
FRAUNCES TAVERN BLOCK
HISTORIC DISTRICT
DESIGNATION REPORT

1978

City of New York
Edward I. Koch, Mayor

Landmarks Preservation Commission
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FTB-HD

Landmarks Preservation Commission
November 14, 1978, Designation List 120
LP-0994

FRAUNCES TAVERN BLOCK HISTORIC DISTRICT, Borough of Manhattan

BOUNDARIES

The property bounded by the southern curb line of Pearl Street, the western curb line of Coenties Slip, the northern curb line of Water Street, and the eastern curb line of Broad Street, Manhattan.

TESTIMONY AT THE PUBLIC HEARING

On March 14, 1978, the Landmarks Preservation Commission held a public hearing on this area which is now proposed as an Historic District (Item No. 14). Three persons spoke in favor of the proposed designation. There were no speakers in opposition to designation.

Introduction

The Fraunces Tavern Block Historic District, bounded by Pearl, Broad, and Water Streets, and Coenties Slip, stands today as a vivid reminder of the early history and development of this section of Manhattan. Now a single block of low-rise commercial buildings dating from the 19th century--with the exception of the 18th-century Fraunces Tavern--it contrasts greatly with the modern office towers surrounding it.

The block, which was created entirely on landfill, was the first extension of the Manhattan shoreline for commercial purposes, and its development involved some of New York's most prominent families. The entire block was under water until approximately 1689. Before that time it was the eastern end of the basin created when the Great Dock was built in 1676. The bulkhead forming the shoreline part of the Great Dock ran along the southern side of Pearl Street between Whitehall Street and Coenties Slip. The first City Hall, or Stadt Huis, was at the Coenties Slip end.

The colony's port facilities were developed along the East River shore with attendant commercial facilities growing up behind them. As trade grew, new space for stores and warehouses was obtained by extending the shoreline through landfill and by building the dock area northward, first to the Watergate, where the Wall ended at the river (Wall Street), and then to the Palisades, just south of the Fresh Water Pond on the present site of Foley Square.

Property owners along the shore were responsible for "sheeting," or bulkheading, the shoreline. Thus, such property owners also usually exercised their preemptive rights to purchase the water lots which corresponded in width to their properties on the land and usually extended to the low water mark.

On September 15, 1686, the City Council ordered a survey of the present Fraunces Tavern block, but the order was not recorded in the Common Council minutes until May 4, 1688. The order specified that the lots would be "Eighty foot long into the Dock and about four and twenty foot broad leaving sufficient spaces for ye Street as also to lay out ye street Ranging with ye Here Graft." ¹ Also by 1688 the block had been extended, and supplemental grants had been made for a tier of lots along the water side of the original lots. Each new lot was the same width as the original lot and 25 feet deep. Consequently the depth of the block was established at 105 feet. In some cases the supplemental grants were given to the grantees of the original lots, but in other cases the new lots went to grantees who had not previously held property in the block. The block was laid out in seven lots, running between Pearl and Water Street. The five interior lots were 26 feet, 6 inches wide, corresponding to 1 rod, 12 feet. (The original Dutch grants in Manhattan were measured in rods and feet.) The lot along Heere Graft (Broad Street) measured approximately 23 feet in width at the Pearl Street end, 46 feet along Water Street, 108 feet along Broad Street, and 105 feet at the eastern boundary. The lot facing Coenties Slip was 45 feet wide.

FTB-HD

Introduction

Many of the first grantees in the block had owned property on the north side of Pearl Street and exercised their preemptive rights to lots in the new block. A number of prominent New Yorkers were influential in the development of this block:

Stephanus Van Cortlandt (1643-1700) was the first owner of the property now encompassing 54 Pearl Street, 101 and 105 Broad Street, and 24 Water Street. He was the eldest son of Oloff Stevenszen Van Cortlandt, founder of one of the most prominent families in the American colonies, who had arrived in New Amsterdam in 1638 as a soldier of the Dutch West India Company to prosper as a brewer, merchant, and land owner, and to achieve influence as treasurer and mayor of the city. Stephanus, born in New Amsterdam, became the first native-born mayor of the City of New York in 1677, and served again as mayor in 1686-87, at the time this block was being created. Also a merchant, Stephanus is best remembered for his extensive landholdings in the Bronx and Westchester, for which he received a royal patent as the manor of Cortlandt in 1697. A member of the Council of several royal governors, he and fellow councillors Frederick Philipse and Nicholas Bayard helped to end the usurpation of the New York government by Jacob Leisler and to bring about his trial and execution. Stephanus was a member of several provincial courts, a judge of the supreme court, and chief justice of the colony at the time of his death. Through marriage the Van Cortlandts were allied with many other prominent families in the colony.

Jacobus Van Cortlandt (1659-1740) owned the properties at the sites of 64 and 66 Pearl Street, 34, 36 and 38 Water Street, and 3 Coenties Slip. He was 16 years younger and the only surviving brother of Stephanus. Mayor of New York in 1710-11 and 1719-20, Jacobus achieved wealth and influence, but it did not match that of his older brother. He too allied his branch of the family with other prominent New York families through marriage. Jacobus married a daughter of Frederick Philipse; their only son, Frederick, married Frances Jay, and their youngest daughter, Mary, married Peter Jay; their eldest daughter, Margareta, married Abraham DeFeyster, and their third surviving daughter, Anna, married John Chambers.

Frederick Philipse (1626-1702) owned property at 58 and 62 Pearl Street and 26, 28, and 32 Water Street. He was born in Holland and arrived in New Amsterdam in 1647, the year Peter Stuyvesant became director-general of New Netherland. He acquired a fortune through trade with the Indians and Madagascar, the manufacture of wampum, and the importation of slaves. His extensive Hudson River land holdings received a royal patent as the manor of Philipsburgh in 1693. Philipse was a political ally of Stephanus Van Cortlandt and Nicholas Bayard and served as mayor of New York and as councillor to several governors. At the time of his death, he was the wealthiest person in the colony.

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Henry Holland (1704-1782) also owned property at what is now 58 Pearl Street and 26 and 28 Water Street. Born in Albany, he was the second son and namesake of a militia officer who distinguished himself as a commander of troops fighting the Indians and was accorded the freedom of New York City in 1715. The younger Henry and his elder brother, Edward, acquired substantial land holdings in the Albany area. Both Edward and Henry came to New York City in the 1740s; Edward succeeded Philip Van Cortlandt on the Governor's Council in 1746 and became mayor of the city in 1747-56. Henry became a prosperous merchant, a commissioner for settling the line between New York and New Jersey, and a master in chancery for appraising and settling real estate. Having an interest in the brigantine "Hawk" and the ship "Blakeney," Henry applied for letters of marque to outfit them as privateers during the French and Indian War in 1755-56. Henry's first wife and mother of his only child, Eva, was Alida Beekman, daughter of Johannes Martense Beekman.

