

Debora Tannenbaum

Category: Intervention

Select one of the buildings discussed in class and analyze it in terms of the Secretary of the Interior's Standards

Tags: renovation, restoration, rehabilitation, preservation, adaptive reuse, maintenance

Location: 171 Duane Street, New York, NY, 10013

Block 143 Lot 3 with NYC.gov listed as Lot 1

The selected building at 171 Duane Street within the landmarked area of Tribeca is a great example under Building Exterior category Architectural Metals by the Secretary of Interior's Standards.



Photographs ©Allan Tannenbaum

The final reconstruction of this building was completed in 1920 (estimate). However, historically this address was mostly comprised by single-family row houses. And, at 171 Duane Street its original house was put up in 1803 for Henry Verveelen, a schoolmaster.

The house had been reconstructed, traces of its Jefferson-era windows stick out from the Staple Street side.¹ Later on, the building at 171 Duane Street was occupied by Ephraim Treadwell, a “shipbread and cracker baker” who had stores elsewhere downtown.² The commercial elements such as the new railroad running up Hudson Street, brought changes to Duane Park, and 171 Duane Street house was rebuilt as a commercial building in 1860.³

Duane Street along with Jay, Harrison and Staple streets at west of Hudson Street are in the heart of Tribeca, and they capture the oldest architecture in the district.



171 Duane St corner with Staple St⁴

¹ Recount by historian Oliver Allen for The New York Times Real Estate “Streetscapes/Duane Park in TriBeCa; From Butter and Eggs to the Home of Haute Cuisine” article by Christopher Gray, September 27, 1998

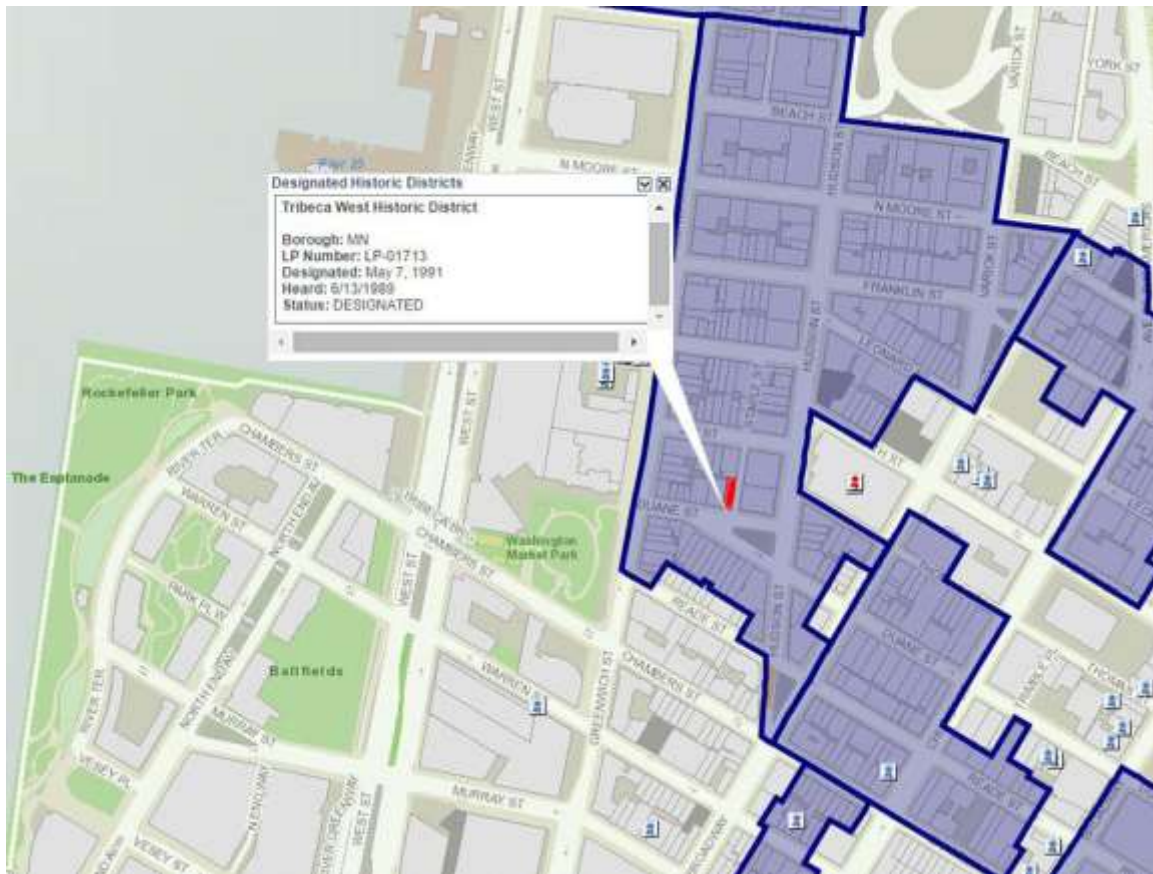
² Recount by historian Oliver Allen for The New York Times Real Estate “Streetscapes/Duane Park in TriBeCa; From Butter and Eggs to the Home of Haute Cuisine” article by Christopher Gray, September 27, 1998

