

447 WEST 24TH STREET HOUSE, Borough of Manhattan. Erected 1849-50.

Landmark Site: Borough of Manhattan Tax Map Block 722, Lot 12.

On April 28, 1970, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the 447 West 24th Street House and the proposed designation of the related Landmark Site (Item No. 23). The hearing had been duly advertised in accordance with the provisions of law. Seven witnesses spoke in favor of designation. There were no speakers in opposition to designation. Owners of this house have informed the Commission that they strongly favor the designation of their building.

#### DESCRIPTION AND ANALYSIS

No. 447 West 24th Street was erected by Philo V. Beebe, a neighborhood builder, as part of a long row of handsome, mid-19th century three-story houses. Set behind landscaped front yards, 15 feet deep, the row now affords a welcome contrast to the towering, sixteen-story London Terrace apartments across the street. In contrast, the houses retain an appealing sense of human scale.

These dignified residences were part of the expanding Chelsea community. This included, at the time of construction, an imposing row of earlier Greek Revival residences--the original London Terrace--on the north side of 23rd Street, between Ninth and Tenth Avenues and, back to back with it, the modest Gothic Revival row houses known as Chelsea Cottages, on the south side of 24th Street. These narrow little houses, built primarily to house the people employed by the well-to-do merchants on 23rd Street, were erected three years before Nos. 437-459 West 24th Street. The latter were built in response to a need for more housing in the area for business and professional people.

The row was erected by Beebe, the builder, in association with Beverly Robinson, counsellor-at-law, who had owned the land since 1820, and George F. Talman, who acquired it on April 24, 1849. Robinson, however, retained an interest in the property while the houses were under construction. Beverly Robinson (1779-1857) was closely associated, both as a friend and as an attorney, with successive generations of the Clarke and Moore families, heirs of the estate once known as Chelsea Farm. From 1817 through the early 1830s Robinson gradually expanded his holdings in the area. Both he and Clement Clark Moore served for four decades as trustees of Columbia College.

In 1849-50, at the time of their erection, the residences at Nos. 437-459 West 24th Street were among the large and imposing houses in the area. Originally, the row consisted of twelve individual brick houses, later reduced to eleven as the result of the combination of Nos. 443 and 445. They were built as six pairs, with doorways and stoops adjoining in neighborly fashion, resulting in the sharing of the center handrailings. Transitional in style, the houses display an interesting combination of features from both the earlier Greek Revival and newer Italianate modes. The basic proportions, however, are Greek Revival. Later 19th century modifications to some of the houses introduced Neo-Grec and Queen Anne features, followed by the popular neo-Federal style of the 20th century. Thus, they represent more than a century of architectural development. In general, the houses retain their setback behind front yards, their original height, bold, modillioned roof cornices and ironwork--features which contribute to the unity of the row, as a very special feature of the neighborhood and of Manhattan.

No. 447 West 24th Street, erected in 1849-50, is set behind a low brick wall. The yard has a curved, pebbled area affording play space for young children. The house is constructed of brick and retains its high stoop, which was originally paired with No. 445, its long parlor-floor windows, fine ironwork and rusticated basement. The handrailings at the wide stoop are cast in a variant of the Italianate style of the 1850s. At the left side, the spiral handrailing rests upon decorative volutes at each riser. A newel post, surmounted by a little urn, terminates the handrailing at the right side of the stoop. The

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house has been extensively altered in the neo-Federal manner. The doorway is enframed by three high sidelights and a small fanlight set into the transom area. The window sash is nine-over-nine at the parlor floor and six-over-six at the upper two stories. Exterior blinds flank the windows and metal cornices have been added above the older lintels and cornices. The building has been raised and has a modillioned roof cornice, influenced by the French Neo-Grec style, with three louvered vents cut into the fascia. One of the interesting features of this property appears between Nos. 447 and 449, where the yard railing, which has an attractive fleur-de-lis design, has been adjusted to accommodate the thick trunk of the large ailanthus tree in the yard of No. 447. The first owner of this dignified house was Julia Ann Gray, wife of George Gray, who purchased the house as an investment from the builder in March 1851. The Grays lived at 32 Washington Square.

### FINDINGS AND DESIGNATIONS

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 447 West 24th Street House has a special character, special historical 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 447 West 24th Street House was erected by Philo V. Beebe as one of a dignified row of twelve residences which combines features of the Greek Revival and Italianate styles, that it is an extension of an earlier, consciously planned community and that the uniform setback behind planted front yards and the generally uniform cornice line provide a welcome sense of human scale in a streetscape dominated by large housing developments.

Accordingly, pursuant to the provisions of Chapter 63 of the Charter of the City of New York and Chapter 8-A of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Landmark the 447 West 24th Street House, Borough of Manhattan and designates Tax Map Block 722, Lot 12, Borough of Manhattan, as its Landmark Site.