

Landmarks Preservation Commission  
April 19, 1966, Number 16  
LP-0209

28 JONES STREET HOUSE, Borough of Manhattan. 1844.

Landmark Site: Borough of Manhattan Tax Map Block 590, Lot 14.

On March 8, 1966, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the 28 Jones Street House and the proposed designation of the related Landmark Site. (Item No. 33). Two witnesses spoke in favor of designation including the representative of the owner of the building. The hearing had been duly advertised in accordance with the provisions of law. There were no speakers in opposition to designation. In a letter to the Commission, the Borough President's Community Planning Board No. Two approved the proposed designation.

#### DESCRIPTION AND ANALYSIS

Twenty-eight Jones Street is a good example of a simple late Greek Revival three-story row house with a low basement. It is one of three similar houses located together in the same block. The lintels over the windows and doorway are of the plain, splayed type. The low stoop with handsome wrought iron railings, leads gently up to a doorway whose proportions and details are marked by simplicity. The door and side lights are slightly recessed within the plain pilastered door frame and a horizontal wood member (entablature) above the door, with its delicate dentils, is surmounted by a rectangular, three-lighted glass transom. At the roof line is the original wood frieze board, capped by a dentilled cornice.

These three small houses are virtually identical and any variations are quite minor. The warm red brick, with a limited use of brownstone for lintels over the windows and door, are typical of the period. Twenty-eight Jones Street with its lot cost about \$3,700. Like its two neighbors, this severely plain Greek Revival row house is an important part of our cityscape, and its architectural character and style provides a pleasing change of pace, in this constantly changing City.

Talbot Hamlin, the well-known authority on American architecture, has noted that in the early years of the City's history, "New York developed a special type of dwelling. The type is a local one, different from both the more ample Boston examples, modified for a city location, and from the Philadelphia types, which are usually more crowded and in their treatment more severe."

#### 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 28 Jones Street House 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 Twenty-eight Jones Street House is a handsome example of a small, dignified Greek Revival brick row house, retaining much of its charm and original architectural details, that its exterior is in a good state of preservation and that it is a modest residence of great simplicity to be treasured, as a part of our architectural heritage.

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 28 Jones Street House, Borough of Manhattan and designates Tax Map Block 590, Lot 14, Borough of Manhattan, as its Landmark Site.