

Form 10-300  
(Rev. 6-72)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:	New York
COUNTY:	New York
FOR NPS USE ONLY	
ENTRY DATE:	

1. NAME

COMMON:  
Charlton-King-Vandam Historic District

AND/OR HISTORIC:

OFFICE COPY

2. LOCATION

STREET AND NUMBER:

CITY OR TOWN:  
New York

CONGRESSIONAL DISTRICT:

STATE:  
New York

CODE:  
36

COUNTY:  
New York

CODE:  
061

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
<input type="checkbox"/> Building <input type="checkbox"/> Structure			Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input checked="" type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME:  
Various

STREET AND NUMBER:

CITY OR TOWN:  
New York

STATE:  
New York

CODE:  
36

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
New York County Hall of Records

STREET AND NUMBER:  
31 Chambers Street

CITY OR TOWN:  
New York

STATE:  
New York

CODE:  
36

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:  
New York City Landmarks Commission

DATE OF SURVEY: Aug. 16, 1966  Federal  State  County  Local

DEPOSITORY FOR SURVEY RECORDS:  
New York City Landmarks Commission

STREET AND NUMBER:  
305 Broadway

CITY OR TOWN:  
New York

STATE:  
New York

CODE:  
36

SEE INSTRUCTIONS

STATE: New York

COUNTY: New York

ENTRY NUMBER:

DATE:

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Representative Charles B. Rangel 19th Congressional District

7. DESCRIPTION	
CONDITION	(Check One)
	<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unexposed
	(Check One)
	<input checked="" type="checkbox"/> Altered <input type="checkbox"/> Unaltered <input type="checkbox"/> Moved <input checked="" type="checkbox"/> Original Site

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Charlton-King-Vandam Historic District is bounded approximately by Varick Street to the west, MacDougal Street to the east, Vandam Street to the south and the north side of King Street to the north. On the north side of Vandam Street there is an unbroken row of Federal houses: almost all retaining their original steps and entrances, their pitched roofs and dormers, and their ironwork. Charlton Street, on its north side, retains what is probably the longest row of Federal and early Greek Revival houses in the city.

King Street has a different charm, with an infinite variety and unexpected juxtaposition of styles. The early apartments and the public school still have a certain grandeur while the Federal and the Greek Revival houses maintain their own distinct dignity.

In the area of Charlton, King and Vandam Streets there is so much natural preservation of early New York architecture that it is difficult to choose a few specific houses for description. Rather typical, although especially fine, are the twin Federal brick three-story houses, 37 and 39 Charlton Street. The entrances are particularly handsome and large in scale. The detail is exquisite; fluted columns and leaded glass sidelights flank the original doors. Above each doorway is the original leaded-glass transom. The ironwork in both houses is also the original.

25 Charlton Street is a rare survivor of its period and neighborhood. It retains a stable in its back yard and has a separate entrance with oval window above, and passageway to it.

On Vandam Street, the 2 1/2 story Federal brick houses with dormers at numbers 23, 25, 27 and 29 remain in close-to-original state. Their pitched roofs, and dormers, their delicately-contrived doorways, and their ironwork are representative of the Federal style.

King Street is rich in handsome three-story Greek Revival houses. Numbers 20, 40, 42 and 44 are preserved in practically their original state with brown stone doorways, roof cornices and stoops. Number 34 is another fine Greek Revival house with its doorway crested with ornament (the anthemion motif) designed in the manner associated with Minard Lafever, the great architect of the period. Number 32, which was its twin, has had a Mansard roof added, which hurts the relationship but is in itself an interesting "modernization" now old enough to have considerable charm.

There are several early twentieth century apartment houses at the eastern end of the street.

The houses east of Sixth Avenue on King and MacDougal Streets consist of rows of Greek Revival houses, built and designed together.

