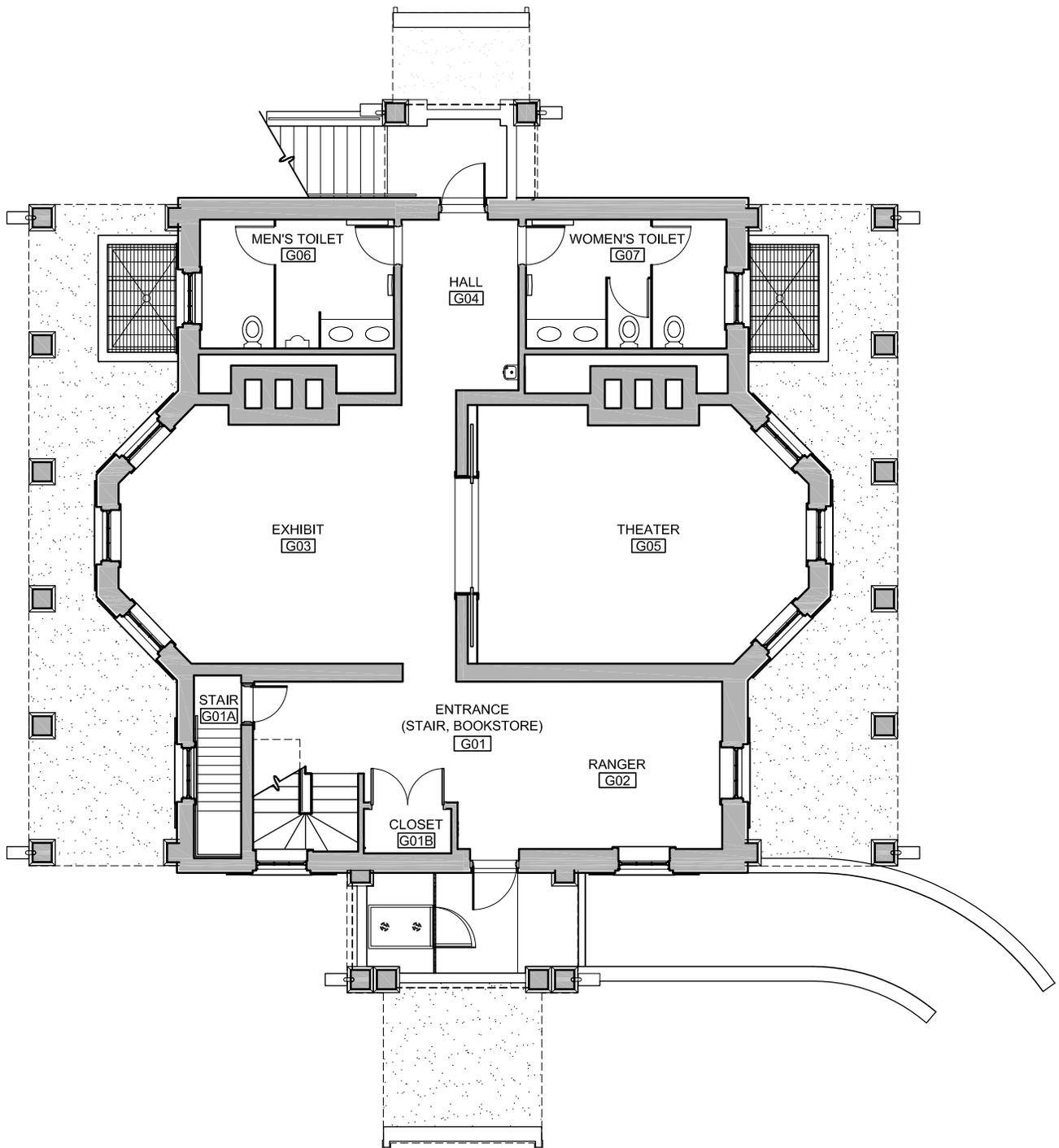
JOHN G. WAITE ASSOCIATES, ARCHITECTS, PLLC
JANUARY 2009



