

*Van Nuyse*

COE HOUSE, 1128 East 34th Street, Borough of Brooklyn. Completed 1793-94; builder unknown.

*L.P.C. guide  
sent  
compiled  
by  
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Landmark Site: Borough of Brooklyn Tax Map Block 7597, Lot 61.

On February 8, 1966, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the Coe House and the proposed designation of the related Landmark Site. (Item No. 77). The hearing had been duly advertised in accordance with the provisions of law. One witness spoke in favor of designation. There were no speakers in opposition to designation. The owner of this house has informed the Commission that he approves of the proposed designation.

#### DESCRIPTION AND ANALYSIS

This late eighteenth century Dutch Colonial farmhouse stands out from the mundane vernacular twentieth century houses which now surround it. It is one of a rapidly disappearing type. Almost square and one and one-half stories high, the sturdy frame house with low basement and attached wing is in the best tradition of its style. The dwelling, in excellent state of preservation, reflects the care taken of it by its owners. Standing well back behind a white fence of unusual design, it is well located to exhibit its inherently good proportions, its intimate scale, fine details and dignity.

The front door of this gracious dwelling is at the north end of the east side. A low, brick stoop leads to the paneled Dutch door with transom above. This main portion of the house, two windows wide, has low windows at floor level under the eaves of a steeply pitched roof with an out-sweeping curve which forms a cantilevered overhang.

The smaller attached wing is similar in design to the larger main portion of the house but without the overhang of the roof. Two windows and one door wide, it has a covered porch supported by five square posts. Between the porch roof and the eaves above, paired low windows appear again. The brick south wall of the wing is pierced by two small high windows on the lower floor and two normal sized windows above.

The house is sometimes referred to as the Van Nuyse house after Joost Van Nuyse's 85 acre farm which his father had bought in 1725. "Joost of Flatlands," as he was known, died in the house; he was probably responsible for its construction. In 1852, his son, Johannes Van Nuyse, rented the house to Ditmas Coe, and it is after the name of this family that the building is now generally known.

#### 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 Coe 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 Coe House is an excellent example of a late eighteenth century Dutch Colonial farmhouse, that it has superb proportions and fine details, that it has architectural distinction, representing the best tradition of its period and that it is in an extremely good state of preservation.

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 Coe House, 1128 East 34th Street, Borough of Brooklyn and designates Tax Map Block 7597, Lot 61, Borough of Brooklyn. as its Landmark Site.

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