



NEW YORK STATE PARKS & RECREATION Agency Building 1, Empire State Plaza, Albany, New York 12238 Information 518 474-0456
Orin Lehman, Commissioner

October 6, 1980

Ms. Linda Flint McClellan
DOI
W434
Washington, D.C. 20243

Re: 83 and 85 Sullivan Street
New York
New York County

Dear Ms. McClellan:

As requested, please find enclosed a statement which addresses the architectural significance of the Sullivan Street buildings as they relate to other Federal style residences in Manhattan.

Sincerely,

Anne B. Covell
Program Analyst
Historic Preservation
Field Services Bureau

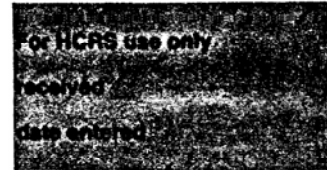
ABC/rp
Enc.

FHR-0-300 (11-78)
FHR-0-300 (11-78)

FILE COPY

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 83 and 85 Sullivan Street

and/or common

2. Location

street & number 83-85 Sullivan St. not for publication

city, town New York vicinity of congressional district 17

state New York 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 type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Estate of Edward Elliott c/o Francis Keech

street & number 1199 Park Avenue

city, town New York vicinity of state New York 10028

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 New York

6. Representation in Existing Surveys

LP-0643 and 0644

title Landmarks Preservation Commission has this property been determined eligible? yes no

date May 15, 1973 federal state county local

depository for survey records Landmarks Preservation Commission, 305 Broadway

city, town New York state New York

Description

7. Description

Condition		Check one	Check one
<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 _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The two houses at 83 and 85 Sullivan Street were constructed in 1819, and are located in lower Manhattan near Greenwich Village. They are modest Federal style dwellings which were originally two and one-half stories in height, but were raised to a full three stories during the late nineteenth century. Both houses are constructed of brick laid in Flemish bond, and feature six-over-six pane windows, with simple, cut sandstone lintels and sills. Original wrought-iron railings at the low stoop and areaway are still in place.

83 Sullivan Street is twenty-five feet wide and features a narrow passageway with a wrought-iron gate that leads to the rear yard. The basement story is covered with stucco and has an additional entrance and window. The Federal style doorway is framed by slender, wooden, Tuscan columns which support a small entablature with a recessed center portion. Above the entablature is a glass transom panel with a decorative leaded oval. The door has six recessed panels. The roof was raised to a full three stories in 1880, and is topped by a bold cornice with brackets and modillions.

No. 85 Sullivan Street is slightly narrower than its neighbor at 83. The doorway is framed by reeded moldings with corner blocks, and topped by a leaded-glass transom similar to that at No. 83. The roof was raised to three full stories in 1874, with a shallow cornice supported on closely spaced modillions. The brick on the basement story is exposed.

Each house now contains three apartments. The original interior mantelpieces, stairs, railings, woodwork, and some doors and hardware remain on the first and second floors.

Some of the cut stone lintels and sills on the exterior have been covered with sheet metal.

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/ 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 1819

Builder/Architect

Statement of Significance (in one paragraph)

Nos. 83 and 85 Sullivan Street retain the distinctive scale and features of modest Federal style houses from the early nineteenth century. The original doorways, with their six-paneled doors, slender enframements, and leaded-glass transoms, are two of the most well preserved examples of their type in Manhattan. Other characteristic Federal style features which are still preserved include the Flemish bond brickwork, the six-over-six pane windows, and the delicate wrought-iron railings topped with acorn decoration. The Italianate cornice on the raised third stories is typical of many Federal period houses in Manhattan which were altered in the late nineteenth century to provide greater interior space and a more contemporary architectural style.

Both houses are situated on lots which were originally part of the Bayard farm. Nicholas Bayard conveyed the property to Daniel Ludlow and Brockholst Livingston as trustees in 1789. They, in turn, sold it to Aaron Burr in 1791, who acquired a portion of the Bayard Farm contiguous to his estate "Richmond Hill" which stood west of Sixth Avenue. Burr subdivided his property, and when he sold this lot to Anthony Bowrosan in 1802, it was on what Burr called Locust Street. Sullivan Street was named for the Revolutionary War general, John Sullivan (1740-1795).

In 1807 Bowrosan, who operated a tavern and garden at "Richmond Hill," sold the lot for No. 83 to carpenter David Mulford, and the lot for No. 85 to another carpenter, Drake Crane. In 1810, both Crane and Mulford built wooden houses on the rear of their lots. These wooden buildings were among the first on the block. Nine years later, in 1819, Crane and Mulford erected the handsome Federal style houses that exist today.

**United States Department of the Interior
Heritage Conservation and Recreation Service**

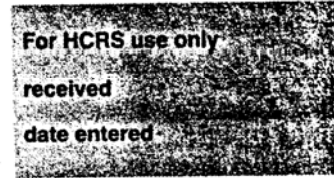
**National Register of Historic Places
Inventory—Nomination Form**

83 and 85 Sullivan St.

