

RESCINDED

Landmarks Preservation Commission
May 17, 1966, Number 1
LP-0041

71 PEARL STREET BUILDING, Borough of Manhattan. Facade 1826, side walls in part 1700, foundation in part from Stadt Huys 1641; architects unknown.

Landmark Site: Borough of Manhattan Tax Map Block 29, Lot 10.

On October 19, 1965, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the 71 Pearl Street Building and the proposed designation of the related Landmark Site. (Item No. 13). Two witnesses spoke in favor of designation. There were no speakers in opposition to designation. The hearing had been duly advertised in accordance with the provisions of law.

DESCRIPTION AND ANALYSIS

This restored late Federal commercial building of 1826 has three handsome arched windows extending across the second floor and two arched windows and a door at the first floor. It is the only known example of a building with arches at both floors of that period surviving in Manhattan. Originally, a two and one-half story house, it was altered in 1826 to a four story semi-commercial building with the merchant-tenant, living above his business establishment. In a 1965 restoration, the owner reduced the building to a two and one-half story structure, with two dormers in the roof. In restoring the facade, the paint was removed from the original brick, exposing its warm red color. The muntins of the original round headed windows were reproduced with the addition of a transom-bar, and the eight over eight double hung windows were replaced. The graceful arches of the windows and doorway are extremely beautiful and are all seated on a common horizontal band course (Architrave). This building has an air of great elegance and charm as it has appeared for over one hundred years.

Historically 71 Pearl Street covers part of the site of the 1641 Dutch Stadt Huys, or first City Hall, which was demolished in 1699-1700. Part of the original 1641 foundation was used for the two and one-half story brick house erected on this site in 1700. In 1826, major alterations were required on the building because Pearl Street was widened. The new street line cut across the front of the lot at an angle, and at that time part of the present facade was erected. An 1846 lithograph of "Browns Coffee House and Dining Saloon" at 71 Pearl Street is an excellent representation of the building as it existed in the mid-Nineteenth Century.

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 71 Pearl Street Building 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 71 Pearl Street Building is a dignified expression of a Federal Period commercial building, that it is constructed of sound materials in the best tradition of craftsmanship, that it is unusual in possessing arches at both first and second floors, that it has been restored and rededicated to usefulness as a small business building with good proportions, intimate scale and unusual charm.

Accordingly, pursuant to the provisions of Chapter 8-A 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 71 Pearl Street Building, Borough of Manhattan and designates Tax Map Block 29, Lot 10, Borough of Manhattan, as its Landmark Site.