

**57 SULLIVAN STREET HOUSE, 57 Sullivan Street, Manhattan**

Built: 1816-17; architect undetermined; altered c. 1841-42; architect undetermined

Landmark Site: Borough of Manhattan, Tax Map Block 489, Lot 2

On June 23, 2009, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the 57 Sullivan Street House and the proposed designation of the related Landmark Site (Item No. 7). The hearing had been duly advertised in accordance with the provisions of law. One of the two property owners testified in opposition to the designation. Four people spoke in favor of the designation, including representatives of the Greenwich Village Society for Historic Preservation, the Society for the Architecture of the City, the Historic Districts Council, and the New York Landmarks Conservancy.<sup>1</sup>

On November 5, 2015 the Landmarks Preservation Commission held a special public hearing on Backlog Initiative items in the Borough of Manhattan, including the 57 Sullivan Street House and the related Landmark Site (Item I – Borough of Manhattan Group A, d). The hearing had been duly advertised in accordance with the provisions of law. One of the two property owners testified in opposition to the designation of the 57 Sullivan Street House. Seven speakers testified in favor of the designation including Manhattan Borough President Gale Brewer, Assembly Member Deborah Glick, a representative of City Council Member Corey Johnson, and representatives of the Historic Districts Council, Greenwich Village Society for Historic Preservation, and the New York Landmarks Conservancy. The Commission also received a copy of a resolution adopted by Manhattan Community Board 2 on October 26, 2015 in support of the designation. The Commission received 175 letters and emails in support of the designation.

Statements about support for the 57 Sullivan Street House during the backlog initiative process reflect specific testimony given or submitted during the hearing or while the record was open. In addition, the Commission received numerous more general communications about the backlog, some of which mentioned the 57 Sullivan Street House specifically or were directed at all items on the backlog. These items were not specifically submitted while the record was open. Due to the volume and variety of these more general emails they were not tallied for individual buildings.

In addition, the commission received 55 emails, in an email campaign asking the Commission to designate the remaining undesignated Federal style houses in Lower Manhattan between September 2014 and February 2016, which specifically supported the designation of the 57 Sullivan Street House. These are also not included in the official record.

Summary

Located in a portion of the South Village just north of Canal Street developed in the 1810s and 1820s, this building was constructed in 1816-17 as a speculative development property by carter Frederick Youmans. A three-bay, wood-framed rowhouse, it is a fine example of the Federal style, characterized by its brick-clad front laid in Flemish bond, incised paneled stone lintels, incised entry arch with a keystone and impost blocks, and low stoop. The house was originally two stories high (undoubtedly capped by a gabled attic with dormers) and had a rear two-story kitchen ell. In 1817 it was purchased by mason David Bogert, who occupied the house with his family until 1829. In 1841 it was acquired by Thomas Bray, an Irish-immigrant gardener. Bray had the house extended at the rear and raised to three full stories with brick cladding laid in Flemish bond, similar lintels, and a wooden cornice. The paneled window lintels at the first and second stories are thought to be among the earliest surviving examples in Manhattan. The arched first-story entrance surround with incised panel decorations, imposts, and keystones is also very early and



rare. During Bray's ownership the building was also sub-divided into apartments, which were occupied by members of the Bray family and tenants, primarily tradesmen and craftsmen. By 1875, the basement had been converted to commercial use and was occupied by the Knickerbocker a bar with an African-American proprietor and a multi-racial clientele. The house remained in the ownership of the Bray and Hanify families until 1924 when it was acquired by Anthony and Louisa Emanuelli. Throughout the 20<sup>th</sup> century, most of the occupants were Italian-immigrant working-class families. A post-1995 restoration of the house included new entry doors at the basement and first story, new windows, and ironwork. Today the 57 Sullivan Street House survives as a fine example of the Federal style of architecture and a tangible reminder of the rich multi-cultural heritage of the South Village.

## **BUILDING DESCRIPTION**

### Description

Three-bay Federal style frame house with brick-and-brownstone clad facade built in 1816-17 and raised to three full stories in 1841.

*Historic:* Flemish bond brick; brownstone belt course at basement; openings for commercial basement entry and store window created by mid-1870s; incised paneled brownstone arch with keystone and impost blocks at entry; incised paneled stone window lintels; projecting stone window sills; wood fascia board and box cornice.

*Alterations:* Areaway stoop and railing, areaway brick and masonry facings and paving; some replacement of brickwork at basement level; double doors and basement window replaced, wrought-iron grille installed at window; sections of basement belt course above window and door removed; remaining stonework resurfaced; basement light fixtures flanking entry; stoop stuccoed; wrought iron stoop rails, gate and areaway rail, paneled entrance door and lunette transom; light fixtures flanking first-story entry; stone lintels and window sills stuccoed; shutters added; six-over-six window sash modern replacements.

