

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only

received **SEP 30 1982**
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Houses at 437-459 West 24th Street, New York County, NY

and/or common

2. Location

street & number 437-459 West 24th Street not for publication

city, town New York vicinity of congressional district 17th

state New York code 036 county New York code 061

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> entertainment
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> government
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> industrial
			<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership (see continuation sheet)

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. New York County Register's Office

street & number 31 Chambers Street

city, town New York state N.Y. 10007

6. Representation in Existing Surveys

title LANDMARKS PRESERVATION COMMISSION (LP-0679) - (LP-0689) has this property been determined eligible? yes no

date September 15, 1970 federal state county local

depository for survey records New York City Landmarks Preservation Commission, 120 Vesey St.

city, town NEW YORK state New York 10007

7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date _____ N/A
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The houses at 437-459 West 24th St. are located on the north side of West 24th Street between Ninth and Tenth Avenues.¹ They are three stories tall, three bays wide, and constructed of brick. At the time of their construction these residences were among the larger, more imposing houses in the Chelsea area. Originally, the row consisted of twelve individual brick houses, later reduced to eleven after Nos. 443 and 445 were combined. They were built as six pairs, with doorways and stoops adjoining. 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, Queen Anne, and neo-Federal elements. The houses retain their fifteen-foot-deep front yards, their original height, bold, modillioned roof cornices and most of the elaborate ironwork. These characteristics contribute to the unity of the row.

No. 437 is set behind a simple iron railing which links it with No. 439. The house has a high stoop and retains its doorway enframingent, long parlor-floor windows and some fine ironwork at the stoop, cast in a variant of the Italianate style of the 1850's. The volutes between the handrailing and the risers, seen at several of the other houses of the row, have disappeared as the result of the remodeling of the stoop. The paneled door recalls the Italianate style and features a lion's head at center. The bold, modillioned roof cornice is typical of the Italianate period. The window sash is nine-over-nine at the parlor floor and six-over-six above.

No. 439 is set behind the same simple iron railing found in front of No. 437. The house retains its high stoop and original doorway enframingent, long parlor-floor windows, and most of its Italianate style ironwork at the stoop. A little urn still surmounts the left-hand newel post; however, the volutes between the handrail and risers have disappeared. The narrow four-paneled door, glazed at top, is similar to the one at No. 441 and features a sunburst design. The bold, modillioned roof cornice is typical of the Italianate period. The brickwork of the house has been sandblasted.

No. 441 is constructed of brick which has been sandblasted and retains its high stoop and doorway, long parlor-floor windows and fine ironwork at the stoop. At the right side, the stoop handrailing rests upon a decorative volute at each riser and swirls gracefully around the newel post. Both the left and right handrailings are surmounted by little urns. The entrance door, beneath a glazed transom, has a paneled lower section and features a sunburst design at the center. The original stone enframingent of the doorway has been stuccoed over, and the windows have double hung sash. The roofline has been raised by the addition of a neo-Grec cornice which is similar to the one at No. 447, with three hexagonal panels or vents cut into the fascia.

Nos. 443-445 was originally built as two houses but has been combined into one structure. No. 443 was originally paired with No. 441 and No. 445 was paired with No. 447. Set behind a simple, low, iron railing which separates the yard from the street, No. 443-445 retains the fine proportions and roofline of its neighbors.