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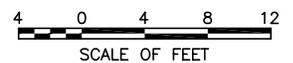
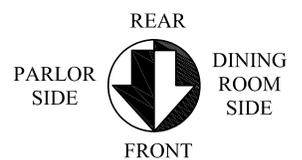
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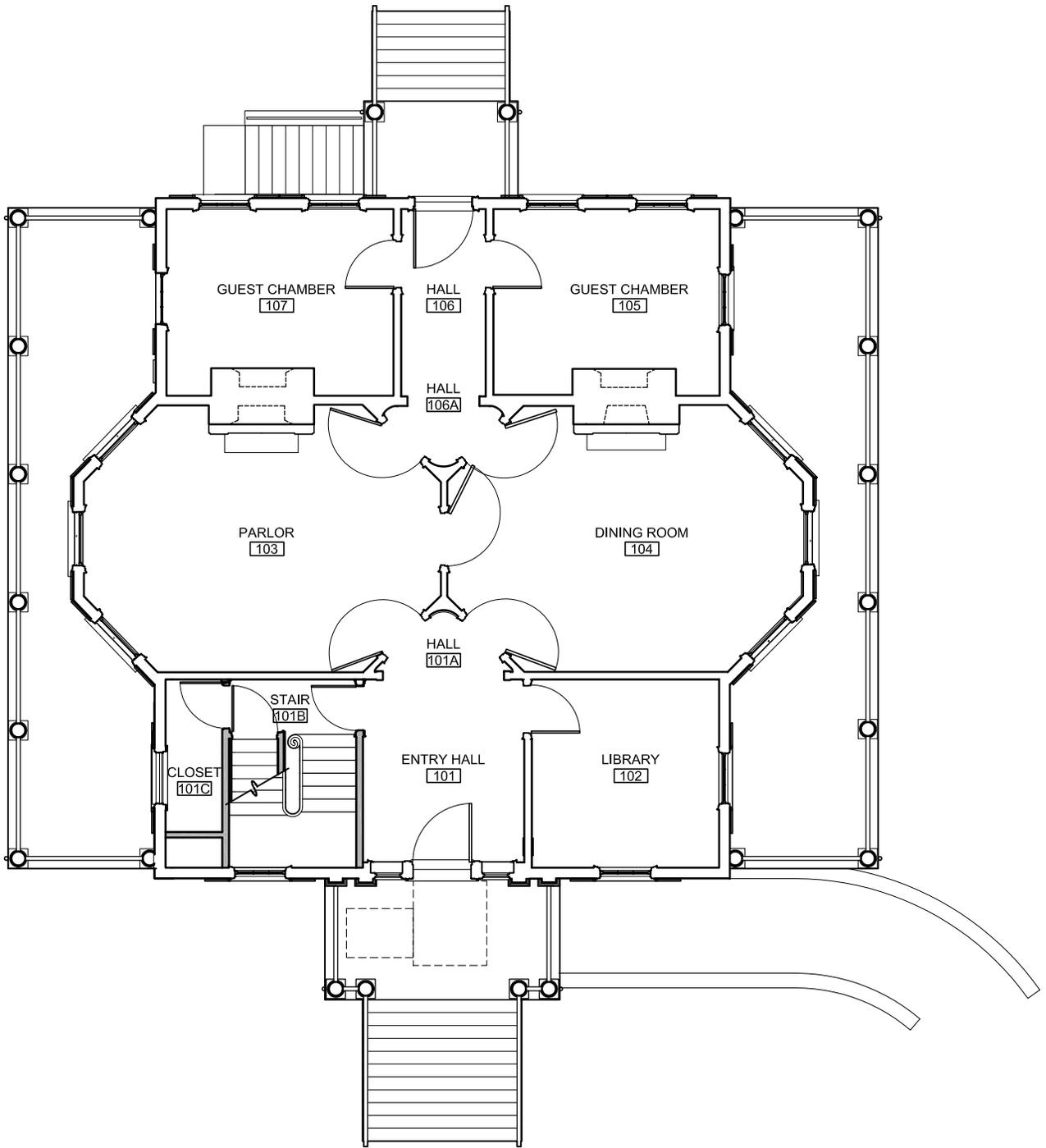