The creation and naming of the streets bounding the Fraunces Tavern block is also a matter of interest. Before 1687, the public way along the perimeter of the island was designated the Strand. The Strand approximated the present route of State Street from Battery Place in a loop south to Whitehall Street, curving north on Whitehall to Pearl, and then due east on Pearl to Coenties Slip and William Street. In 1687, the section between Whitehall and William Street at Hanover Square was renamed Dock Street. The continuation of the street north from Hanover Square was later named Queen Street. From 1687 the section of Pearl Street between State and Whitehall Streets bore that name; in 1794 Queen Street and Dock Street were merged into Pearl Street. With the creation of the block in 1686, the new wharf was named Little Dock Street; it kept this name until 1794 when it was merged with Water Street which had been created as new blocks were added north of Coenties Slip.

During the Dutch and early English years, Broad Street was known as Heere Graft. It was originally a stream rising just below Wall Street and emptying into the East River. Both embankments were paved, and eventually it was crossed by four bridges. The Costello Plan of 1660 shows boats in the stream. Maintenance was a constant problem because shoring the banks was the responsibility of the adjoining property owners as was control of the use. In 1676, referring to it as "the sewer", the Common Council ordered it filled and a street graded over it. ²

Coenties Slip was created in the area in front of the first City Hall. In May 1696, the Common Council granted the petition of Alderman Cortlandt, who desired "that a Slip or Inlett may be made before the City Hall," at his own expense. ³ The Slip is still shown as a waterway in a 1772 survey by Garard Bancker, but it was filled in by 1794 when Little Dock Street was merged with Water Street east of the Slip.

The first buildings on the block were residential even though it was never the site of great homes to rival those on Stone Street and Broadway. The Miller Plan of 1695 shows the block with three houses, all facing Pearl Street. The rest of the block is shown planted with trees, grass, and gardens. Nonetheless, the City Hall was on the north side of Pearl Street at Coenties Slip, and two notable markets were located at either end of the block. The earlier of the two was the Exchange Market, or Royal Exchange, a roofed open pavilion which stood in the middle of Broad Street after Heere Graft was filled in. The Coenties Market or Fish Market was established at Coenties Slip in 1691 and demolished about 1780.

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By 1728 as shown in the James Lyne survey printed by William Bradford, structures had been built on almost all properties in the block. No 17th-century structures survive, and the only 18th-century structure to survive is the DeLancey House, now Fraunces Tavern. Montgomery Schuyler speculates that it was a large elegant house in the English taste, displaying the true Queen Anne style.⁴ Perhaps its most distinctive early 18th-century architectural characteristics are the material--buff Dutch brick and red English brick for the two main facades--and the shape and treatment of the roof. By 1762 when Samuel Fraunces established his famous tavern, the block had lost its residential character and was dominated by commercial interests. Fraunces Tavern was preserved because of its association with George Washington and was heavily restored in the early 20th century to its appearance of 1783.

When the block to the south was created on new landfill, even the commercial prospects of the Fraunces Tavern block dimmed as can be seen in the New York City directory for 1812 which lists inhabitants by address. Located on the block were boarding houses, groceries, a chairmaker, shoemakers, a cooper, a dry goods store, a ship chandlery, a ship master, a physician, and a tailor--artisans and small tradespeople instead of prominent merchant firms.

Beginning in 1827, however, the block revived. Eleven of the present 16 buildings were constructed between 1827 and 1833. Undoubtedly, the opening of the Erie Canal in 1825 which enhanced the importance of New York as a port and furthered its trade with upstate New York was an important factor in this commercial upsurge. The buildings on the block from this period reflect the late Federal and Greek Revival styles as they were used for commercial architecture. Both styles display red brick facades with regularly-spaced window openings. The Federal style structures usually feature sloping roofs with dormers or hatches. The most distinctive feature of the Greek Revival commercial structures is the massive yet open granite storefront. Examples of this may be seen at 66 Pearl Street, 3 Coenties Slip, and 36 and 38 Water Street. The New York City directory of 1851, which also lists inhabitants by address, reveals the commercial importance of the block in the mid-19th century. At that time it was dominated by freight forwarders, shipping agents, and wholesale merchants. Several structures were built on the block in the 1850s; the only one which survives in unaltered state is 64 Pearl Street-34 Water Street. The latest structure on the block a tenement at the corner of Broad and Water Streets, was erected in 1882-83, an indication that the character of the block was further changing.

In 1900 Fraunces Tavern was threatened with demolition for a skyscraper. That plan was thwarted through the efforts of Andrew H. Green, the Daughters of the American Revolution, and the Sons of the Revolution. The tavern was restored and reopened in 1907. Through the years the Sons of the Revolution expanded their property holdings in the block, and this seems to have been an important factor in the retention of the block's 19th-century character.