Continuation sheet

New York County Item number 8

Page 2



These houses are significant as rare surviving examples of modest Federal style residences in Manhattan that remain largely intact. Particularly of note is the early date of the buildings (1819) and the doorway at #83 which is one of the oldest surviving Federal doorways in Manhattan. While there are approximately fifty additional examples of Federal residences throughout Manhattan, the current ongoing survey of these buildings is not expected to be completed until 1982. Many of these buildings have been altered, especially at the ground floor level. Nos. 83 and 85 Sullivan Street have been identified as exceptional structures in this group and have been locally designated landmarks since 1973.

9. Major Bibliographical References

(See continuation sheet)

10. Geographical Data

Acreeage of nominated property less than 1 acre see attached site map
Quadrangle name Jersey City Quadrangle scale 1:24000

UMT References

A	<u>118</u>	<u>5814</u>	<u>1310</u>	<u>415</u>	<u>08</u>	<u>4180</u>	B						
	Zone	Easting		Northing			Zone	Easting		Northing			
C							D						
E							F						
G							H						

Verbal boundary description and justification

The nominated properties occupy Borough of Manhattan Tax Map Blocks 489, Lots 14 and 15. The lots are each 25 by 100 feet in size.

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

state	code	county	code

11. Form Prepared By

 David J. Framberger, Research Consultant

Contact: Elizabeth Spencer-Ralph 518-474-0479
name/title for Joan R. Olshansky, National Register Coordinator

organization Landmarks Preservation Commission date December, 1979

street & number 305 Broadway telephone (212) 566-7577

city or town New York state New York

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 *Stephen Thibodeau*

title Director, Historic Preservation Field Services Bureau date 2/26/80

For HCRS use only	
I hereby certify that this property is included in the National Register	
	date
Keeper of the National Register	
Attest:	date
Chief of Registration	

FHR-8-300A
FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED

83 and 85 Sullivan Street
CONTINUATION SHEET N.Y. County

ITEM NUMBER

PAGE

9

1

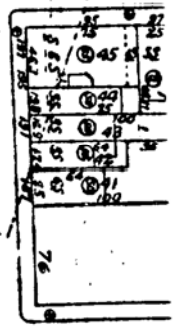
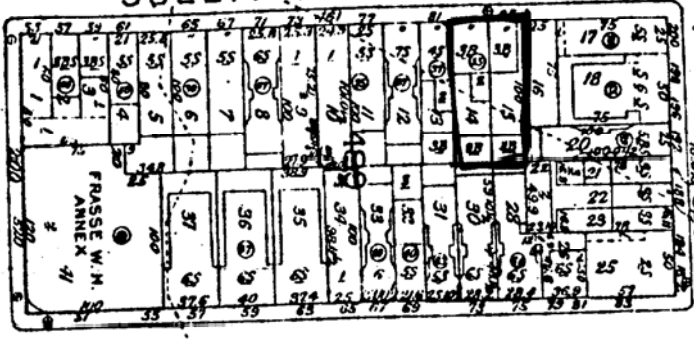
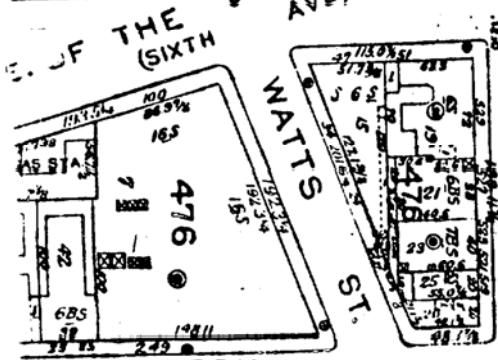
Landmarks Preservation Commission. 83-85 Sullivan Street
Designation Reports (LP-0643,0644). New York: City of
New York, 1973.

New York City Department of Buildings. Block and Lot Records.
Block 489, Lot 14 and 15. Alteration Permits 302-1880
and 165-1874 and 1085-1874.

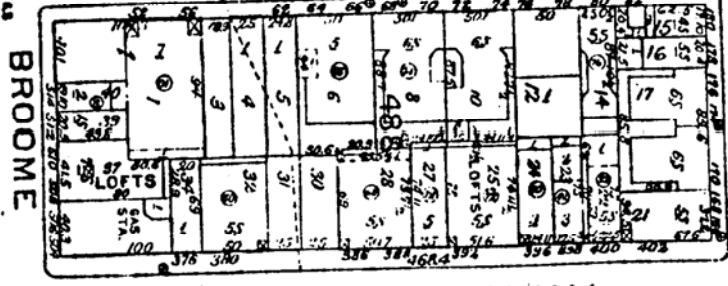
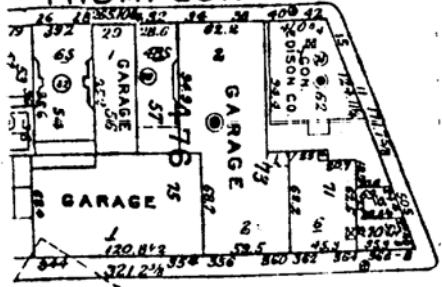
New York City Municipal Archives. Record of Assessments. 8th
Ward, 1818, 1819, 1820. Ward number 2443 and 2444.