³ Recount by historian Oliver Allen for The New York Times Real Estate “Streetscapes/Duane Park in TriBeCa; From Butter and Eggs to the Home of Haute Cuisine” article by Christopher Gray, September 27, 1998

⁴ Image by www.blocksy.com

When Mr. Treadwell left in the late 1850's the house was rebuilt as a commercial building and extended upward with a cast-iron façade (1859). However, the Federal-style lintels of the windows facing Staple Street were left in place. After this building reconstruction, a grocer and several perfumers occupied the building.

Presently, 171 Duane Street is a co-op. The co-op had hired Bone Levine Architects around 2001 to repair the 1803 lintels that were failing. Since the area is included in the Tribeca West Historic District, every detail in its renovation required approval by the Landmarks Preservation Commission.⁵



The Landmark Preservation Commission's Map

⁵ Christopher Gray for The New York Times Real Estate, "Streetscapes/Staple Street in TriBeCa; A Brief Walk Through Manhattan Old and New", February 18, 2001



Workers from surrounding buildings take their lunch in Duane Park in 1944 as trucks load or unload around them. The peak-roofed structure in the distance is a Hudson River Pier. (This picture is a courtesy of Steven Wils).

Repair

Repairing architectural metal features by patching, splicing, or otherwise reinforcing the metal following recognized preservation methods.

Repairs may also include the **limited replacement** in kind-or with a **compatible substitute material**-of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balusters, **column capitals** or bases; or porch cresting.

Replace

Replacing in kind an entire architectural metal feature that is too deteriorated to repair-if the overall form and detailing are still evident-using the physical evidence as a model to reproduce the feature.

Examples could include **cast iron** porch steps or steel sash windows. If using the same kind of material is not technically or economically feasible, then **a compatible substitute material may be considered.**

The façade is essentially the same since the building became a residential coop. The ground floor windows and doors were updated. The ground floor was used as a retail store with display windows but later was converted to a residential unit. The cornice at the roof was repaired, as was the concrete slab at the sidewalk. The biggest change was to replace the wooden awning with a metal grill in the same dimensions. It does not provide protection from rain and snow as a commercial building requires, but it does allow more natural light to reach the ground floor.

A conversation with a resident revealed that columns on the first level are fiberglass reproductions and that the cornice is made of copper. I was curious about the façade material because when I visited the site my magnet did not stick to the columns. The columns had to be replaced with reproductions since the originals were either missing or deteriorated.

Reference:

Photographs by Allan Tannenbaum

The New York Times Real Estate September 27th, 1998 and February 18th, 2001 issues

The Landmark Preservation Commission's Map

Secretary of the Interior's Standards

www.blocksy.com