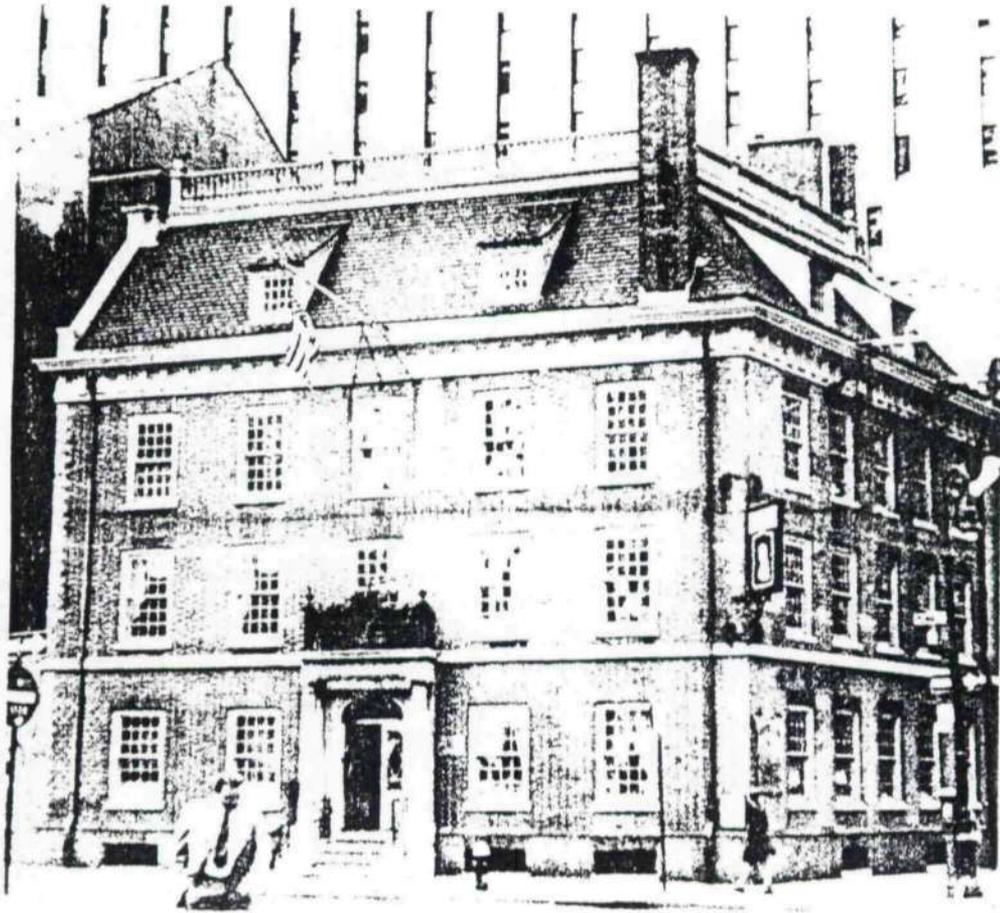
Introduction

In the early 1960s extensive redevelopment began to take place in lower Manhattan. Tall office structures replaced low-scale 19th-century commercial blocks. Partially in response to such pressures, a plan was put forward in 1966 to have the Museum of the City of New York create a downtown museum in the Fraunces Tavern block. The plan included the restoration of a number of structures in the block and also the demolition of others so that a recreation of the Dutch Colonial Stadt Huis could be built on the opposite side of the street from its original site. The plan never came to fruition for lack of funds. The block was again threatened in 1974 when the Uris Corporation began to illegally demolish five structures it owned at the west end of the block for replacement by a parking lot. The demolition was halted, and the New York Landmarks Conservancy and the Sons of the Revolution organized a feasibility study of preservation possibilities for the buildings. Just this year title on the five properties was transferred to the New York Landmarks Conservancy which plans to restore the buildings and convert them to new uses. Thus it now seems assured that the Fraunces Tavern Block will continue to retain its essential character, in the midst of towering 20th-century buildings, for many years to come.

FOOTNOTES

1. Minutes of the Common Council of the City of New York, Liber 1, p. 195.
2. Minutes of the Common Council, Liber 1, p. 19.
3. Minutes of the Common Council, Liber 1, p. 404.
4. Montgomery Schuyler, "The Restoration of Fraunces Tavern," Architectural Record 24, (December 1908), 445.

FRAUNCES TAVERN



COENTIES SLIP



BROAD STREET

No. 101. This building stands on land which originally was part of the lot held by Stephanus Van Cortlandt and which extended southward from his property on the north side of Pearl Street. In 1700, the year of his death, Van Cortlandt deeded this portion of the lot to his eldest daughter, Margaret, wife of Samuel Bayard. It passed to their son, Nicholas Bayard, in 1746. However, by 1733, Robert Todd's tavern was located in the house on the site. A. Ramsey moved the Exchange Coffee House to No. 101 in 1749; later proprietors of the tavern were Richard Clarke Cooke, George Burns, Mr. Hewlett, Mrs. Lightfoot, and Mrs. Steel. From 1763 until at least 1767, 101 Broad Street was the location of the New York Gazette, New York's first newspaper, founded by printer William Bradford in 1725 as a semi-official organ of the government.

The present structure was built in 1854 by John Brouwer who then owned the land. In that same year it was purchased and occupied by Samuel Hotaling and Samuel R. St. John of S. Hotaling and Company, salt and pepper merchants. However, the present facade dating from 1940 was installed by architect Van F. Pruitt for the Sons of the Revolution. The building is now occupied by a portion of the Fraunces Tavern restaurant and the Anglers' Club.

The three-story building of red brick is of neo-Georgian design. At the ground floor the entrance, only three steps above street level, is set within a deep paneled reveal and features a paneled door beneath a leaded glass transom. A broken pediment with central urn surmounts the entrance. Featured at the second floor are three full-length arched windows fronted by a continuous wrought-iron balcony. Other windows have six-over-six double hung sash. A simple entablature terminates the facade, and a pitched roof rises behind it.

No. 105 (also known as 22 Water Street). This corner building stands on land which was originally the southern portion of Stephanus Van Cortlandt's lot. In 1700 it was deeded to Van Cortlandt's eldest son John. John died in 1702; earlier that year he had deeded the property back to his father's estate. In 1710 it passed to John's brother, Philip, and then passed to Philip's grandson, also Philip, in 1748. Thomas Gardner, who bought Fraunces Tavern in 1801, purchased this parcel in 1792.

The Burgis View of New York of 1716-18 shows a building on this site. It may be assumed that John Van Cortlandt built a house for himself sometime after his marriage in about 1696. But by 1709 it was occupied by the Exchange Coffee House, also referred to as the New Coffee House or the Coffee House. Convenient to the Market--the Royal Exchange--standing across Broad Street, the Coffee House was a popular gathering place. In 1749 when the Coffee House moved next door to No. 101, the building became the Sign of the King's Arms, and, in 1760, the Fountain Tavern.

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COENTIES SLIP

No. 1 (see 66 Pearl Street).

No. 3. This site was originally part of a grant held by Governor Thomas Dongan and later transferred to Frederick Philipse. Philipse's will of 1702 bequeathed the property to his adopted daughter Eva, wife of Jacobus Van Cortlandt, thus placing the parcel in the hands of the Van Cortlandt Family. It passed in 1740 to Jacobus's and Eva's son, Frederick. Coenties Slip remained a waterway until the 1790's, and the first building on the site of No. 3 probably served commercial shipping interests.

The present building is one of a group of three Greek Revival commercial structures built by John Suydam (1763-1841), a prominent New York merchant. According to tax assessment records the building was constructed in 1836-37. Suydam leased the property to Isaac C. Van Wyck, a dealer in lamp oils. Stylistically the five-story building reflects the Greek Revival formula for commercial structures first used by Ithiel Town for the Tappan store on Pearl Street in 1829.¹ A storefront composed of trabeated granite piers with wide granite architrave supports a simple brick facade above. Window lintels and sills are of the same granite. Star-shaped tie rod washers enhance the wall. The brick fascia which originally terminated the facade has now been partially covered over by a metal cornice added at a later date. The building which is now owned by the New York Landmarks Conservancy is scheduled for restoration.