SEE INSTRUCTIONS

8. SIGNIFICANCE			
PERIOD (Check One or More as Appropriate)			
<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	
SPECIFIC DATE(S) (If Applicable and Known)			
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)			
<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify) _____
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		
<input type="checkbox"/> Conservation			
STATEMENT OF SIGNIFICANCE			
<p>The Charlton-King-Vandam Historic District is an exceptionally well preserved cross-section of old New York. On its streets are some of the finest Federal and Greek Revival town houses in the City. The site has historic significance and remains as a charming residential community.</p> <p>The present boundaries of the district encompass the remains of a small district which has always been a distinct and separate neighborhood. Charlton, King and Vandam Streets are linked not only physically, but by a common history. The District is bounded approximately by West Houston and Vandam Streets to the north and south and MacDougal and Varick Streets to the east and west.</p> <p>The old houses on these streets are all that remain of a city plan, conceived and mapped in 1797, but almost completely developed between the years 1820 and 1829. The boundaries of this neighborhood were originally from the Hudson River (then at Greenwich Street) to MacDougal Street, and from Vandam to King Streets. This small enclave was a piece of "instant city" developed from one large country estate, by the great real estate operator of the day, John Jacob Astor. The development of these streets within a single decade gave them a continuity and homogeneity which survives today.</p> <p>The estate was the site, in the Eighteenth Century, of one of the most beautiful mansions in Manhattan, the famous "Richmond Hill" built for Major Mortier. It sat on a hill four hundred feet high, surrounded by gardens, meadows and woods, all with an impressive view of the Hudson. During the Revolution, George Washington used it as his headquarters. Later, it became the Vice-Presidential Mansion for John Adams, when New York was the Capital. Later, the house was bought by Aaron Burr. With the development of the City northwards, Burr laid out his property in 1797 in city lots of 25 by 100 feet on three streets which became Charlton, King and Vandam.</p> <p>After his duel with Hamilton, Burr was forced to leave the City and his estate was taken over by Astor. In 1817 Burr was paid by Astor, and the development of the property proceeded. The mansion house was rolled down the hill to the southeast</p>			

SEE INSTRUCTIONS

Form 10-300a  
(July 1969)

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8. Significance 2 (Continuation Sheet)

(Number all entries)

corner of Charlton and Varick Streets (then newly opened) where it was used for many years as a theatre. The hill was then leveled, the property was subdivided and building started. Local builders bought a majority of the new lots and erected the first houses as speculations. Most of the houses were built in the early and mid-1820's. They represent today a fine display of New York Federal style town houses. (The replacements of the Federal houses on the north side of Charlton Street are fine Greek Revival houses, built after a fire destroyed four houses in 1840.)

This neighborhood was originally tenanted by prosperous builders, lawyers and merchants - the latter, mostly involved in the shipping and wholesaling of food stuffs. The markets were on the nearby wharves which were then on or near Greenwich Street. The neighborhood, particularly Charlton Street, remained settled, serene, and genteel, while comparable nearby streets of similar age became less fashionable or entirely commercial. Many houses were kept in the same family for generations, and a number of distinguished citizens continued to live here. "Modernization" was largely resisted. But, during the 1920's, the domestic character of Charlton-King-Vandam was encroached upon by large commercial buildings at the corners of Varick Street and resulted in heavy trucking. In spite of these commercial encroachments the charm of these streets was such that people continued to live there.

Since the last war, like Brooklyn Heights and Greenwich Village, this small neighborhood has steadily increased in real estate value. Run-down houses have been refurbished and once more are well maintained, owner-occupied houses.

Charlton, King and Vandam Streets remain a homogeneous neighborhood of rare architectural merit, and historic value. The aesthetic quality of this happily surviving segment of early Nineteenth Century architecture is heightened by its unexpected juxtaposition with commerce and traffic.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Files of the New York City Landmarks Preservation Commission

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE				LONGITUDE				
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	40	43	42	74	00	21			
NE	40	43	42	74	00	09			
SE	40	43	35	74	00	09			
SW	40	43	35	74	00	21			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: approximately 5

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: Stephen Lash & Ellen Rosebrock Associates

ORGANIZATION: New York City Landmarks Preservation Commission DATE: Jan. 9, 1972

STREET AND NUMBER: 305 Broadway

CITY OR TOWN: New York STATE: New York CODE: 36

12. STATE LIAISON OFFICER CERTIFICATION NATIONAL REGISTER VERIFICATION

As the designated State Liaison 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 National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name: [Signature]  
 Title: State Historic Preservation Officer  
 Date: 7/2/73

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

\_\_\_\_\_  
 Director, Office of Archeology and Historic Preservation

Date: \_\_\_\_\_  
 ATTEST:  
 \_\_\_\_\_  
 Keeper of The National Register  
 Date: \_\_\_\_\_