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Heritage Conservation and Recreation Service**

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437-459 West 24th Street Houses

New York County, New York

Item number 4

Continuation sheet

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Page 1

Owners List

437 W. 24th Street
Valdis Juris
437 W. 24th Street
New York, N.Y. 10011

439 W. 24th Street
Victor J. Barringer
439 W. 24th Street
New York, N.Y. 10011

441 W. 24th Street
Charles A. Rodin
441 W. 24th Street
New York, N.Y. 10011

443 & 445 W. 24th Street
Pauleity Rlty. Corp.
Andrew Kaufmann
8 Adams Avenue
Bayville, NY 11709

447 W. 24th Street & 453 W. 24th Street
Sanford L. Smith
152 Second Ave.
New York, NY 10003

449 W. 24th Street
Gerald Grater
449 W. 24th Street
New York, N.Y. 10011

451 W. 24th Street
David F. Smith
451 W. 24th Street
New York, N.Y. 10011

453 W. 24th Street
Sanford L. Smith
(see No. 447)

455 W. 24th Street
Elsie R. Nelson
455 West 24th St.
New York, N.Y. 10011

457 W. 24th Street
Margaret Lippay
%Marquerita M. Beznica
457 W. 24th Street
New York, N.Y. 10011

459 W. 24th Street
Harry P. Rogers
459 W. 24th Street
New York, N. Y. 10011

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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Continuation sheet New York County, N.Y.

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The window alignment of the upper stories remain as it was ; only the sills of the parlor-floor windows have been raised, creating recessed brick spandrels under each window. The square headed windows have double-hung sash. The handsome, modillioned roof cornice remains in place. The stoops and original doorways have been removed and entrances created in the basement at the eastern and western ends of the combined building. In spite of these modifications this house, with its uniform setback, roof-line, materials, proportions, and decorative details, remains an integral part of the row.

No. 447 is set behind a low brick wall. The house retains its 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 the Italianate style. 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 house has been extensively altered in the neo-Federal style. The doorway is enframed by 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 older lintels and cornices. The roofline has been raised by the addition of a neo-Grec style cornice, similar to that at No. 441, with three louvered vents cut into the fascia. An interesting feature of this property is the yard railing separating No. 447 from No. 449 which has an attractive fleur-de-lis design and has been adjusted to accommodate the thick trunk of a large ailanthus tree growing in the front yard at No. 447.

No. 449 retains its original roofline and long parlor-floor windows. At the left, a shortened window replaces the original entrance doorway, now transferred to the basement level. This house was originally paired with No. 451. In spite of the later modifications the house is of exceptional interest. Traces of the original profile of the stone window lintels for the entire row are visible here, indicating that the window lintels, covered in almost every instance by metal cornices elsewhere, were originally Greek Revival in style, with cap moldings. The bold, modillioned roof cornice is Italianate in style.

No. 451 retains its high stoop and doorway, long parlor-floor windows, its fine ironwork, and original roofline. The handrailings of the wide stoop, identical with those of its neighbor to the west, and the yard railings and gate are cast in the Italianate style. At the left side, the handrailing of the stoop rests upon decorative volutes at each riser and swirls gracefully around the newel post which is surmounted by a little urn. The design of the newel posts, the yard railing and entrance gate display the same spiral design. The entire facade of the house has been stuccoed and scored to simulate brownstone. The entrance doorway has been modified to accommodate a narrower door. All the windows have double-hung sash. The bold, modillioned roof cornice is Italianate.

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Continuation sheet New York, County, N.Y.

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No. 453 retains its high stoop, doorway, long parlor-floor windows, and fine ironwork on the stoop. The handrailings are identical to its neighbors on the west and are cast in the Italianate style. The house is separated from No. 455 by a simple Greek Revival railing and by a high paling, which continues up the stoop. The deeply recessed inner vestibule doors, decorated with saw-toothed designs which recall the design of the paneled outer doors, are surmounted by a five-paned transom and set behind paneled reveals. The high-bracketed roof cornice, decorated with unusual designs, dates from later in the 19th century and raises the roofline of this house above that of its neighbors. All windows are double-hung sash and those of the second and third stories have small, curved corbels beneath them.

No. 455 is set behind a low yard railing and high wood paling. The house retains its high stoop, long parlor-floor windows, and the Italianate style ironwork adorning the stoop similar in design to No. 453. The doorway enframing originally had a continuous lintel which it shared with No. 453. It is Greek Revival in design. A pair of wide, paneled doors, set behind paneled reveals and decorated with saw-tooth design are surmounted by a glazed transom. The bold, modillioned roof cornice is Italianate in style.