No. 5 (see 38 Water Street).

PEARL STREET

No. 54. Fraunces Tavern. The historic Fraunces Tavern stands on land which was originally part of the grant of Stephanus Van Cortlandt, extending southward from his property on the north side of Pearl Street. In April 1700, several months before Stephanus's death, this portion of the lot was left to Etienne (Stephen) DeLancey, husband of Stephanus's daughter Anne. DeLancey, a French Huguenot merchant, had arrived in New York in 1686, was elected alderman in 1691, and married Anne Van Cortlandt on January 23, 1700. In April 1719, DeLancey petitioned the Common Council for a small piece of land on the corner of Broad and Dock (Pearl) Streets to make his lot more regular in shape as he planned to build a large brick house on it.² Consequently, 1719 is the date usually ascribed to the house. There is no known pictorial record of its appearance, but it is thought to have been a large elegant house "in the British taste."³ Despite its elegance the house was not long occupied as a residence by the DeLancey family as the area was becoming increasingly commercial. Colonel Joseph Robinson, a merchant, leased the house sometime before 1736, living in it until his death in 1759. Between 1737 and 1739, Henry Holt, a dancing master, gave balls and pantomime entertainments in that portion of the house which is now known as the Long Room. After Col. Robinson's death in 1759, the merchant firm of DeLancey, Robinson and Company occupied the house as an office and warehouse. The principals of the firm, Oliver DeLancey, Beverly Robinson, and James Parker, sold the property at public auction in 1762 to Samuel Fraunces, the man whose name has been given to the tavern and the block associated with it. By this time the block was largely devoted to commercial interests.

Samuel Fraunces (c. 1722-1795), born in the French West Indies, came to New York in about 1755 when he established the Mason's Arms on the southwest corner of Broadway and Warren Street with James Taggart. Although Fraunces was listed as a free white male in the first Federal census of 1790, evidence suggests that Samuel Fraunces was a black man, as witnessed by various 18th- and 19th-century accounts referring to him as "Black Sam."⁴ Fraunces married Elizabeth Dalley in Trinity Church, New York, in 1757. His membership in the Old Holland Masonic Lodge No. 8 probably inspired the name of his first New York tavern. In 1762 Fraunces mortgaged the Mason's Arms and bought the former DeLancey mansion. He opened it as the Queen's Head Tavern, named after Queen Charlotte, wife of George III. Located in an important commercial district close to the Exchange and the Coenties Market, the Queen's Head was popular with a distinguished clientele. Fraunces also acquired the block bounded by Greenwich, Chambers, Warren, and West Broadway, and by December 1764, had opened the Vauxhall Gardens. He managed to run both the tavern and the Gardens until 1765 when he leased the Queen's Head to John Jones. The following year the Queen's Head was leased by Bolton & Sigell. The New York Chamber of Commerce was founded in the Long Room in 1768.

Sometime before 1765 Fraunces left New York for Philadelphia where he operated another Queen's Head Tavern on Water Street. Two of his daughters, Elizabeth and Catherine, were born there and baptized in Philadelphia's Christ Church. Fraunces returned to New York in 1768 where he reopened the Vauxhall Gardens, adding an exhibition of a set of miniature wax figures.

Pearl Street

In 1770 Bolton & Sigell left the Queen's Head, and Fraunces again found himself managing two taverns. He sold the Vauxhall Gardens in 1773, and in 1775 tried unsuccessfully to sell the Queen's Head. The ad in the New York Weekly Mercury described the tavern as "three stories high, with a tile and lead roof, has fourteen fireplaces, a most excellent large kitchen, fine dry cellars, with good and convenient office, sufficient for a large family, the business above mentioned, a merchant, or any other trader, is a corner house, very open and airy, and in the most compleat repair, near to the new Ferry." 5

Samuel Fraunces' activities throughout the Revolutionary War are not well documented. Some sources indicate that he enlisted in Colonel Malcolm's First Regiment, New York State Troops, but others assert that he continued to keep the tavern throughout the period of British occupation.⁶ The Fraunces Tavern Museum, however, has a receipt for a dinner eaten by Washington on May 1, 1776, at Samuel Fraunces' establishment. There is also a bill paid to Samuel Fraunces for a dinner for the New York Provincial Congress on June 14, 1776. Fraunces also continued trying to sell the tavern, running ads in 1778, 1781, and 1784. He must have also spent time in Philadelphia as he is listed there on the 1782 tax rolls.

In June 1776 when Washington as Commander-in-Chief lived in New York in the Mortier house on Richmond Hill, Fraunces' daughter Phoebe served as his housekeeper. She is credited with revealing a plot to assassinate Generals Washington and Rutnam. This led to the apprehension and execution of her lover, Thomas Hickey, a British deserter and member of Washington's bodyguard.

Following the conclusion of the War, a number of important events took place at Fraunces Tavern in 1783. In that year the name Queen's Head was abandoned for the tavern, and it became known by the name of its proprietor. On November 25, Governor George Clinton of New York gave a public dinner at Fraunces Tavern to celebrate the evacuation of New York City by the British and its possession by the Americans. The best-known event in the tavern's history took place on December 4, 1783, when Washington bade farewell to his officers in the Long Room. Among those present were Generals Greene, Knox, Wayne, Schuyler, Lincoln, Rutnam, Hamilton, Gates, Lee, and Stark; Colonels Humphreys and Cooke; and Governor Clinton.

On April 4, 1785, Samuel Fraunces was awarded \$2000 by the Continental Congress for his patriotic services during the War. Later that same month Fraunces finally sold the tavern after 23 years of ownership to George Powers and then retired to Monmouth, New Jersey. His retirement was short; he returned to New York and opened a tavern at 16 Nassau Street. In May 1789 Washington came to New York as President and asked Fraunces to become the steward of the Presidential household. Fraunces' wife continued to operate Hall's Tavern at 40 Cortlandt Street. The site, now a part of the World Trade Center complex, was an excellent location because it was situated at the terminus of the Albany and Boston stage lines.