## **SITE HISTORY**

### Lispenard Meadows<sup>2</sup>

Located on Sullivan Street just north of Broome Street, the 57 Sullivan Street House stands at the northern edge of a neighborhood commonly known through much of the 18<sup>th</sup> century as Lispenard Meadows. This marshy land, connected by streams to the Collect Pond (approximately at today's Lafayette and Centre Streets) and to the North (Hudson) River, was a major impediment on the western side of Manhattan to northward travel and development. In the 1730s, Anthony Rutgers, a city Alderman and member of the colonial assembly petitioned the city government for a grant of the Collect Pond and the surrounding marsh, which adjoined his farm, in exchange for a promise to drain the land.<sup>3</sup> Rutgers dug a trench from the Collect to the Hudson River and began draining the land. After Rutgers' death in 1746, his daughter Elsie (aka Alice) and her husband Leonard Lispenard acquired the Rutgers farm. They built a mansion at the intersection of today's Hudson and Debrosses Streets. The marsh eventually became known as Lispenard's Meadows. Upon Leonard Lispenard's death in 1790, the farm passed to his son Anthony, a slaveholder, who had the land mapped into lots in 1795.

Although Anthony Rutgers had been granted the right to drain the Collect and surrounding marshland in 1733 and several attempts were made over the years, by the end of the 18<sup>th</sup> century the Collect Pond, although reduced in size, still remained. It and the surrounding marshes were severely

polluted and were thought to be a source of disease. In 1791 the City purchased the Collect back from Anthony Lispenard and in 1803 began filling it in with earth and stone. The underground springs that fed the Collect then began flooding surrounding buildings. To correct the situation, in 1808, it was decided to convert the drainage ditch running through the Lispenard Meadows to an eight-foot-wide plank-sided canal draining into the Hudson (built 1811). The slow-flowing channel soon became an open sewer and was covered over in 1819, topped by a roadway known as Canal Street.

In the 1820s, Canal Street became a thriving retail district. A steamboat ferry to Hoboken was established at its west end in 1823. A public market, named the Clinton Market after former governor DeWitt Clinton, was opened in 1829 on the triangle of land bounded by West, Washington, Spring, and Canal Streets, and a “country market” was established in 1833 on a triangular site just south of Canal Street.

### Construction and Early History of the 57 Sullivan Street House

In the early 1800s the city began leveling and opening streets in the area north of Canal Street. The heirs of Anthony Lispenard (died 1806) began draining and filling their property and in 1811 entered into an agreement, which allowed them to begin selling individual lots to developers. The future site of 57 Sullivan Street was within the portion allotted to Lispenard’s daughter Sarah and her husband Alexander L. Stewart, who managed the undivided Lispenard estate.<sup>4</sup> Around 1815 Stewart subdivided a parcel he owned at the northeast corner of Broome and Sullivan Streets into two lots each 21 feet wide and 60 feet deep.<sup>5</sup> The corner lot was sold to carpenter Peter Debaum in 1815.<sup>6</sup> In September 1816 Stewart sold the northern lot, now the site of 57 Sullivan Street, to carter Frederick Youmans, with the stipulation that the house to be erected on the site would extend the full width of the lot, be constructed of brick or have a brick front, and not be used for such potentially dangerous or offensive uses as a brewery, bakery, distillery, slaughterhouse, blacksmith shop, foundry or glue factory.<sup>7</sup> The deed further provided Youmans with the right to use the northern party wall of the building Debaum had erected as long as Youmans compensate Debaum for half the cost of the wall.

The use of such restrictive covenants was very common during the first quarter of the 19<sup>th</sup> century when many of the city’s merchant, professional, and artisans began moving northward from lower Manhattan and property owners sought to assure developers and potential buyers that their investments would be protected.<sup>8</sup> Youmans chose to limit construction costs by erecting a brick-fronted frame building, a fact that became evident in the 1920s when the Debaum house was demolished in the early 20<sup>th</sup> century, exposing the clapboarded southern side wall of 57 Sullivan to view.

Youmans was a politically-connected businessman, who secured contracts for his carting business to supply fill for a number of public works projects, including the leveling of Mercer Street in 1818 and the construction of a boat basin at the foot of Canal Street in 1821, and was involved in a several small speculative development projects in what is now SoHo and Greenwich Village.<sup>9</sup> He seems to have kept the property at 57 Sullivan only long enough to build a two-story house on the site, selling the property in April 1817 to mason David G. Bogert (1791-1838).<sup>10</sup>

Bogert was born in Harrington in Bergen County, New Jersey, and moved to New York City by 1813 where he married Margaret Pulis at the Madison Avenue Reformed Church. The Bogerts moved to 57 Sullivan Street in 1817 and resided there with their children until 1829. Directory listings indicate that by 1825 they were sharing the house with at least one tenant, Peter May, a blacksmith, and in 1827 with P. Buskirk, a saddler.