No. 457 retains its high stoop and doorway, long parlor-floor windows, fine ironwork and original roofline. The handrailings of the stoop, paired with No. 459, are Italianate in style and feature decorative volutes and small urns surmounting the newel posts. The doorway enframing shares a continuous lintel with No. 459 and is Greek Revival in design. The paneled entrance door, recessed behind paneled reveals and surmounted by a glazed transom, is enframed by an Italianate rope molding. The basement still retains traces of bushhammering. Window guards of a French design appear on the parlor floor.

No. 459 retains its high stoop and doorway, long parlor-floor windows, fine ironwork and original roofline. The design of the handrailings is the same as at No. 457. The doorway enframing, which shares a continuous lintel with No. 457, is Greek Revival in style. The entrance door, with a Queen Anne sunburst motif, is recessed behind paneled reveals. It is framed by sidelights and surmounted by a glazed transom, recalling its original Greek Revival appearance. All the windows have double-hung sash.

¹The text of this report was taken almost in its entirety from the New York Landmarks Preservation Commission Designation Report, 437-459 West 24th Street Houses, September, 1970.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1849-1850 **Builder/Architect** Philo V. Beebe

Statement of Significance (in one paragraph)

The twelve, three-story, brick rowhouses at 437-459 West 24th Street are significant reminders of the mid-19th century appearance, as well as the scale and architectural styles of the Chelsea section of New York. Though separated now from the Chelsea Historic District (National Register listed, 12.6.77) by the imposing sixteen-story London Terrace apartment complex, occupying the block to the south, the row was an integral part of the residential development of Chelsea prior to the Civil War. The use of Greek Revival styling and Italianate details, even cornice lines, and uniform setbacks of the houses behind spacious front gardens, are characteristic of neighboring residential rows that have now been demolished.

When this row was built in 1849-50 it was designed to house the increasing number of business and professional people drawn to the Chelsea area prior to the Civil War. The block to the south of the West 24th Street Houses had already been developed when these houses were constructed. An imposing row of earlier residences stood on the north side of West 23rd Street between Ninth and Tenth Avenues and were known as the London Terrace Row. These served as residences for the families of the wealthy merchants whose businesses clustered along the banks of the Hudson River.

The London Terrace rowhouses were Greek Revival in style and featured twenty-five foot setbacks and tree-filled front yards. Adjoining this row at the rear and facing north on West 24th Street was another row of smaller, more modest, Victorian Gothic style houses, called the Chelsea Cottages, which were built for the employees of the well-to-do merchants on West 23rd Street. The 437-459 West 24th Street row was built facing Chelsea Cottages and, as they were designed for middle class professionals, the builder copied the uniform setback, front gardens, and Greek Revival style of the London Terrace Row, though updated with Italianate detailing. Seen together these three residential rows, London Terrace, the Chelsea Cottages, and 437-459 West 24th Street, formed a planned grouping of mixed income housing for the various economic classes present in Chelsea in the mid-19th century.

The 437-459 West 24th Street rowhouses were erected by Philo V. Beebe, a local builder, in association with Beverly Robinson and George F. Talman. Robinson (1779-1857), a lawyer, was closely associated with the successive generations of the Clarke and Moore families, heirs to the Chelsea Farm estate for which this area of Manhattan was named. The original twelve houses were constructed in pairs, with a new set begun after the sale of the previous pair. The houses were built in the transitional Greek Revival style with more modern Italianate style roof cornices and delicate ironwork decorating the stoops and yard railings. Later 19th-century modifications introduced neo-Grec, Queen Anne, and neo-Federal elements, but the uniform setback, Greek Revival massing, and uniform cornice line maintain the row's cohesive architectural appearance.

