

FHR-8-300 (11-78)

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United States Department of the Interior  
Heritage Conservation and Recreation Service

National Register of Historic Places  
Inventory—Nomination Form



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

1. Name

historic JAMES BROWN HOUSE

and/or common \_\_\_\_\_

2. Location

street & number 326 Spring Street \_\_\_\_\_ not for publication

city, town New York \_\_\_\_\_ vicinity of \_\_\_\_\_

state New York 10013 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 checked="" 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                   | <b>Public Acquisition</b>                   | <b>Accessible</b>                                   | <input type="checkbox"/> entertainment                |
| <input type="checkbox"/> object                 | <input type="checkbox"/> in process         | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government                   |
|   | <input type="checkbox"/> being considered   | <input type="checkbox"/> yes: unrestricted          | <input type="checkbox"/> industrial                   |
|   |   | <input type="checkbox"/> no                         | <input type="checkbox"/> military                     |
|   |   |   | <input type="checkbox"/> museum                       |
|   |   |   | <input type="checkbox"/> park                         |
|   |   |   | <input checked="" type="checkbox"/> private residence |
|   |   |   | <input type="checkbox"/> religious                    |
|   |   |   | <input type="checkbox"/> scientific                   |
|   |   |   | <input type="checkbox"/> transportation               |
|   |   |   | <input type="checkbox"/> other:                       |

N/A

4. Owner of Property

name Richard Hayman

street & number 326 Spring Street

city, town New York \_\_\_\_\_ vicinity of \_\_\_\_\_ state New York 10013

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. 10013

6. Representation in Existing Surveys

title Landmarks Preservation Commission (LP-0568) has this property been determined eligible?  yes  no

date November 19, 1969 \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county  local

depository for survey records Landmarks Preservation Commission, 20 Vesey St.

city, town New York \_\_\_\_\_ state N.Y. 10007

## 7. Description

|  |                                       |   |   |                |
|--|---------------------------------------|---|---|----------------|
| <b>Condition</b>                         |                                       | <b>Check one</b>                            | <b>Check one</b>                                  |                |
| <input type="checkbox"/> excellent       | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered          | <input checked="" type="checkbox"/> original site |                |
| <input checked="" 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 James Brown House at 326 Spring Street, erected in 1817, is a two-and-one-half-story frame building with a front of red brick (now partially painted) laid in Flemish bond. This house is a wooden heavy timber braced-frame building with a brick veneer facade and it represents a method of building carried over from the 18th century. Originally, the James Brown House would have had a roof covered with wooden shingles. After the disastrous fire of 1835, the city began to enforce building codes designed to make structures more resistant to fire and to prevent the spread of fires from house to house; stone or brick buildings with slate or tin roofs became the rule.

Many of the houses of this early period were later converted to commercial uses, but the James Brown House was originally built with a shop on the ground floor and living quarters above. This is evident in the remains of the lintels above the entrance to the upper floors. Its splayed double keystone is too far to the right of the facade to have been a window and its height included room for a transom above a door. The present shopfront is not original but it probably was installed about eighty years ago. It has a wooden framed window with wooden panels below and a pair of wooden doors with panels of plate glass. It is interesting to note that when the shopfront was remodelled, the original shop doors were retained and reused at the entrance to the upper floors. These doors contain what are probably the only set of Federal period "night shutters" still left in position in all of New York City—very rare indeed!

The three windows of the second floor have brownstone splayed lintels with double keystones. The windows now have one-over-one sash instead of the original six-over-six. The cornice is simply a plain wide-board fascia topped by a metal gutter with a cyma recta facing. The original gutter would have been a part of the cornice and would have been hollowed out of a long wooden plank and possibly lined with copper or lead. Above the cornice are two original dormer windows having low-pitched roofs with triangular pediments. The main roof is a type of high gambrel often referred to in old building records in New York as a "kerb roof" which provided maximum headroom in the attic. The roof is now covered with asphalt and tar. Two brick chimneys on the eastern wall are original. The gable end toward the west is wooden and probably has the original clapboard beneath the asphalt strip siding now in place.