Pearl Street

After the federal government moved to Philadelphia in 1790, Fraunces operated a tavern on Broad Street near the Exchange; this was the last tavern known to be operated by him in New York City. Washington sent for Fraunces to join his household in Philadelphia in 1791. Fraunces also opened his home at 166 Second Street in Philadelphia as a tavern in 1792, but within a year he had moved to 59 South Water Street. On October 10, 1795, Fraunces died at the age of 73 and was buried in St. Peter's Churchyard of Philadelphia's Christ Church. A notice in the Gazette of the United States read: "Died Saturday evening last, Mr. Samuel Fraunces, aged 73. By his death Society has sustained the loss of an honest man and the Poor a valuable friend." 7

Fraunces Tavern was sold on June 22, 1801, to Thomas Gardner; it remained in the hands of the Gardner family until 1904. Throughout the 19th century, Fraunces Tavern continued in use as a tavern, hotel and popular meeting place, even though new building occurred on all other sites in the block. The tavern itself underwent drastic alterations as a consequence of fires in 1832, 1837, and 1852. In July 1890 the whole first story of the tavern was removed in order to lower the first floor a few steps to ground level. New iron columns and plate glass windows were inserted in place of the walls. During this alteration some of the original first floor timbers were found and sold as souvenirs.

By this time considerable interest had been aroused in saving and restoring Fraunces Tavern as a memorial to George Washington. The effort to save Fraunces Tavern was one of the earliest preservation endeavors in the United States. The Sons of the Revolution, formed in 1883, tried to acquire the structure as early as 1887. Although that initial action proved impossible, the organization formed a committee in April 1888 to search for a means of preserving the tavern. In 1897, the Daughters of the American Revolution also joined the effort. When the tavern was threatened with demolition in 1900 for a skyscraper, the D. A. R. with the Honorable Andrew H. Green, founder and president of the Society for the Preservation of Scenic and Historic Places attempted to buy the tavern. The owner refused to sell so the groups had the property condemned for public park purposes under the newly enacted Hewitt Act. They planned to demolish the rest of the block for a park and use the tavern as a museum. In 1903 the Board of Estimate and Apportionment passed an ordinance to purchase the tavern. However, the Society of the Sons of the Revolution were able to negotiate a contract for the purchase of the building in 1904, thus saving the City the expense of doing so.

Restoration of the historic Fraunces Tavern to the period of 1783 began in 1905. The architect in charge was William H. Mersereau (1862-1933). He was also involved in the restoration of several Colonial landmarks including Sunnyside, the home of Washington Irving at Tarrytown, New York, and Westover, the home of William Byrd on the James River in Virginia.

Mersereau drew elevations and plans showing the building as it was found in 1904. He proposed two restoration schemes to the Sons of the Revolution, one of which was chosen.

Pearl Street

I. N. Phelps Stokes describes the work from various contemporary accounts:

During August and September of this year, Fraunces Tavern was entirely reconstructed by the Sons of Revolution to conform to its original design. The eastern wall was completely removed, together with the first, fourth and fifth storey walls on the Pearl and Broad Street sides, leaving most of the brickwork of the second and third storeys on the Pearl and Broad Street sides supported in the air on timbers. During this process, the architect William H. Mersereau came to the conclusion that the Broad Street wall was originally of small yellow Dutch brick and the Pearl Street wall of a larger sized red brick, and he followed this diversity in his reconstruction. To complete the Broad Street wall and the yellow brick trimmings, about 15,000 bricks were imported from Holland, it having been found impossible to get them anywhere else. The first floor was raised again to its former level. The celebrated 'Long Room' was reconstructed according to its original dimensions, and the old, hewn, oak floor timbers which were under it when Washington stood in the original 'Long Room' were replaced as were the original timbers in the tier above. The old hewn beams also still exist in the hall way and in the floor and ceiling of the second and third stories on the Pearl Street side.

In handling the roof, the gambrel roof of the 18th century has not been adopted, but it has been rebuilt after the style of the present roof of the Philipse Manor Hall in Yonkers. The present roof of Fraunces Tavern is not a typical hip roof, but has sloping sides, terminating in a square platform surrounded by a balustrade."⁸

The restored Fraunces Tavern was dedicated on December 4, 1907. Further restoration work was carried out in the Long Room in 1969 by Gerald R. Watland. Watland also had worked on other 18th-century structures including the Van Cortlandt mansion in Croton-on-Hudson, New York.

Fraunces Tavern as it exists today is a large three-story brick building with sloping roof containing an attic story. The side facing Broad Street is of buff Dutch brick, while the side facing Pearl Street is of red English brick. Schuyler conjectures that the Broad Street side was originally more prominent, hence the use of the fine Dutch brick on that facade.⁹ The building rests on a high water table faced with buff Dutch brick. The main entrance on Pearl Street consists of a small columned portico supporting a balustraded cornice. The doorway has leaded-glass and paneled doors set below a fanlight. The two facades are pierced on all three floors by windows with twelve-over-twelve sash set beneath flat brick arches. A stone beltcourse separates the first and second stories. A handsome cornice with paneled frieze supports the sloping roof. The roof is punctuated by two dormers on each side and tall chimneys. A balustraded parapet encircles the roof at its peak.

The building now houses a restaurant and a museum.