Today this row alone exhibits the original appearance and scale of this notable mixed income housing. The London Terrace rowhouses and the Chelsea Cottages were replaced in the 20th century by a sixteen-story apartment house complex which took the name London Terrace after its predecessor.

9. Major Bibliographical References

Goldstone, Harmon H. and Martha Dalrymple. History Preserved: New York City.
New York: Simon and Schuster, 1974.

Landmarks Preservation Commission. 437-459 West 24th Street Houses (LP-0679)-(LP-0689),
New York: City of New York, 1970.

10. Geographical Data

Acreeage of nominated property 1 1/3 acres

Quadrangle name Jersey City

Quadrangle scale 1:24,000

UMT References

A

1	8	5	8	4	1	6	0	4	5	1	1	0	6	0
Zone				Easting				Northing						

B

Zone				Easting				Northing						

C

Zone				Easting				Northing						

D

Zone				Easting				Northing						

E

Zone				Easting				Northing						

F

Zone				Easting				Northing						

G

Zone				Easting				Northing						

H

Zone				Easting				Northing						

Verbal boundary description and justification

Borough of Manhattan Tax Map Block 722, Lots 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, & 17.
As outlined on the attached map.

List all states and counties for properties overlapping state or county boundaries NA

state code county code

state code county code

11. Form Prepared By

name/title Anne B. Covell, Historic Preservation Field Services Bureau

organization Agency Building I, Empire State Plaza 8/82

street & number telephone 518-474-0479

city or town Albany state New York 12238

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

Ann Webster Smith

title Deputy Commissioner for Historic Preservation

date 27 September 1982

For HCRS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date 10/29/82

Delores Byers
Keeper of the National Register

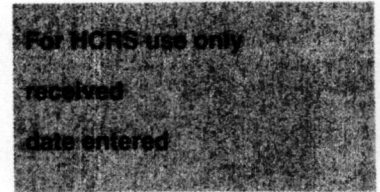
Attest:

date

Chief of Registration

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



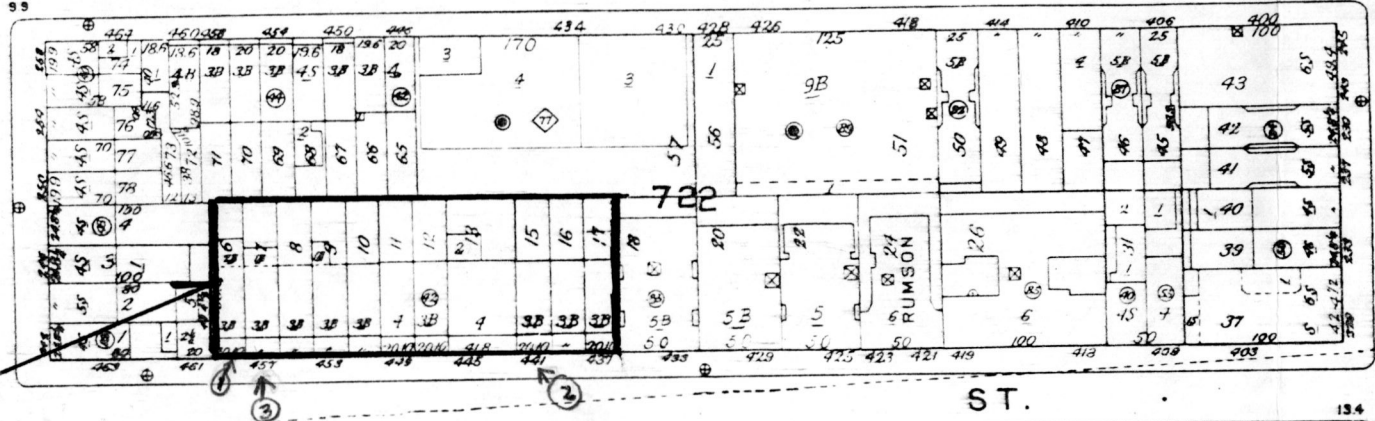
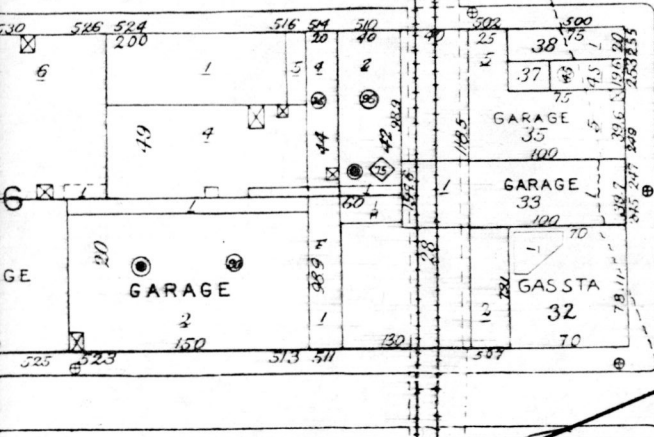
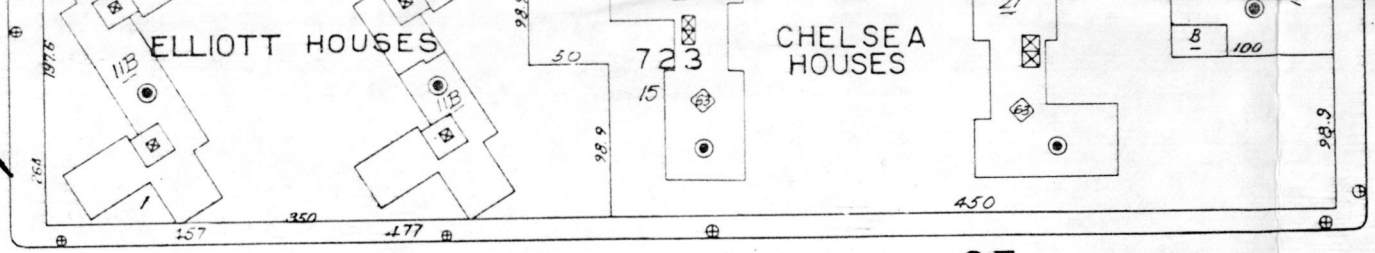
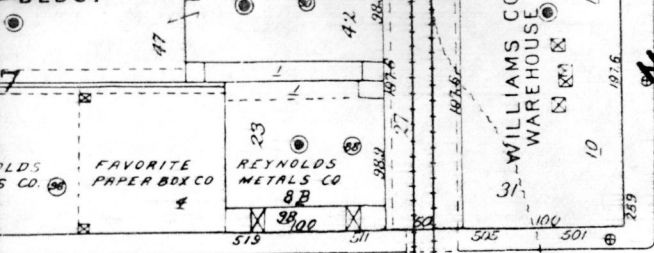
Houses at 437-459 West 24th Street
Continuation sheet New York County, NY Item number 11

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Form Prepared By:

Bradley Frandsen, Research Consultant for
Joan R. Olshansky, National Register Coordinator
New York City Landmarks Preservation Commission
20 Vesey St.
New York, NY 10007
12-566-7577

