

195 FRONT STREET BUILDING, Borough of Manhattan. Begun 1811, completed 1812 for Peter Schermerhorn; architect unknown.

Landmark Site: Borough of Manhattan Tax Map Block 74, Lot 15 in part, consisting of the land on which the described building is situated.

On October 19, 1965 the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the 195 Front Street Building and the proposed designation of the related Landmark Site. (Item No. 30). The hearing had been duly advertised in accordance with the provisions of law.

DESCRIPTION AND ANALYSIS

Forming a part of Schermerhorn Row, this handsome Federal style building is architecturally similar to it and is of equal height, with uniform cornice line connecting it with the equally handsome hipped-roof corner building, 18 Fulton Street, although it is located around the corner on Front Street.

As was so often the case with commercial buildings, the ground floor has been remodeled with stone piers and lintel to increase the size of the openings, while carrying the original Flemish bond brick wall above it. The original muntined window sash (to be seen at 6 Fulton Street) has been replaced by plate glass.

Built in 1812, this building (then called 189 Front Street) was assessed to Peter Schermerhorn at \$5,000. In 1811, this land and the corner lot to the east had been assessed at \$3,000 total. Previously Schermerhorn's wharf and storehouse had stood on this site. In 1813 the lessees, Jenkins and Havens, were assessed at \$4,800.

All four buildings, 14 through 18 Fulton Street and 195 Front Street, originally shared party walls, and as late as 1915 the four properties were still in the Schermerhorn family (i.e., the Estate of William Schermerhorn).

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 195 Front 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, 195 Front Street is a fine Federal building, representative of the best commercial architecture of the period, that Schermerhorn Row, of which it forms a part, is an admirable example of a row of well-built and well-proportioned commercial buildings, designed initially in the Federal style and retaining original architectural features, that taken together they are unique, and that they represent the last complete row of early Nineteenth Century commercial buildings remaining in New York City today.

Accordingly, pursuant to the provisions of Chapter 63 of the Charter of the City of New York and Chapter 8-A of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Landmark the 195 Front Street Building, Borough of Manhattan and designates as its related Landmark Site that part of Borough of Manhattan Tax Map Block 74, Lot 15 which contains the land on which the described building is situated.