SEE INSTRUCTIONS

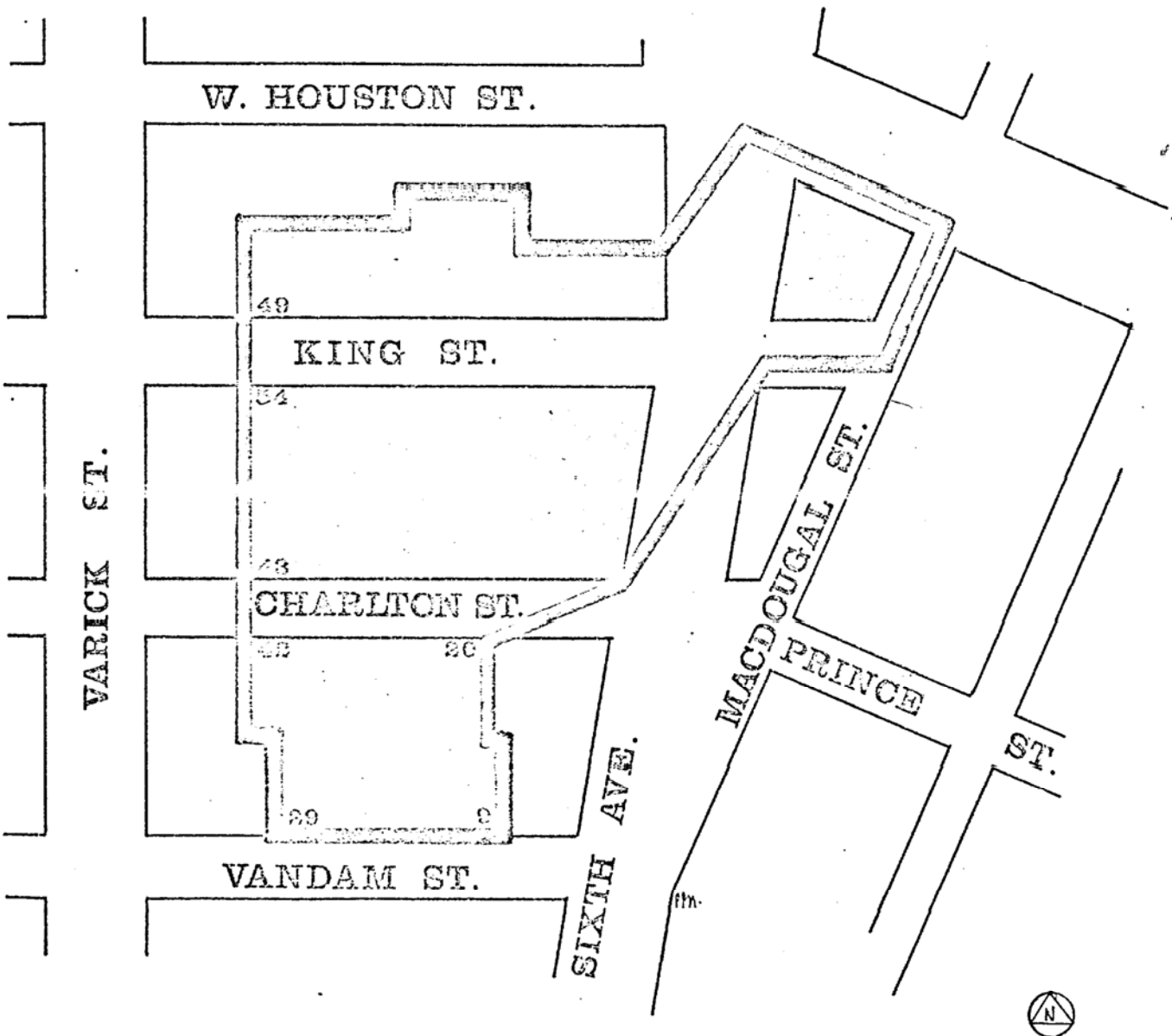
Form 10-301  
(July 1968)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE  
**NATIONAL REGISTER OF HISTORIC PLACES**  
**PROPERTY MAP FORM**  
*(Type all entries - attach to or enclose with map)*

<b>1. NAME</b>		
<small>COMMON</small> Charlton-King-Vandam Historic District	<small>AND/OR HISTORIC</small>	<small>NUMERIC CODE (Assigned by NPS)</small>
<b>2. LOCATION</b>		
<small>STATE</small> New York	<small>COUNTY</small> New York	<small>TOWN</small> New York
<small>STREET AND NUMBER</small>		
<b>3. MAP REFERENCE</b>		
<small>SOURCE</small> New York City Landmarks Preservation Commission	<small>DATE</small> August 1968	<small>SCALE</small> 1" = 160

**REQUIREMENTS: PROPERTY BOUNDARIES, WHERE REQUIRED, AND NORTH ARROW.**

# CHARLTON - KING - VANDAM HISTORIC DISTRICT MANHATTAN



scale - 1" = 160'