In March 1827, Bogert placed 57 Sullivan Street up for sale. An advertisement in the *National Advocate* described the house as “nearly new & in good order; two stories high, brick front

with a two story kitchen in the rear; brick cistern, yard in good order 2 elegant bhrs [sic probably should be bdrs for bedrooms], and a billiard table.”<sup>11</sup> A briefer advertisement in the *New York Evening Post* indicated that the house “will be sold reasonable.”<sup>12</sup> Probably Bogert was trying to raise capital, since in May 1827 he purchased two development parcels at Jane and Asylum (West 4<sup>th</sup>) Streets.<sup>13</sup>

Eventually Bogert seems to have given up on selling 57 Sullivan Street. He was last listed in the Manhattan directory in 1828-29 and by 1830, when the census was taken, was residing in Bergen County, New Jersey, with his wife and children.<sup>14</sup> No. 57 Sullivan Street was leased to tenants who included mason William Jackson and widow Catherine Powles in 1831, bookbinder William Savidge in 1833, and carpenter Stephen M. Bailey in 1834. Bailey and his family continued to occupy the house through 1840, sharing it with the family of upholsterer Thomas Evans, after 1837.<sup>15</sup>

### Federal Style Rowhouses in Manhattan and the Design of the 57 Sullivan Street House<sup>16</sup>

As the city of New York grew in the period after the Revolution, large plots of land in Manhattan were sold and subdivided for the construction of groups of brick-clad and brick-fronted houses. Their architectural style has been called “Federal” after the new republic, but in form and detail they continued the Georgian style of Great Britain. Federal style houses were constructed from the Battery as far north as 23<sup>rd</sup> Street between the 1790s and 1830s. The size of the lot dictated the size of the house: typically each house lot was 20 or 25 feet wide by 90 to 100 feet deep, which accorded with the rectilinear plan of New York City, laid out in 1807 and adopted as the Commissioners Plan in 1811. The rowhouse itself would be as wide as the lot, and 35 to 40 feet deep. This allowed for a stoop and small front yard or areaway, and a fairly spacious rear yard, which usually contained a buried cistern to collect fresh water and the privy. During the early 19<sup>th</sup> century, several houses were often constructed together, sharing common party walls, chimneys, and roof timbering to form a continuous group. The houses were of load-bearing masonry construction or modified timber-frame construction with brick-clad front facades. With shared structural framing and party walls, each house in a row was dependent on its neighbor for structural stability. With the increasing availability of pattern books, such as Asher Benjamin’s *American Builders Companion* (published in six editions between 1806 and 1827), local builders had access to drawings and instructions for exterior and interior plans and details. Federal style rowhouses usually had a three-bay façade with two full stories over a high basement and an additional half story under a peaked roof with the ridge line running parallel to the front façade. (Very modest houses could be two bays wide, while grander house had three full stories, and could be up to five bays wide.) The front (and sometimes rear) was usually clad in red brick laid in the Flemish bond pattern, which alternated a stretcher and a header in every row. This system allowed the linking of more expensive face brick with the cheaper, rougher brick behind. Walls were usually two “wythes,” or eight inches thick. Because brick was fabricated by hand in molds (rather than by machine), it was relatively porous. To protect the brick surface and slow water penetration, facades were often painted.

The planar quality of Federal style facades was relieved by ornament in the form of lintels, entrances, stoops with iron railings, cornices, and dormers. Doorway and window lintels, seen in a variety of types (flat, incised or molded), were commonly brownstone. The most ornamental feature was the doorway, often framed with columns and sidelights and topped with a rectangular transom or fanlight, and having a single wooden door. Some grander houses had large round-arched entrances with Gibbs surrounds. The entrance was approached by a stoop – a flight of brownstone steps placed to one side of the façade – which created a basement level below the parlor floor. Wrought-iron railings with finials lined the stoop and enclosed areaways. Window openings

at the parlor and second stories were usually the same height (the size sometimes diminished on the third story) and were aligned and the same width from story to story. The wood-framed sashes were double-hung and multi-light (typically six-over-six). Shutters were common on the exterior. A wooden box cornice with a molded fascia extended across the front along the eave, which carried a built-in gutter. A leader head and downspout that drained onto the sidewalk extended down the façade on the opposite side from the doorway. Pedimented or segmental dormers on the front roof slope usually had decorative wood trim, and the top sashes were often arched with decorative muntins.