The James Brown House retains its original size and form and many of its original design features. It is a valuable example of the typical Federal shop where the shopkeeper lived on the upper floors. Interestingly, the proprietor of the present business - - a restaurant - - owns the building and lives in the apartment above the shop.

**INTERIOR:** The ground floor of the James Brown House has been used for commercial purposes since it was built. At present, it is a bar and restaurant. This floor has been altered but the upper floors, which contain the apartment of the owner, retain nearly all of the original materials and features with floors, doors, woodwork, mantels and fireplaces intact.

**8. Significance**

**8. Significance**

| Period  | Areas of Significance—Check and justify below    |   |   |  |
|---|--|---|---|--|
| <input type="checkbox"/> prehistoric          | <input type="checkbox"/> archeology-prehistoric  | <input 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/<br>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** 1817 **Builder/Architect** Unknown

**Statement of Significance (in one paragraph)**

The James Brown House at 326 Spring Street is architecturally significant as an extremely rare survivor of a heavy timber braced-frame wooden building with brick veneer facade. This type of construction was in use in New York City in the seventeenth and eighteenth centuries and into the early years of the nineteenth century, but only a small number of buildings of this type have survived. When the city began to grow rapidly, about 1830, and after the extremely destructive fire of 1835, wooden houses like this one were considered to be great fire hazards and could no longer be constructed in thickly settled areas of the city.

This small house is also significant because it is an early commercial building and as such it vividly portrays the type of streetscapes that existed in the early nineteenth century when New York was a city of small shops and the shopkeepers lived above their stores.

Nothing is known about James Brown at this time.

**8. Major Bibliographical References**

**9. Major Bibliographical References**

Fuxtable, Ada Louise. Classic New York. New York: Doubleday & Company, Inc., 1964.  
Landmarks Preservation Commission, James Brown House Designation Report (LP-0568).  
New York: City of New York, 1969.  
New York City, Department of Records and Information Services, 8th Ward Assessment Books  
for 1816-1818.

**10. Geographical Data**

Acreeage of nominated property Less than one acre

Quadrangle name Jersey City

Quadrangle scale 1:24000

UMT References

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Verbal boundary description and justification

The James Brown house at 326 Spring Street occupies Borough of Manhattan, Tax Map Block 597, Lot 71 which is approximately 20 X 56 feet. as outlined on attached map.

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

state code county code NA

state code county code

**11. Form Prepared By**

name/title Larry E. Gobrecht National Register Program Coordinator

organization Agency Building I, Empire State Plaza date 8/82

street & number telephone 518-474-0479

city or town Albany state N.Y. 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 Allen G. Carter

title Deputy Commissioner and Counsel date 7/1/83



FHR-8-308 (11-78)

FHR-8-308 (11-78)

**United States Department of the Interior  
Heritage Conservation and Recreation Service  
National Register of Historic Places  
Inventory—Nomination Form**