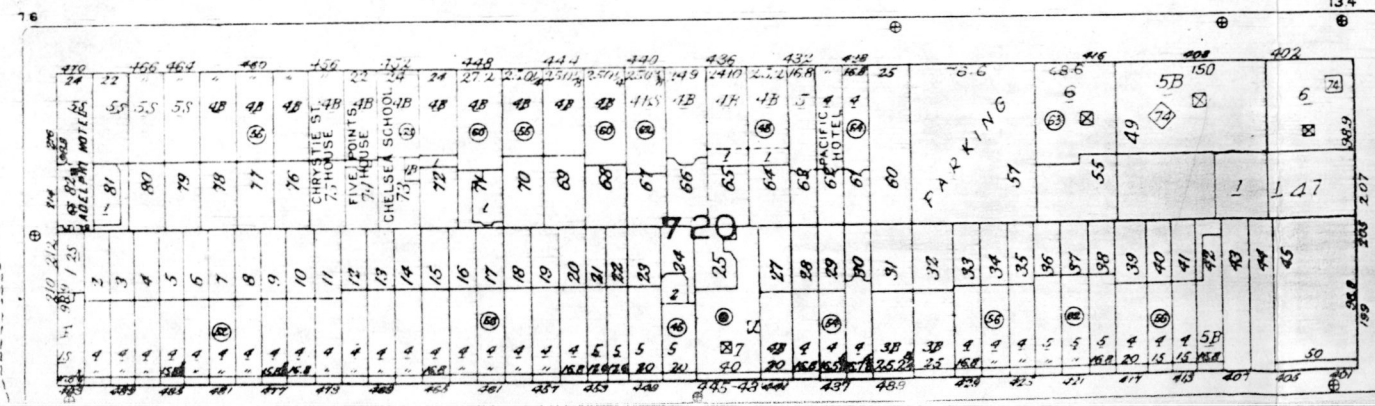
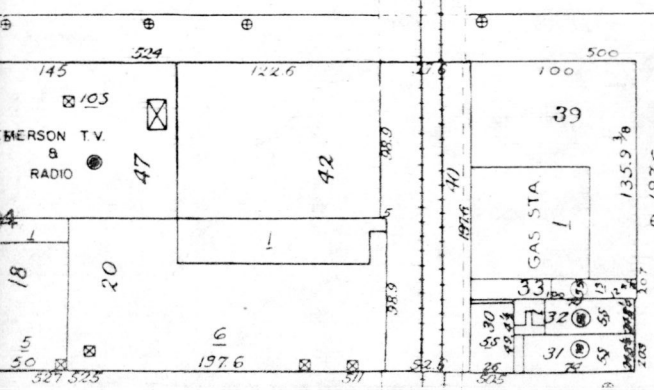
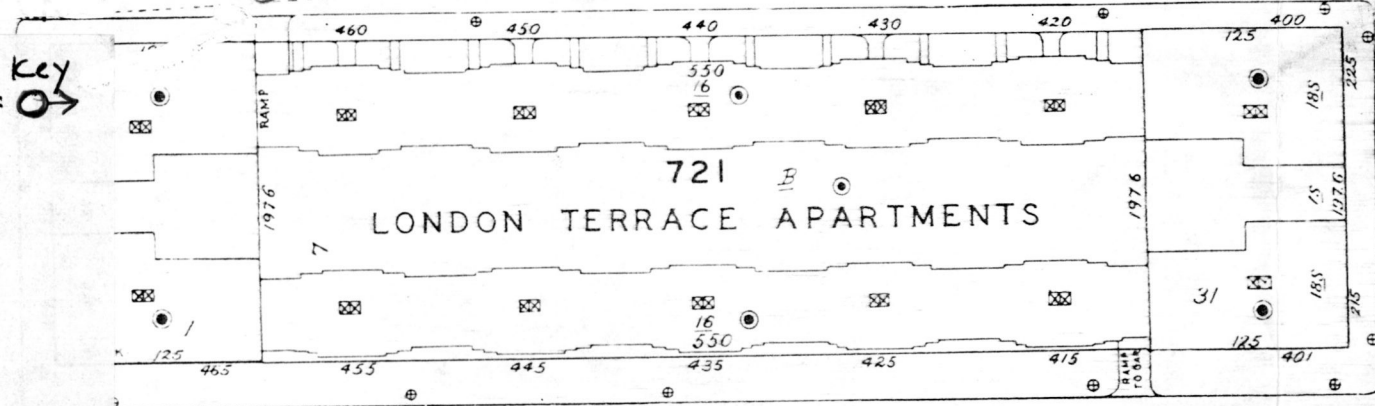
7690