Wood-framed with a brick façade, the 57 Sullivan Street House displays many characteristic features of the Federal style. These include the Flemish-bond brick cladding at the first and second stories, incised paneled stone lintels, incised entry arch with a paneled double keystone and impost blocks, and low stoop. The paneled window lintels are thought to be among the earliest surviving examples in Manhattan. The arched entrance surrounds with incised panel decorations, imposts, and keystones are also very early and rare surviving examples of motifs that would be elaborated on in the 1820s in such houses as the William and Rosamond Clark House, 51 Market Street (1824-25, a designated New York City Landmark), 139 Greene Street (1825, within the SoHo-Cast Iron Historic District), and 59 Morton Street (1828, within the Greenwich Village Historic District).<sup>17</sup> Although now concealed by a taller building, No. 57 is also noteworthy as a relatively rare surviving Federal style rowhouse with wood-clad side walls.<sup>18</sup>

#### 1840s Alterations and Mid-19<sup>th</sup> Century Occupants

When David Bogert died in 1838, his will stipulated that 57 Sullivan Street was to be sold at the best possible price with the proceeds used to support his minor children.<sup>19</sup> In the period following the Panic of 1837 real estate values had plummeted. His executors elected to continue renting the house, finally selling it in February 1841 to gardener Thomas Bray (1810-79), who had emigrated from Ireland around 1835 and was then residing on Hudson Street in Greenwich Village.<sup>20</sup> Bray seems to have immediately commissioned alterations to the house, which included raising the attic to a full third story and extending the building at the rear. The third story façade was clad with brick laid in Flemish bond and given windows of a similar size to the lower stories with very similar paneled lintels and projecting sills. The simple fascia board and molded wood cornice that caps the façade also seems to date from this alteration. The alterations at No. 57 were completed by May 1842 when Thomas Bray's brother, John, who also was a gardener, and at least four other tenants were listed as residing in the house in *Longworth's Directory*.<sup>21</sup>

The changes to the 57 Sullivan Street House were typical for the period when many owners of Federal-era houses responded to the increasing demand for housing by enlarging and subdividing their buildings into apartments to accommodate more residents.<sup>22</sup> Census records indicate that from the 1850s to the early 1870s the 57 Sullivan Street House was occupied by six or seven families, usually comprising two or three adults, several children, and occasionally a servant. Most of these households were headed by artisans practicing trades such as stone cutter, tailor, seamstress, printer, carpenter, confectioner and brewer.<sup>23</sup> Thomas and John Bray also resided in the house with members of their family, including John's wife and four children, until at least 1855. After 1843, both men earned their living as carters (aka cartmen or carmen) taking advantage of changes in the licensing laws that opened up the franchise to transport goods and materials in the rapidly growing city.<sup>24</sup> Thomas Bray seems to have left the city after 1855 although he retained ownership of the 57 Sullivan Street House.<sup>25</sup> John Bray, his wife Anna and their four children continued to occupy an apartment in the building. Around 1869-70, Thomas Bray returned to 57 Sullivan Street moving into an apartment with his brother John and John's daughter, Catharine. Thomas began working as a cartman, but also purchased an "old established liquor store at the

corner of Thompson and Grand Streets.”<sup>26</sup> Thomas Bray operated that business, which also seems to have been a saloon until his death in 1879.<sup>27</sup> By 1875 his nephew Bernard Bray was also working for him as a bartender and residing at 57 Sullivan Street.<sup>28</sup>

### The 1870s: Little Africa and The Knickerbocker

African Americans had been living in the present-day Greenwich Village, just north of Lispenard Meadows, since the 1640s, when the Dutch set aside land for partially-freed slaves to serve as a buffer between the European colonists living at the tip of Manhattan and the Native Americans to the north.<sup>29</sup> In 1667 the newly established British colonial government relegated free blacks – including those who owned property – to alien status and denied them the privileges granted to white residents including the right to own property. Parcels owned by these black families were transferred to Dutch and English landowners by the late 17<sup>th</sup> century. The land that comprises the current-day neighborhoods of SoHo, NoHo, and the South Village was amassed by Nicholas Bayard and his descendants. Typical of the large land-owning families in colonial New York, the Bayard family owned enslaved people who worked the vast estate.

During the period of gradual emancipation between 1799 and 1827, newly freed blacks began to move from the homes of their former masters at the southern tip of Manhattan to newer, cheaper neighborhoods at the edge of the city, including Five Points, Lispenard Meadows (both north and south of Canal Street), Greenwich Village, and Seneca Village. By the time of the 1863 Draft Riots, which targeted several locations in the South Village, the area was home to nearly a quarter of the city’s African-American population. After the Civil War, the community in the South Village grew larger still, with the influx of recently freed refugees from the South, seeking a new way of life, and was frequently referred to as Little Africa by the mid-1800s.