Trinity Church Farm
Trinity Church Farm

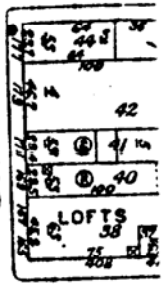
SULLIVAN



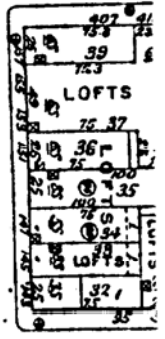
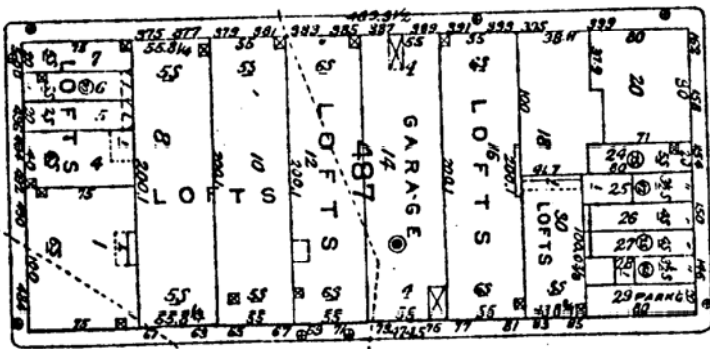
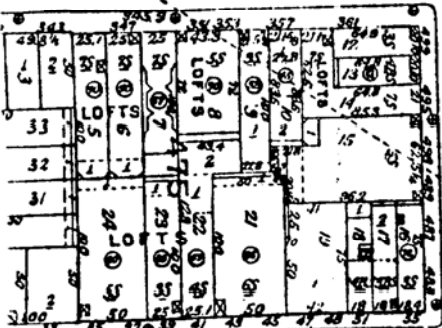
THOMPSON



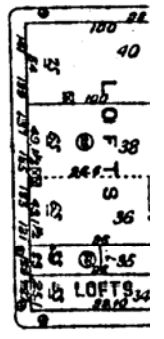
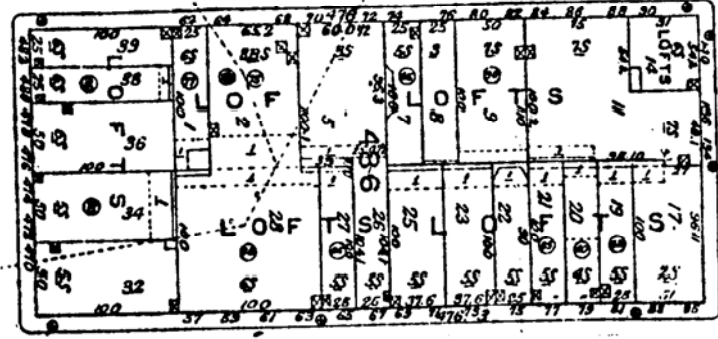
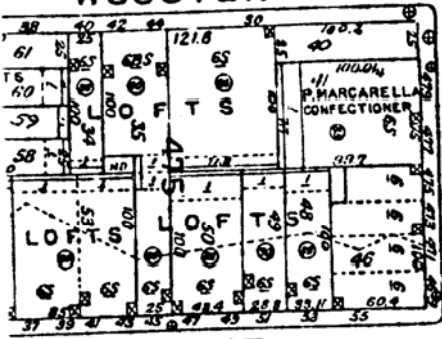
SPRING



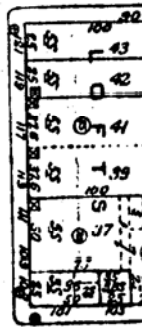
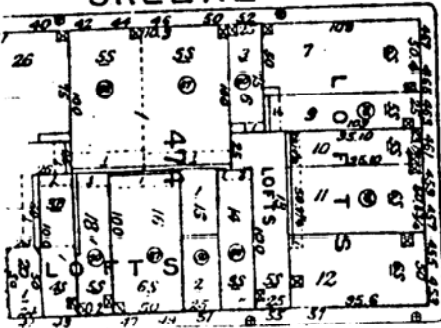
WEST BROADWAY



WOOSTER



GREENE



83 & 85 SULLIVAN STREET
New York County, New York
Manhattan Land Book, Plate 20
New York: Sanborn Map Company, 1978.



83-85 Sullivan Street
New York County, NY

New York County, NY

New York County, NY

UTM Reference: 18/ 584130/ 4508480

JERSEY CITY QUADRANGLE
JERSEY CITY QUADRANGLE

NEW JERSEY-NEW YORK

7.5 MINUTE SERIES (TOPOGRAPHIC)

GEORGE WASHINGTON BRIDGE 8 MI

2 180 000 FEET (N. J.)

6265 IV SW
6265 ITRAL PARK
CENTRAL PARK



MANHATTAN DAN FERRIS (0.3 MI)

UNITED STATES GOVERNMENT