HAMILTON GRANGE NATIONAL MEMORIAL
 POST - RELOCATION AND REHABILITATION, 2011

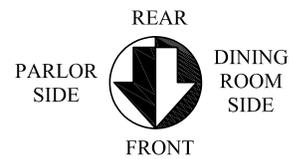
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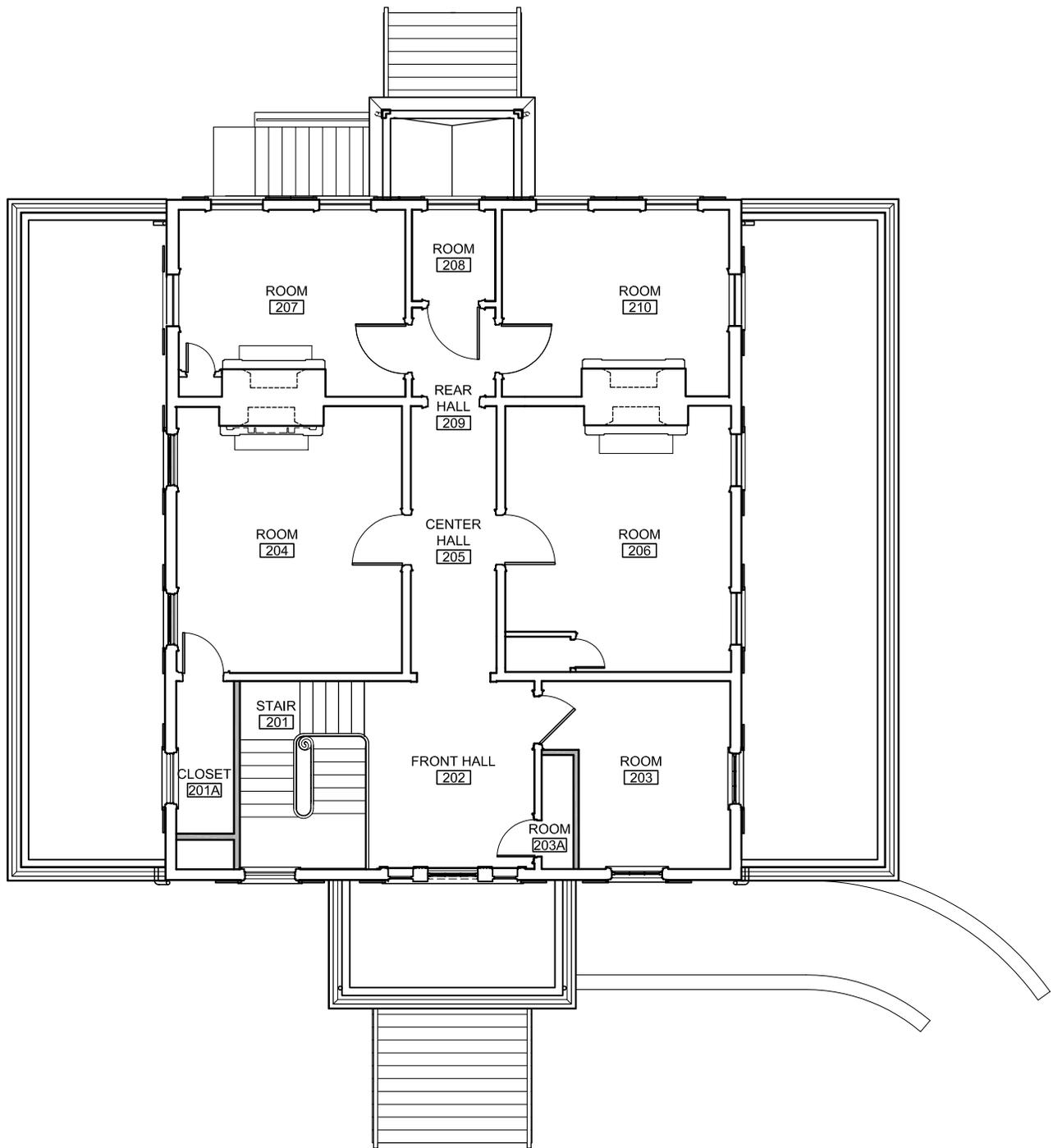




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FIRST FLOOR PLAN





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SECOND FLOOR PLAN