The 1870 Federal census indicates that in the blocks immediately surrounding the 57 Sullivan Street house, there were a mixture of blacks and whites (chiefly Irish and German immigrants). The African-Americans often lived in the oldest buildings and in rear tenements accessible through alleys. Thompson Street extending from Canal Street to West Fourth Street was considered the epicenter of Little Africa.<sup>30</sup> However, on the two sides of Sullivan Street between Broome and Spring Street (the 57 Sullivan Street block), there were 21 buildings with African-American tenants.<sup>31</sup>

With both blacks and whites crammed into tight quarters, saloons were important communal gathering places. On Thompson Street, most were “black-and-tan” saloons catering to a multi-racial clientele. Given its location, it seems likely that the bar Thomas Bray operated at Thompson and Grand was a “black-and-tan” saloon. In any case, by 1874/5 the basement of 57 Sullivan Street had been altered and was housing a “black-and-tan” saloon, named The Knickerbocker with an African-American proprietor/bartender, Charles Woodbeck, who resided next door at 432 Broome Street.<sup>32</sup>

### Later History

After Thomas Bray’s death in 1879, the 57 Sullivan Street House passed to his brother John.<sup>33</sup> According to the 1880 census, John Bray continued to occupy the house with his extended family consisting of his widowed daughter, Mary Hanify, her children, his daughter, Kate McDermott, her husband Laurence, a prison guard, and their children, and his nephew Bernard Bray, who became a policeman in 1880. Four apartments were rented to tenants. In May 1881, John Bray conveyed the house to his daughter Mary Hanify. The 1890 police census recorded her living there with her four children.<sup>34</sup> The rest of the apartments were leased to mix of Irish and Italian tenants, reflecting the changing demographics of the neighborhood.<sup>35</sup>

It is not certain how long the Knickerbocker saloon remained in business, however, it is possible that one of the saloon-keepers listed in the directories at 57 Sullivan Street may have been running a bar there. However, by 1884 the basement was leased to the Donnelly & Hogan furniture store. In 1890 it was occupied by a fruit store.

In 1897, Mary Hanify conveyed 57 Sullivan Street to her uncle Bernard Bray.<sup>36</sup> He retained ownership of the building for 10 years, selling it to his nephews Joseph and John Hanify in May 1907 on his retirement from the police force and return to Ireland.<sup>37</sup> By that time the Hanifys were no longer residing in the building and all the apartments were occupied by the families of Italian immigrants. Among the longest term residents were the family of Antonio (Tony) and Maria Belletieri, who lived at 57 Sullivan Street for over 30 years between the 1890s and the 1920s.<sup>38</sup>

In 1924 the Hanify brothers lost 57 Sullivan Street, which had been heavily mortgaged, to foreclosure. The building was purchased by Anthony and Louisa Emanuelli, who were then residing at 61 Sullivan Street.<sup>39</sup> The Emanuelis upgraded the building's systems, replacing backyard privies with plumbing in each apartment, installing a new furnace, and making changes to the fire escapes, but leaving the façade largely unchanged. In 1924 the building contained five apartments and the basement store.<sup>40</sup>

The building remained in the ownership of the Emanuelli family through the 1990s. It was acquired by the present owner in 1995. He and his wife undertook a restoration of the house that included removal of the exterior paint and repointing, replacement of the doors at the basement and parlor story, replacement of the windows with six-over-six wood sash, installation of louvered shutters, replacement of the iron railings, and resurfacing the brownstone stoop.

Report researched and written by  
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## NOTES

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<sup>1</sup> This item was previously heard on February 3, 1970, (LP-0642).

<sup>2</sup> This section is based on New York City Landmarks Preservation Commission (LPC), *486 Greenwich Street House Designation Report* (LP-2225) (New York: City of New York, 2007), prepared by Jay Shockley, 2-3; Elizabeth Blackmar, *Manhattan for Rent, 1785-1850* (Ithaca: Cornell University Press), 1989, 98-100; Edwin G. Burrows and Mike Wallace, *Gotham: A History of New York City to 1898* (New York: Oxford University Press, 1999), 359-360.

<sup>3</sup> For Rutgers acquisition of the Collect and swamplands adjoining his farm see I.N. Phelps Stokes *The Iconography of Manhattan Island, 1498-1909* ((New York: Robert H. Dodd, 1915-28), v. 4, 530-31.