Pearl Street

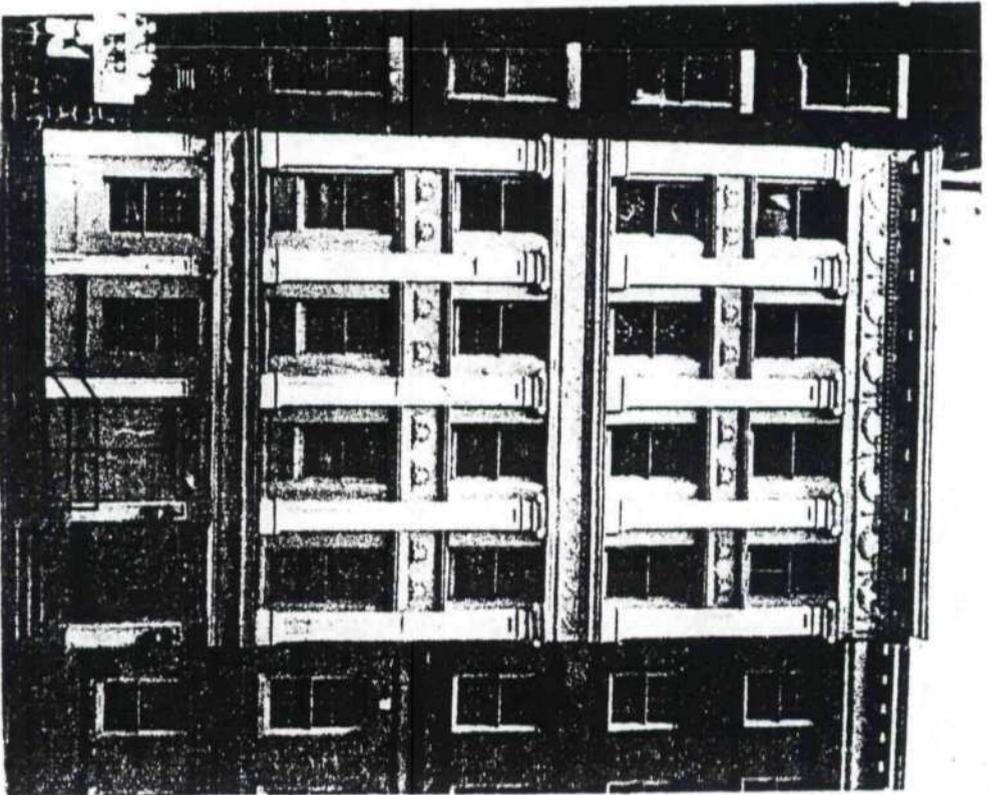
No. 58. This site was originally granted to Albert Bosch and then sold in 1686 to Frederick Philipse. His daughter, Annetje, wife of Philip French, received the property as a bequest in 1702. The Miller Plan of New York of 1695 shows a house at the site of 58 Pearl Street, which would indicate that it was built by Frederick Philipse, possibly as a residence for his daughter. Philipse also appears to have built a house at No. 62 at about the same time. Like other early houses on this block, it was probably in use for commercial purposes by the 1750s. By 1759, Henry Holland owned the property, and after Holland's death in 1782, it passed to his granddaughter, Alida Fergie, wife of Cornelius C. Roosevelt. In 1795 it was sold to Cornelius's cousin James I. Roosevelt, great grandfather of Theodore Roosevelt and great-great grandfather of Eleanor Roosevelt.

The original house was replaced in 1831 by the present building. David Jaques and John Hitchcock of David Jaques and Company leased the land from James Thomson and had the building constructed to house their hardware business. An example of late Federal style commercial architecture, the building is five stories high. The front of red brick laid up in Flemish bond is pierced by windows with stone sills and molded lintels. A handsome brick architrave terminates the front, and a pitched roof rises behind. The ground floor is not original. A portion of the building now serves the Fraunces Tavern restaurant and also houses an exhibition space.

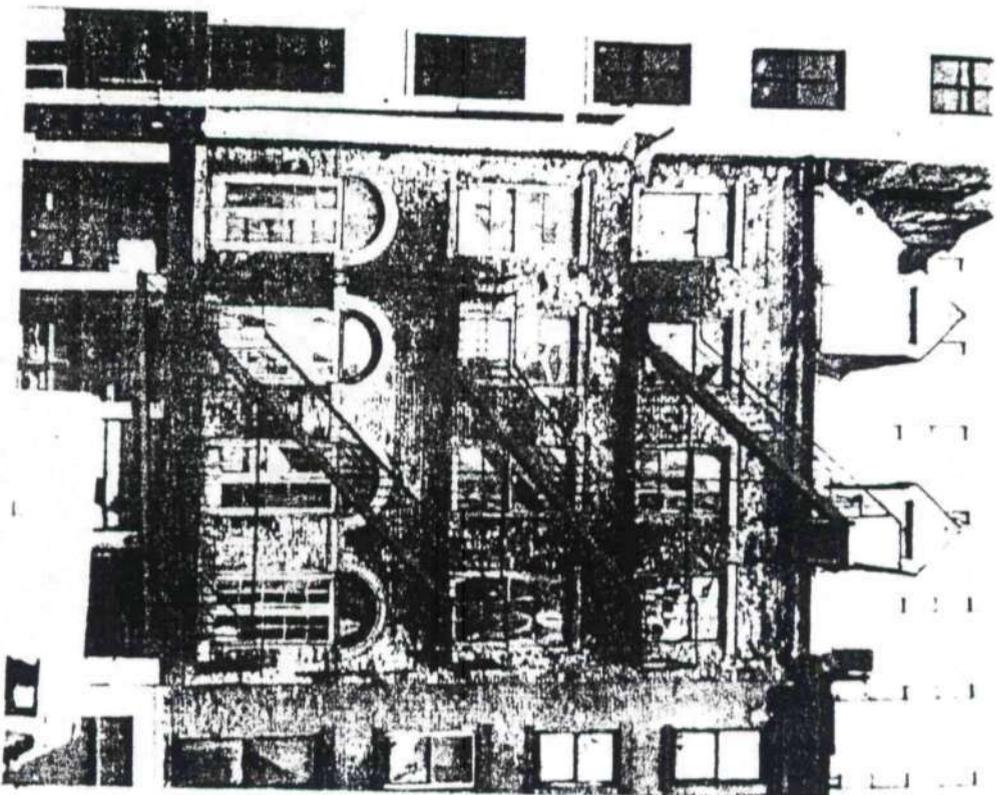
No. 60. This site was originally granted to Cornelius Jansen Van Horne, and then inherited by his widow, Anna Maria. She deeded it to her son Garrett Van Horne in 1696. Available records indicate that the first building on the site post-dated 1718; it probably served commercial shipping interests.

The present building was constructed in 1829-30 by merchant Augustus Wynkoop to house his business. A Greek Revival commercial structure, it displays a number of features representative of the type. The windows in the brick facade display the characteristic stone sills and lintels. Those on the second story have been lengthened, probably during the mid-19th-century when full-length windows were popular. The ornate fire escape and the dentilled metal roof cornice are also later 19th-century additions. The building is still in use for commercial purposes.

No. 62. Originally granted to Jan Hendricks De Bruyn, this site was later acquired by Frederick Philipse. Philipse's son, Adolphus, inherited the lot in 1702. When Adolphus died in 1749 without children, the property went to his nephew Frederick, and was subsequently sold in 1768 by Frederick's son, Philip. The first Frederick Philipse built a house on the site before 1695 which appears in the Miller Plan. It may have been intended as a residence for Adolphus and was probably converted for commercial use by the mid-18th-century. John W. Vredenburgh, a hatter who had acquired the property from Philip Philipse, sold the rear portion fronting 132 Water Street in 1784, but retained an easement giving him access to the Water Street dock from the back of the house at 62 Pearl Street.



24 WATER STREET



62 PEARL STREET

Pearl Street

The present building replaced the Philipse residence in 1827 and was built by merchant Asher P. Hamlin to house his business. It probably also contained residential quarters, for when it was sold in 1830, it was described as a "store and house." The new owners, Ralph V. Beekman and John C. Johnson who also owned the property to the rear at 32 Water Street, added an extension to the building at 62 Pearl Street, creating a party wall between this building and their new building at 32 Water Street.