DESIGNATED AUGUST 16, 1966

Numbers show buildings inside boundary of district

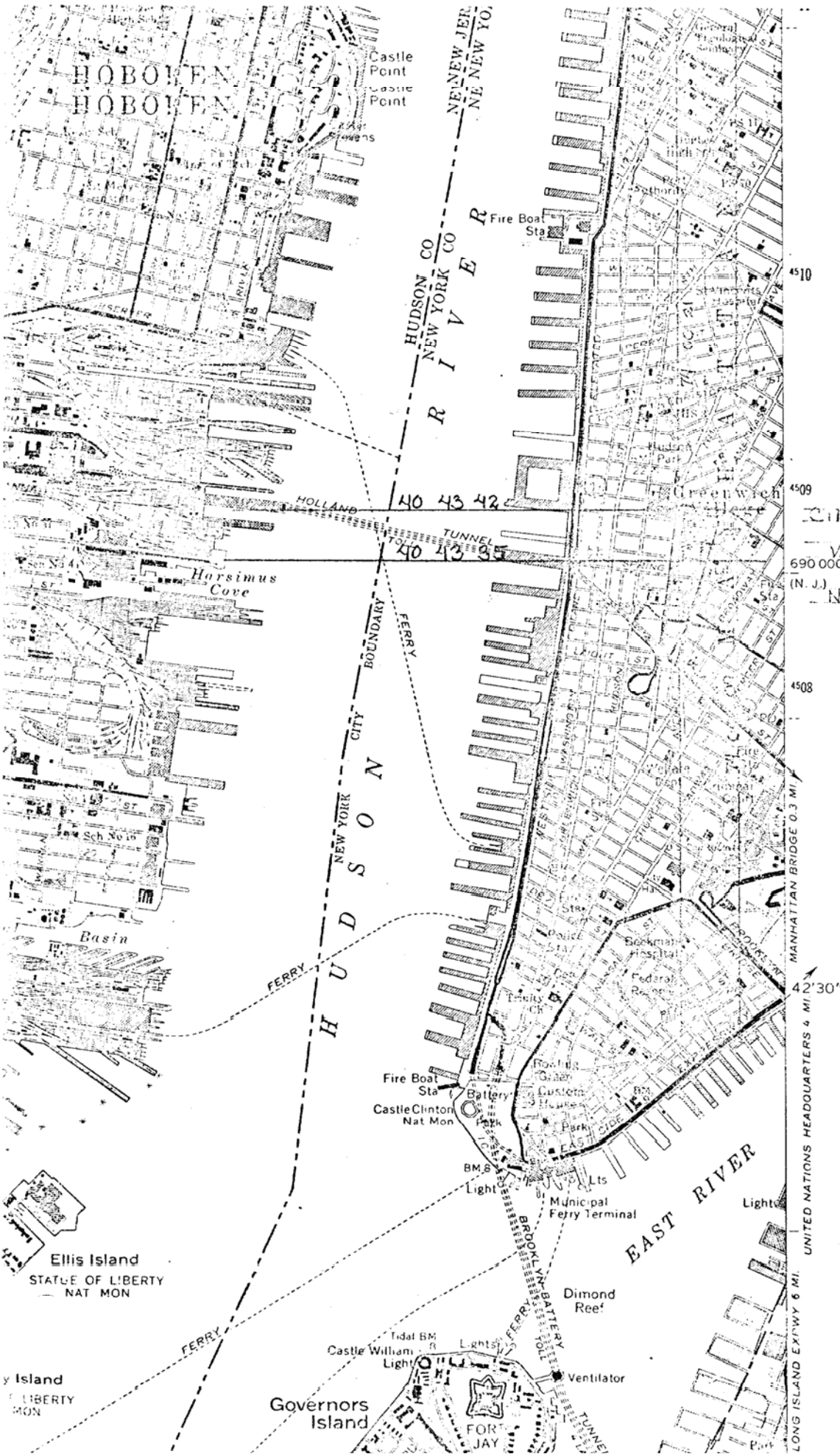
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<small>STREET AND NUMBER</small>		
<b>3. MAP REFERENCE</b>		
<small>SOURCE</small> U.S.G.S. Quadrangle, 75' Series Jersey, N.J.-N.Y.	<small>DATE</small> 1965	<small>SCALE</small> 1:24,000

REQUIREMENTS: PROPERTY BOUNDARIES, WHERE REQUIRED, AND NORTH ARROW





CHARLTON-KING-  
VANDAM DISTRICT  
690 000 FEET  
(N. J.)  
N.Y. COUNTY, N.Y.

MANHATTAN BRIDGE 0.3 MI.  
42°30"  
UNITED NATIONS HEADQUARTERS 4 MI.  
LONG ISLAND EXP'Y 6 MI.