Houses at 437-459 W 24th Street
 New York County, NY
 Manhattan Land Book, Plate 47
 New York: Sanborn Map Company, Inc., 1980
 Scale 120 ft to One inch

Photo Key
 = ○ →

Photo 20 = ○ for #3



1976
 Lib. 217 P. 55 Map

1976
 Mary Clark B.S.

1976
 Map No. 648

1976
 Lib. 225 P. 556 & 557

United States Department of the Interior
National Park Service

Houses at 437-459 West 24th Street
New York County
NEW YORK

Working No. 9/30/82-2665

Fed. Reg. Date: 2.1.83

Date Due: 10/29/82 - 11/14/82

Action: ACCEPT 10/29/82

Entered in the National Register: RETURN REJECT

Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? yes no

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Area of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- _____ summary paragraph
- _____ completeness
- _____ clarity
- _____ applicable criteria
- _____ justification of areas checked
- _____ relating significance to the resource
- _____ context
- _____ relationship of integrity to significance
- _____ justification of exception
- _____ other

9. Major Bibliographical References

10. Geographical Data

Acres of nominated property _____

Quadrangle name _____

UNIT References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- _____ Maps
- _____ Photographs
- _____ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet



1. 437-459 W. 24th Street Houses
New York County, N.Y.

Photo by: Stephen L. Senigo, 1980
Neg. at: New York City Landmarks
Preservation Commission

View looking east



2. 437-459 W. 24th Street Houses
New York County, N.Y.

Photo by: Stephen L. Senigo, 1980
Neg. at: New York City Landmarks
Preservation Commission