No. 62 is an unusual Federal style brick building featuring a series of arched windows at the second story. The paneled stone arches are joined horizontally by paneled blocks at impost level, forming a handsome composition. The windows at the third and fourth stories with double-hung sash have stone sills and molded lintels. A dentilled brick cornice terminates the facade, and a pitched roof with dormers rises above. The cast-iron storefront, while not original, retains a number of original elements including paneled square columns with cartouché motifs.

No. 64 (also known as 34 Water Street). This is the only building in the block which extends completely through the block. Consequently the property transfers reflect the situation which existed on the entire block before lots were subdivided to face either Pearl Street or Water Street. Peter James Messier received the original grant; it then went to Jacobus Van Cortlandt, husband of Eva Philipse, although existing records do not indicate when. In his will of 1740, the property with a house on it was bequeathed to his youngest daughter, Mary, wife of Peter Jay. The Jay children sold the property in 1789.

The house probably stood until it was replaced in 1858 by the present building, erected by Harry, Seymour, and Malvin C. Burrell of H. Burrell and Company. They established their produce business on the premises. The building is now owned by the New York Landmarks Conservancy which plans to restore it.

A six-story brick structure, the building is typical of commercial architecture of the 1850s. The handsome cast-iron storefront features paneled shutters surmounted by a modillioned cornice. In the stories above, the windows with two-over-two double-hung sash have stone lintels and sills. The second story windows are the popular full-length ones of the period. Iron gudgeons which originally held window shutters may be seen at the sides of the windows. A dentilled metal cornice surmounts the facade.

No. 66 (also known as 1 Coenties Slip). After Fraunces Tavern, this is the most significant site in the block. The original grant was obtained by Governor Thomas Dongan, who then sold it to Frederick Philipse in 1688. Philipse built a house on the site at the corner of Pearl Street and Coenties Slip in 1689 which is shown on the Miller Plan of 1695. L.N. Phelps Stokes' Iconography of Manhattan Island ¹⁰ records that when the house was torn down in 1827 it bore the date 1689, and workmen found in its walls a cannon ball from Leisler's usurpation of the government (1689-91), which had been aimed at City Hall on the north side of Pearl Street. A sketch made in 1769 by Pierre Eugene du Simitiere ¹¹ pictures the house bearing the numerals "1689" on its front. Philipse probably built the house for his own residence in the city. The site afforded easy access by water to the land he was acquiring in Westchester.

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WATER STREET

No. 22 (see 105 Broad Street).

No. 24. The property on which this building stands was also originally part of Stephanus Van Cortlandt's grant (along with 54 Pearl Street, 101 and 105 Broad Street, and 24 Water Street), and it was deeded, along with the site at 105 Broad Street, to Van Cortlandt's eldest son John. In 1710 it passed to John's brother, Philip, and then passed to Philip's grandson, also Philip, in 1748. The younger Philip sold the lot in 1764.

The Burgis View of 1716-18 shows a building on the site. Behind this was an out building referred to as "Philip Van Cortlandt's kitchen." It is not clear if Philip ever lived on the property, for by 1714 the Fighting Cocks tavern occupied the site even though the property remained in Van Cortlandt's ownership. The Fighting Cocks was destroyed by fire in 1776.

The present building with cast-iron facade dates from 1862-63 and was constructed for Stephen D. Herrick, proprietor of Herrick and Wakeman, a fruit business which established operations here. Five stories high, the building is accented by two-story paneled pilasters with Ionic capitals. Garlands adorn the spandrel panels separating the second and third and the fourth and fifth stories. The fifth story cornice is further adorned with dentils and modillions. Portions of the original cast iron have been replaced by pressed sheet metal, and the infill of the first floor openings has been altered. It remains an interesting example of the cast-iron commercial architecture which was so popular during the 1860s. The building is now part of the Fraunces Tavern complex.

No. 26. The history of this site is similar to that at 54 Pearl Street, passing through the same series of owners until about 1790 when Cornelius C. Roosevelt transferred this lot to his brother Elbert. It is not known when the first building appeared on the site, but the present building was constructed in 1828 as one of a group of three commercial buildings for merchants Obadiah Holmes and Edward Remsen. In 1897 a fifth story with modillioned cornice was added, and the three upper stories were faced with yellow brick. The two lower stories were altered to their present neo-Federal appearance in 1920. Round-arched openings with keystones accent the second floor. The small-paned double-hung sash which add to the neo-Federal character of the facade date from the latest alteration. The building is now also part of the Fraunces Tavern complex.

No. 28. The western half of this site has the same early history as No. 26, while the early history of the eastern half is similar to that of 60 Pearl Street; the eastern half was owned by members of the Van Horne family until 1747 when it was sold to Hendrick Remsen. Remsen's great grandson, Edward, joined with Obadiah Holmes to construct the present building in 1828 as one of a group of three.

Water Street

A four-story structure, No. 28, though much altered, still continues to display characteristics of late Federal style commercial architecture. These include the Flemish bond brickwork of the front, the brick fascia and cornice, and the sloping roof. Only the fourth story windows retain their original configuration with stone lintels and sills. Remnants of a granite storefront may be seen at the first story. This Greek Revival feature was probably introduced shortly after the construction of the building.

No. 30. The history of this site is like that of the eastern half of No. 28, passing from the Van Horne family to the Remsen family. The present building is the third of the group of three constructed in 1828 by Edward Remsen and Obadiah Holmes. The best preserved of the group, No. 30 retains many characteristics of late Federal style commercial architecture. A four-story structure with sloping roof, the building is faced with Flemish bond brickwork. While the storefront has been modernized, the three upper floors retain the original window openings with stone sills and lintels. A brick fascia and cornice surmounts the front.

No. 32. The history of this site is similar to that of 62 Pearl Street; it remained in the Philipse family until it was acquired in 1768 by John W. Vredenburg, a hatter. He sold the site at No. 32 to Wandel Boos, a baker, in 1784, but retained an easement to give him access to the Water Street dock from the back of his house at 62 Pearl Street. In 1830 both sites were reunited under the ownership of merchants Ralph V. Beekman and John C. Johnson. They added an extension to the already existing building at 62 Pearl and constructed the present building at 32 Water, completed in 1831. Their firm used both buildings, but the city directories list it only at the Pearl Street address.