<sup>4</sup> For Alexander L. Stewart see New York City, *Minutes of the Common Council, 1784-1831 (MCC)* (New York: Dodd, Mead, 1905), 5 (Feb. 15, 1808), 6-9; Moses Beach, *Wealthy Citizens of New York City* (1845), 27, reprinted in Henry Wysham Lanier, *A Century of Banking in New York, 1822-1922* (New York: The Gillis Press, 1922).

<sup>5</sup> In 1813 Stewart sold two parcels on Sullivan Street, one at the intersection with Watts Street, the other at the northeast corner of Broome and Sullivan Streets, to grocer Charles Goldin. Goldin built a building at Sullivan and Watts, and then resold the parcel at Broome and Sullivan to Stewart in October 1814. For those transactions see New York County, Office of the Register, Deeds and Conveyances, Liber 106, 131; Liber 108, 27.

<sup>6</sup> For the sale to Peter Debaum see Deeds and Conveyances, Liber 109, 558.

<sup>7</sup> Deeds and Conveyances, Liber 118, 653.

<sup>8</sup> See Blackmar's discussion of protective covenants during this period, 99-100.

<sup>9</sup>Youmans' government work is documented in *MCC* 10 (Dec. 21, 1818), 157; (Jan. 18, 1819), 188; (Jan. 25, 1819), 218; (Feb. 2, 1819), 228; 10 (May 24, 1819), 420; (May 31, 1819), 432; (July 26, 1819), 499; (Sept. 6, 1819), 543; 11 (Apr. 16, 1821), 590; (May 28, 1821), 667; (Aug. 20, 1821), 764, 769; 13 (Nov. 10, 1823), 347; 17 (Mar. 24, 1828), 55; (Aug. 25, 1828), 334, (Nov. 8, 1828), 444, (Dec. 15, 1828), 523; 18 (May 4, 1828), 48.

<sup>10</sup> Deeds and Conveyances, Liber 120, 412.

<sup>11</sup> "At Private Sale," *National Advocate*, Mar. 22, 1827; repeated Apr. 2, 1827.

<sup>12</sup> "For Sale," *New York Evening Post*, undated page (probably late-May early June 1827), "New York NY Evening Post 1827 Grayscale – 0537 pdf," retrieved using "57 Sullivan" "1827" in *Old Fulton NY Post Cards* @ <http://fultonpostcards.history.com/Fulton.html>, accessed Apr. 12, 2016.

<sup>13</sup> Deeds and Conveyances, Liber 221, 240, 242.

<sup>14</sup> US Census, 1830, New Jersey, Bergen County, Harrington, 41. For further information on Bogert's family see "David G. Bogert, facts," *Quackenbush/Carr/Colton & Allied Families Family Tree* @ <http://person.ancestrylibrary.com/tree/13876933/person/19932797973>, accessed Feb. 23, 2016.

<sup>15</sup> This information on the occupancy of 57 Sullivan Street is based on a search of listings for that address in New York City directories in the website Fold3 (<https://www.fold3.com>) and US Census, 1840, New York, New York County, Eighth Ward, 13.

<sup>16</sup> This section is largely adapted from LPC, *Hardenbrook-Somarindyk House Designation Report* (LP-2439) (New York: City of New York, 2011), prepared by Jay Shockley and Cynthia Danza, 5-6.

<sup>17</sup> For a further discussion of the use of these motifs see Ada Louise Huxtable, *Classic New York: Georgian Gentility to Greek Elegance* (Garden City: Anchor Books, 1964), 41-43, 51-55; Charles Lockwood, *Bricks and Brownstone: The New York Row House, 1783-1929* (New York: Abbeville Press, 1972), 6-9, 10-13, 39-43.

<sup>18</sup> Brick fronts were used both to give buildings a grander appearance and because they were thought to provide a degree of fire protection. Eventually concerns about fire led to a ban on new frame construction south of Canal Street in 1816. In 1849 the city's fire limits were moved north to 42<sup>nd</sup> Street. Although many of the rowhouses constructed in Lower Manhattan and Brooklyn Heights during the Federal era were wood relatively few survive. Examples include 57 and 66 Hicks Street in the Brooklyn Heights Historic District, and the Dennison and Lydia Wood House at 310 Spring Street in Manhattan (c. 1818-19, a designated New York City Landmark).

<sup>19</sup> New York County, Office of the Surrogate, Wills Liber 81, 582.

<sup>20</sup> Deeds and Conveyances, Liber 412, 308; "Public Sales," *Commercial Advertiser*, Jan. 05, 1841, 3; New York City directory listings, 1841-42.

<sup>21</sup> The tax assessment for 57 Sullivan Street also rose relative to its neighbors in 1842. See New York City, Tax Assessment Records, Eighth Ward, 1841, 21; 1842, 22.