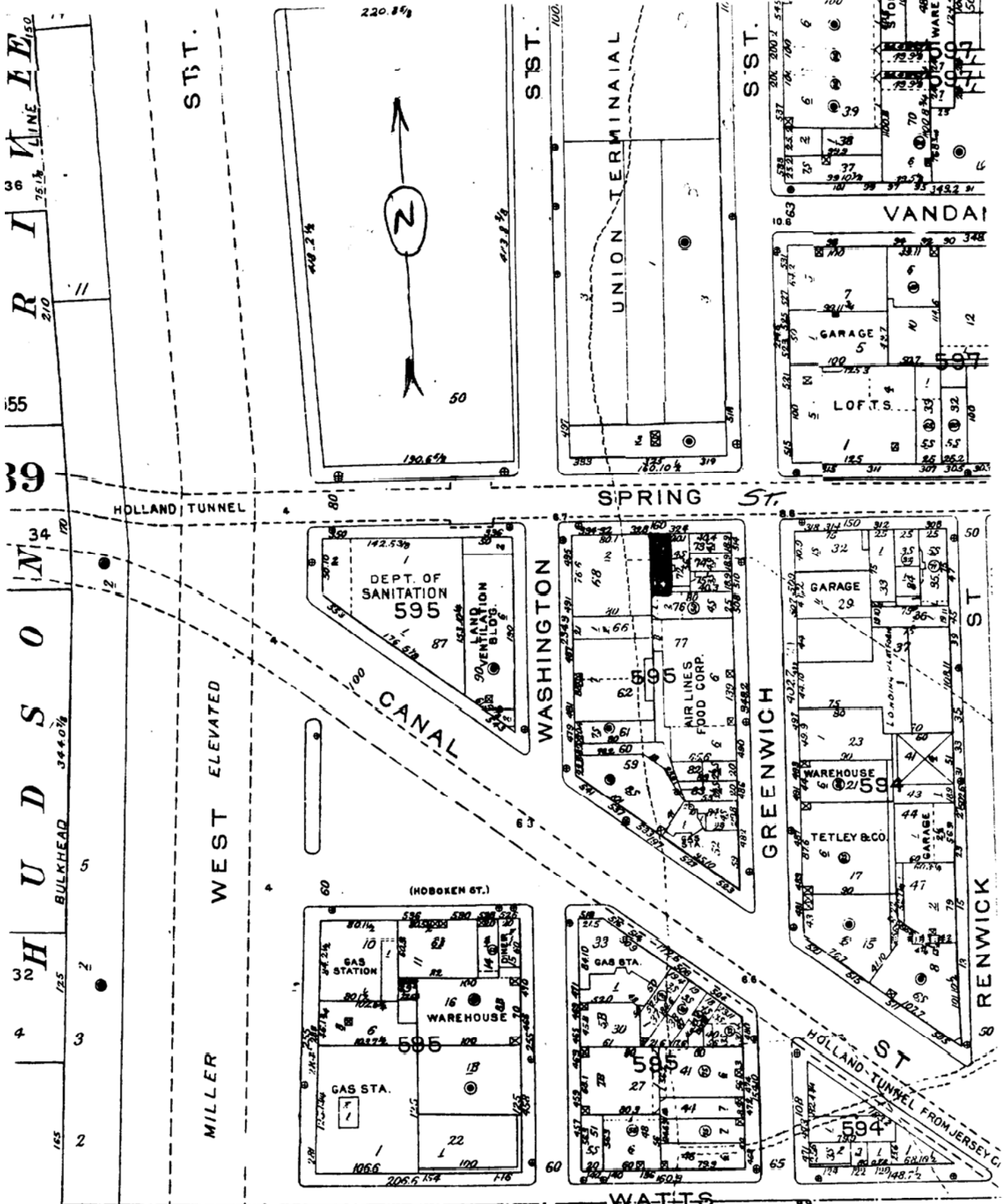
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Continuation sheet    James Brown House    Item number    11    Page    2  
New York County, NY

Form Prepared By:

James E. Dibble, Senior Landmarks Preservation Specialist  
Landmarks Preservation Commission  
20 Vesey St.  
New York, NY 10007  
212-566-7577

