



CITY PLANNING COMMISSION

September 2, 2020 /Calendar No. 6

N 210019 HIM

IN THE MATTER OF a communication dated July 10, 2020, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Alexander Hamilton House (Block 1957, Lot 140), by the Landmarks Preservation Commission on June 30, 2020 (Designation List No. 518/LP-0317A).

Pursuant to Section 3020.8(b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of any designation by the Landmarks Preservation Commission, whether of a historic district or a landmark, to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement or renewal of the area involved.

On June 30, 2020, the Landmarks Preservation Commission (LPC) amended the designation of the Alexander Hamilton House to move the landmark from the previous location at 287 Convent Avenue (Block 2050, Lot 4) to its current site at 414 West 141st Street (Block 1975, Lot 140), consisting of a portion of the lot, in the Hamilton Heights neighborhood of Manhattan Community District 9.

The Alexander Hamilton House, also known as Hamilton Grange, was designated as a New York City landmark on August 2, 1967 (LP-0317; Designation List No. 04) at its prior location, 287 Convent Avenue. In 1976, Congress passed legislation designating Hamilton Grange a national memorial. The Hamilton Grange was designed in the Federal style by one of New York City's early architects, John McComb, Jr., in 1801. Hamilton Grange was planned and built by Alexander Hamilton as a country home where he could escape the rigors of his career in the city. The house is noted for its almost square architectural mass, symmetry, and handsome proportions, which include a federal main doorway, four large chimneys and a prominent roof

cornice. It is a rare notable historic house designed in Federal style and one of the few houses serving as a country seat remaining in New York City. It once stood on a 35-acre tract at Convent Avenue and West 143rd Street. In 1889, when development threatened its survival, it was given to St. Luke's Church and moved from its original location. The house was briefly used as a church and then a rectory.

In 1993, LPC issued a Certificate of Appropriateness approving a schematic proposal by the National Park Service to move Hamilton Grange from 287 Convent Avenue, adjacent to St. Luke's Episcopal Church, to the nearby St. Nicholas Park. The Hamilton Grange operated in the previous location at 287 Convent Avenue until 2006. Through a 2002 easement granted by the City of New York to the National Park Service, the building was relocated and restored as Hamilton Grange National Memorial on a lot within St. Nicholas Park at 414 West 141st Street. Amendments to the Certificate of Appropriateness were also approved to address the building's orientation at the relocation site and additional roof restoration work in 2006 and 2007. The move was completed in 2008 and, in 2011, the restored property opened to the public as the Hamilton Grange National Memorial, operated by the National Park Service.

The designated landmark building is located within designated parkland, which does not generate floor area. Therefore, this site is not eligible for a special permit to modify use and bulk regulations pursuant to Section 74-711 and not eligible for transfer of development rights pursuant to Section 74-79 of the Zoning Resolution. The Department is not aware of any

conflicts between the subject landmark and the Zoning Resolution, projected public improvements, or any plans for the development, growth, or renewal of the area involved.

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