<sup>22</sup> Wages had also declined following the Panic of 1837 putting pressure on both middle-class and working-class families to sub-lease portions of their homes to other families or take in boarders. As the economy recovered in the mid-1840s, New York's population grew exponentially. While middle-class families could seek lower cost housing at the city's edges, artisans and unskilled workers needed to be within walking distance to their work. Rents rose accordingly. On the housing crunch of the 1840s and 1850s, see Blackmar, 203-212, 242-44.

<sup>23</sup> US Census, 1850, New York, New York County, Eighth Ward, 373B-374, building 395, families 992-998; US Census, 1860, New York, New York County, Eighth Ward, 2<sup>nd</sup> District, 373B, 14-15, building 29, families 109-114; New York State Census, 1855, New York County, Eighth Ward, Third Election District, building 190; New York City directories, 1850-70.

<sup>24</sup> Until 1843 cartmen were required to own their horses and carts (free and clear of debt), were only allowed to own one cart, were forbidden to hire labor on other than a casual basis, and had to work for fixed rates. Licenses were granted only to citizens with the right to vote, who had lived in New York City for at least a year. Blacks and the Irish immigrants were effectively barred from securing carting licenses. With the increasing demand for carting services in the outlying parts of the city, a need for larger carts to handle bigger loads, and pressure from the Irish-immigrant community on Tammany Hall, the law was amended to permit aliens to secure carting licenses. By 1855 there were 8,000 cartmen in the city, up from 3,400 in the early 1840, with the Irish dominating the business. It was not until the 1850s, under Mayor Fernando Wood, that blacks were allowed to become cartmen. See Graham Russell Hodges, *New York City Cartmen: 1667-1850* (New York: New York University Press, 2012); Burrows and Wallace, 744.

<sup>25</sup> Thomas Bray was not listed in the Manhattan or Brooklyn directories from 1855 to 1869 and was not recorded in the New York County census for 1860.

<sup>26</sup> US Census, 1870, New York, New York County, Eighth Ward, 16<sup>th</sup> Election District, 48; "To Let," *The World*, Feb. 16, 1870, 6; "For Sale: A First Class Corner Liquor Store," *New York Herald*, Jan. 15, 1869, 122.



<sup>27</sup> “Irish-American Obituary,” *Irish American Weekly*, Nov. 18, 1879. US Census Mortality Schedules, New York, Greater New York, 1880, Roll M12, no. 28.

<sup>28</sup> During a crackdown of the liquor laws in the mid-1870s both Bernard and Thomas Bray were arrested. “Enforcing the Excise Law,” *New York Times*, Mar. 28, 1875, 7; “Arrest of Liquor-Dealers,” *New York Times*, Mar. 13, 1876, 5.

<sup>29</sup> This account of the early history of blacks in Greenwich Village is adapted from LPC, *486 Greenwich Street House Designation Report*, 2; Theresa Noonan, “Little Africa,” in LPC, *South Village Historic District Report* (LP-2546) (New York: City of New York, 2013), 23-27. See also Gerald W. McFarland, *Inside Greenwich Village: A New York Neighborhood, 1898-1918* (Amherst: Univ. of Mass. Press, 2005), 11-25; Luc Sante, *Low Life* (New York: Vintage Departures, 1991), 17-19.

<sup>30</sup> “Thompson Street Then and Now,” *The Sun*, October 10, 1886, 6.

<sup>31</sup> US Census, 1870, New York, New York County, Eighth Ward, 16<sup>th</sup> Election District, 48-62.

<sup>32</sup> This bar gained notoriety in January 1875 when four customers were arrested for robbing and assaulting a customer. Because one of the alleged assailants, Isaac Hatch, was a well-known criminal who had been previously tried and acquitted for the murder of a policeman, the case received considerable press coverage. See “Robbed in Negro Den,” *New York Times*, Jan. 24, 1875, 2; “A Bad Locality,” *New York Times*, Jan. 25, 1875, 8; “A Trio of Daring Negro Robbers Sent to State Prison,” *New York Times*, Feb. 9, 1875, 9; “Court of General Sessions,” *Evening Telegram*, Feb. 8, 1875, 1; “The Sullivan Street Robbery,” *Commercial Advertiser*, Feb. 8, 1875, 4; “Sullivan Street Robbery,” *New York Evening Express*, Feb. 9, 1875; “New York,” *Hudson Daily Star*, Feb. 9, 1875, 1; “News Items,” *Lowell Daily Courier*, Feb. 9, 1875, 1.