A four-story brick building, No. 32 is characteristic of Greek Revival commercial architecture of the 1830s. The piers of the trabeated granite storefront which retain their Tuscan capitals support a broad stone architrave. At the floors above, the windows with small-paned sash are enhanced by molded lintels. A brick fascia and cornice terminate the facade.

No. 34 (also known as 64 Pearl Street). The appearance of the building on this facade is like that facing Pearl Street.

No. 36. The early history of this site is related to that at 66 Pearl Street and 3 Coenties Slip, all being part of the same parcel originally. It passed to Eva Van Cortlandt in 1702, and eventually to her grandson, Augustus Van Cortlandt, in 1752, by which time the block was devoted to commercial interests. The present building was constructed under the ownership of Harriet White, a descendant and heir of Augustus Van Cortlandt. When she inherited the property in 1824, a building already on the premises was occupied by John R. Soper, a harbor master. According to tax records, this was replaced in 1832-22 by the present structure which was then occupied by the merchant firm of Stanton and Starkweather.

Water Street

Because of the similarity in date and appearance between this building and the two buildings at 38 Water Street and 3 Coenties Slip, it is likely that all three were constructed by the same developer, even though no ground lease is recorded between Harriet White and such a developer. The developer of the other two lots was John Suydam, a prominent New York merchant. City directories of 1824 indicate a business partnership between Suydam and Amos P. Stanton. Stanton, in partnership with Henry Starkweather, was the first occupant of the present building at 36 Water Street. Thus, it seems likely that Suydam would have had the incentive to develop all three properties, including No. 36, for business purposes.

A five-story brick building with granite storefront, No. 36 is a fine example of Greek Revival commercial architecture and similar in appearance to two adjoining buildings constructed by Suydam. The trabeated granite piers of the storefront support a wide stone architrave. On the upper stories the brick front is pierced by windows with small-paned sash and stone sills and lintels. A brick fascia and cornice terminate the facade. The building which is now owned by the New York Landmarks Conservancy is scheduled for restoration.

No. 38 (also known as 5 Coenties Slip). This site also shares a common history with that at 66 Pearl Street and 3 Coenties Slip. These three sites and that at No. 36 were all originally part of the parcel belonging to the Van Cortlandt family. This portion of the parcel passed to Augustus Van Cortlandt in 1752 when the block had become devoted to commercial interests, and later to various heirs who in turn sold it to John Suydam in 1824. The building then on the site was occupied by the firm of Stanton and Suydam, and Suydam's deed on the site was subject to a ground lease terminating in 1831. When that lease expired, Suydam was able to construct the present building, which, according to tax records, was completed in 1834. It was then occupied by the wholesale grocery firm of Suydam and Reed. Henry Suydam, John Suydam's brother, was the senior partner in that firm.

No. 38, a five-story brick building, is also a fine example of Greek Revival commercial architecture. Because it occupies a corner site, its two facades can be readily compared with the two other buildings constructed by Suydam. While similar in appearance, none of the three shares a party wall, and all were constructed at different dates. Like its neighbors, No. 38 has a granite storefront with trabeated piers supporting an architrave which extends around both facades. The windows with stone sills and lintels are of the same size and aligned with those of the neighboring buildings. Star-shaped tie rod washers enhance the wall of the Coenties Slip facade. The brick fascia which terminates the facades has been partially covered by a metal cornice. The cornice, added at a later date, also extends to the building at No. 3. The building which is now owned by the New York Landmarks Conservancy is scheduled for restoration.

Footnotes

1. Talbot Hamlin, Greek Revival Architecture in America (New York: Dover Publications, 1964), p. 149.
2. Minutes of the Common Council, Liber 3, pp.199-200.
3. Schuyler, p.445.
4. The Poems of Philip Freneau; written chiefly during the late War (New York, 1786), p. 321.
Elizabeth Brown Cutting, Old Taverns and Posting Inns (New Rochelle, N.Y.: Knickerbocker Press, 1898), p. 270.
Schuyler, p. 446.
Roi Ottley, ed., The Negro in New York (Dobbs Ferry, N.Y.: Oceana Publications, 1967), pp. 36-37.
5. New York Mercury, February 27, 1775, and April 17, 1775. See: I.N. Helps Stokes, The Iconography of Manhattan Island, vol.4 (New York: Robert H. Dodd, 1922), p. 875..
6. Ottley, pp. 36-37.
Henry Russell Drowne, The Story of Fraunces Tavern (New York: Fraunces Tavern, 1966), p. 14.
7. Gazette of the United States, October 13, 1975.
Notice in the collection of the Fraunces Tavern Museum, 54 Pearl Street, New York.
8. Stokes, vol. 5, pp. 2062-2063..
9. Schuyler, p. 448.
10. Stokes, vol 5, p.1664, citing Watson's Annals of New York (1846), 350-351.
11. See: John A. Kouwenhoven, The Columbia Historical Portrait of New York (Garden City, N.Y.: Doubleday & Company, Inc., 1953), p. 64.

FINDINGS AND DESIGNATIONS

On the basis of a careful consideration of history, the architecture, and other features of this area, the Landmarks Preservation Commission finds that the Fraunces Tavern Block Historic District contains buildings and other improvements which have a special character and special historical and aesthetic interest and value and which represent one or more periods or styles of architecture typical of one or more eras in the history of New York City and which cause this area, by reason of these factors, to constitute a distinct section of the city.

The Commission further finds that, among its important qualities, the Fraunces Tavern Block Historic District is a vivid reminder of the early history and development of this section of Manhattan; that the block, created entirely on landfill in about 1689, was the first extension of the Manhattan shoreline for commercial purposes and its development involved some of New York's most prominent families including the Van Cortlandts and the Philippses; that Fraunces Tavern, originally the DeLancey House, is one of the few structures with 18th-century fabric to survive in Manhattan; that Fraunces Tavern, named after the enterprising black innkeeper Samuel Fraunces, has special significance for its association with George Washington; that the 19th-century structures represent a variety of commercial architectural styles; that a number of these buildings display distinctive Greek Revival granite storefronts; that the entire block maintains a low scale characteristic of 19th-century New York which contrasts greatly with the 20th-century office towers surrounding it; that the block played an important role in the commercial life of New York following the opening of the Erie Canal in 1825; and that through the efforts of the Sons of the Revolution and the New York Landmarks Conservancy it has continued to retain its essential character.

Accordingly, pursuant to Chapter 21 (formerly 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 an Historic District the Fraunces Tavern Block Historic District, Borough of Manhattan, containing the property bounded by the southern curb line of Pearl Street, the western curb line of Coenties Slip, the northern curb line of Water Street, and the eastern curb line of Broad Street.

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