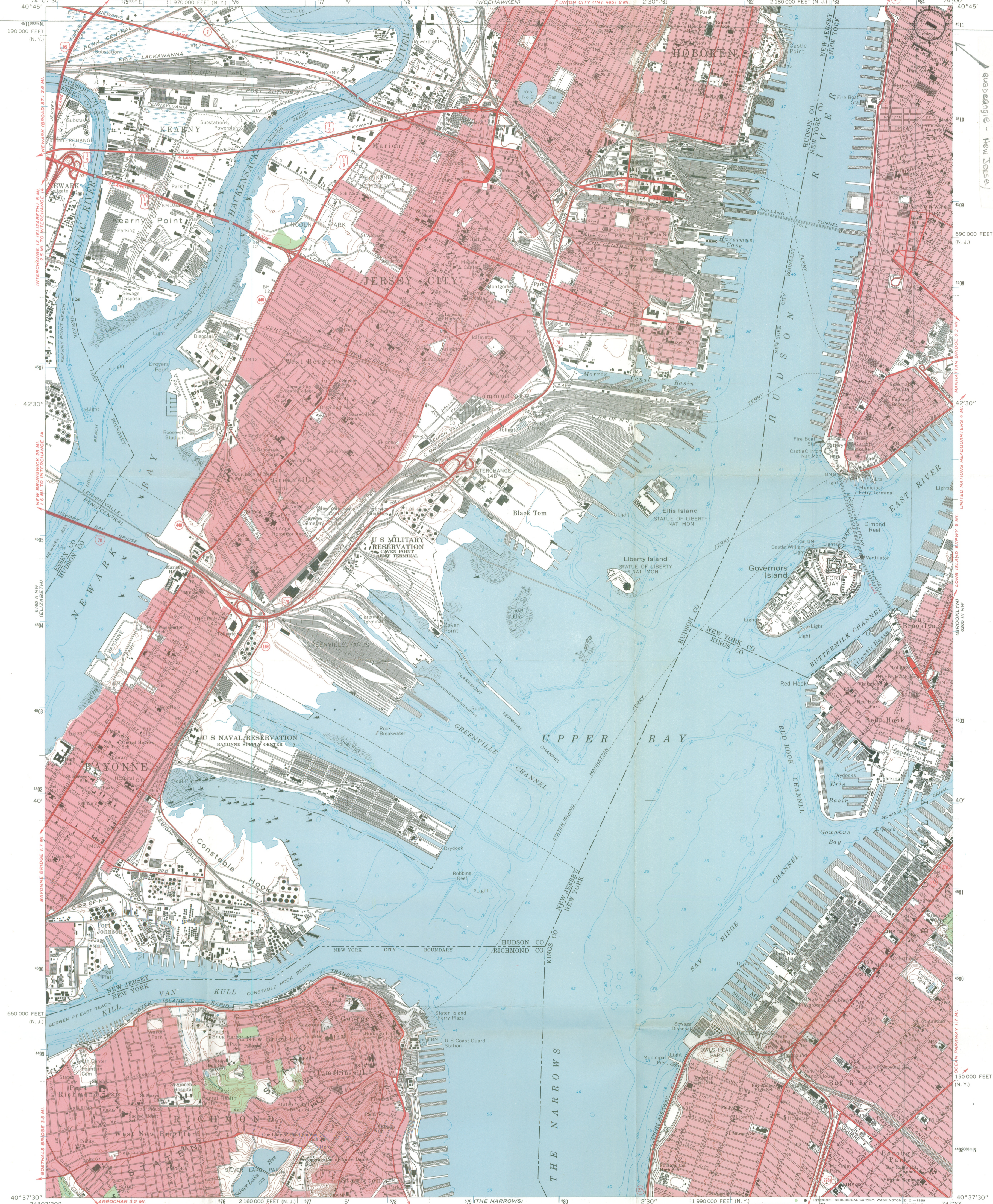
View looking northwest, #437 at right



3. 437-459 W. 24th Street Houses
New York County, N.Y.

Photo by: Stephen L. Senigo, 1980
Neg. at: New York City Landmarks
Preservation Commission

from left-right: # 459, 457, 455, 453 in part



437-459 West 24th Street Houses
New York County, New York
UTM Reference:
18/584160/4511060
Quad Range - New Jersey

Mapped, edited, and published by the Geological Survey
Revised in cooperation with New York Department of Transportation
Control by USGS, USC&GS, USCE, New Jersey Geodetic Survey,
and City of New York Board of Estimate and Apportionment
Planimetry by photogrammetric methods and from USC&GS
Charts T-5111, T-5277, T-5332, T-5450, T-5453, T-5454,
T-5460, T-5461, T-5466, T-5468, T-5469, and T-5470
Topography by photogrammetric methods from aerial
photographs taken 1954 and planetarium surveys 1955
Revised from aerial photographs taken 1966. Field checked 1967
Selected hydrographic data compiled from USC&GS Charts 285, 287, 541,
and 745 (1966). This information is not intended for navigational purposes
Polyconic projection. 1927 North American datum. 10,000-foot grids based on
New Jersey coordinate system, and New York coordinate system, Long Island zone
1000-meter Universal Transverse Mercator grid ticks, zone 18, shown in blue
Red tint indicates areas in which only landmark buildings are shown

Scale: 1:24,000
Contour Interval: 10 Feet
Datum: Mean Sea Level
Depth Curves and Soundings: In Feet - Datum is Mean Low Water
Shoreline shown represents the approximate line of mean high water
The mean range of tide is approximately 4.4 feet in
Upper Bay and 4.8 feet in Newark Bay

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, WASHINGTON, D.C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

1967
AMS 6165 II NE-SERIES V822

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Unimproved dirt - - - - -
Interstate Route (red circle) U.S. Route (red square) State Route (red circle)

UTM GRID AND 1967 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET
11 1/2° 204 MILS
0° 37' 11 MILS

QUADRANGLE LOCATION
NEW JERSEY