<sup>33</sup> Although Mary Ann Bray was never listed in the census as residing with Thomas Bray in New York City, he had at some point married. In December 1880 John Bray paid her \$2250 for her release of her 1/3 dower interest in the 57 Sullivan Street House. See Deeds and Conveyances, Liber 1578, 321; New York County, Wills Liber 279-280, 288.

<sup>34</sup> New York City, Manhattan, “Police Census,” 1890, Book 135.

<sup>35</sup> On the growth of the Italian enclave south of Houston Street in the 1880s and 1890s, see Burrows and Wallace, 1122-1123; McFarland, 25-28; “Sullivan Street’s Italians,” *The Sun*, May 12, 1895, 3.

<sup>36</sup> Deeds and Conveyances, Sec. 2, Liber 55, 89.

<sup>37</sup> Deeds and Conveyances, Sec. 2 Liber 171, 299; “Real Estate Transfers,” *New York Times*, May 26, 1907, S5; “Policeman Bray to Quit,” *New York Times*, May 21, 1907, 6. After his mother’s death Bray returned to New York City, moving to an apartment on Perry Street. “Died,” *New York Times*, Feb. 11, 1915, 9.

<sup>38</sup> Manhattan, “Police Census,” 1890, Book 135; US Census, 1900, New York,; New York State Census, 1905, New York County, Election District 14, block F, 13; US Census, 1910, New York, Manhattan, Enumeration district 122, sheet 25B; New York State Census, 1915, New York County, Election District 12, block 3, 133; US Census, 1920, New York, Manhattan, Enumeration District 196, sheet 2A.

<sup>39</sup> Deeds and Conveyances, Liber 3443, 107.

<sup>40</sup> NYC Department of Buildings, Alteration Permit 2548-24; Building Notice 2958-35; New York City Department of Housing Preservation & Development (HPD), 57 Sullivan Street, Manhattan, I-Card Images.

## **FINDINGS AND DESIGNATION**

On the basis of a careful consideration of the history, the architecture, and the other features of this building, the Landmarks Preservation Commission finds that the 57 Sullivan Street House has a special character and a special historical and aesthetic interest and value as part of the development, heritage, and culture characteristics of New York City.

The Commission further finds that, among its important qualities, the 57 Sullivan Street House, a three-bay, wood-framed rowhouse constructed in 1816-17 as a speculative development property by carter Frederick Youmans, is a fine example of the Federal style, characterized by its brick-clad front laid in Flemish bond, incised paneled stone lintels, incised entry arch with a keystone and impost blocks, and low stoop; that the house was originally two stories high (undoubtedly capped by a gabled attic with dormers) and had a rear two-story kitchen ell; that in 1817 it was purchased by mason David Bogert, who occupied the house with his family until 1829; that in 1841 it was acquired by Thomas Bray, an Irish-immigrant gardener; that Bray had the house extended at the rear and raised to three full stories with brick cladding laid in Flemish bond, similar lintels, and a wooden cornice; that the paneled window lintels at the first and second stories are thought to be among the earliest surviving examples in Manhattan; that the arched first-story entrance surround with incised panel decorations, imposts, and keystones is also very early and rare; that during Bray's ownership the building was also sub-divided into apartments, which were occupied by members of the Bray family and tenants, primarily tradesmen and craftsmen; that by 1875, the basement had been converted to commercial use and was occupied by the "Knickerbocker" a bar with an African-American proprietor and a multi-racial clientele; that the house remained in the ownership of the Bray and Hanify families until 1924 when it was acquired by Anthony and Louisa Emanuelli; that throughout the 20<sup>th</sup> century, most of the occupants were Italian-immigrant working-class families; that a post-1995 restoration of the house included new entry doors at the basement and first story, new windows, and ironwork; that today the 57 Sullivan Street House survives as a fine example of the Federal style of architecture and a tangible reminder of the rich multi-cultural heritage of the South Village.

Accordingly, pursuant to the provisions of Chapter 74, Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Landmark the 57 Sullivan Street House, 57 Sullivan Street, Manhattan, and designates Borough of Manhattan Tax Map Block 489, Lot 2, as its Landmark Site.

Meenakshi Srinivasan, Chair

Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Kim Vauss, Commissioners



57 Sullivan Street House  
57 Sullivan Street, Manhattan  
*Photo: Sarah Moses, 2016*



57 Sullivan Street House  
First story entrance and window  
*Photo: Sarah Moses, 2016*





57 Sullivan Street House  
Upper Stories  
*Photo: Gale Harris, 2016*



57 Sullivan Street House

Showing the southern clapboard-clad side wall

*Photo: New York City, Department of Taxes (c. 1939-41), Municipal Archives*



57 Sullivan Street House in 1978

*Photo: Michael Stein*



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