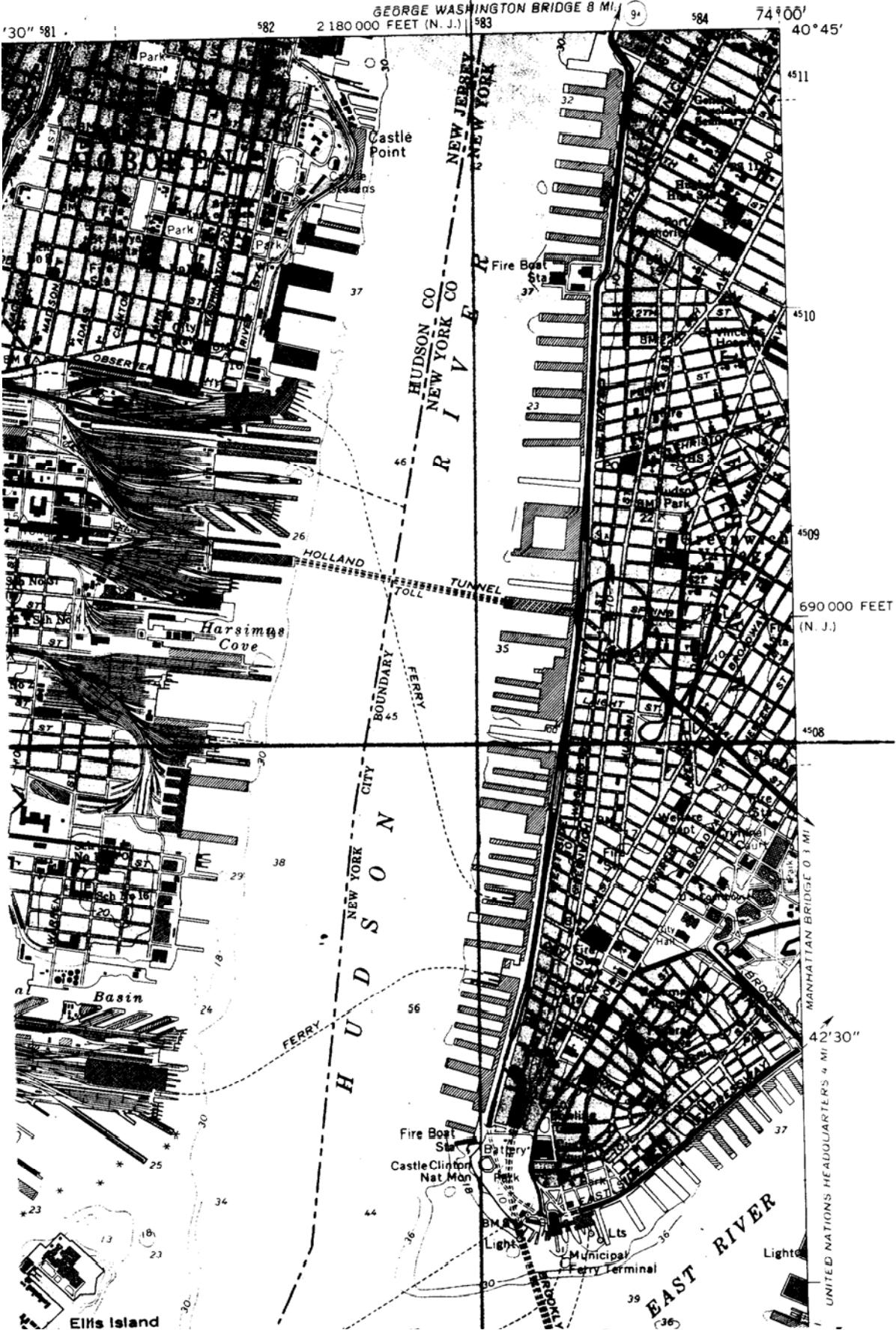
05/11/78



James Brown House  
 326 Spring Street  
 New York, New York (Co., N.Y.)

JERSEY CITY QUADRANGLE  
NEW JERSEY - NEW YORK  
NEW JERSEY - NEW YORK  
7.5 MINUTE SERIES (TOPOGRAPHIC)

6265 IV SW  
6265 VTRAL PARK  
(CENTRAL PARK)



JAMES BROWN HOUSE  
326 Spring Street  
New York County, New York  
UTM Reference: 18/583620/4508590