

**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

For HCRS use only

received FEB 29 1980

date entered APR 23 1980

1. Name

historic *Building at*
85 Leonard Street ~~Building~~

and/or common

2. Location

street & number 85 Leonard Street _____ not for publication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	
☐ district	☐ public	☒ occupied	☐ agriculture	☐ museum
☒ building(s)	☒ private	☐ unoccupied	☒ commercial	☐ park
☐ structure	☐ both	☐ work in progress	☐ educational	☐ private residence
☐ site	Public Acquisition	Accessible	☐ entertainment	☐ religious
☐ object	☐ in process	☒ yes: restricted	☐ government	☐ scientific
	☐ being considered	☐ yes: unrestricted	☐ industrial	☐ transportation
		☐ no	☐ military	☐ other:

4. Owner of Property

name Jerry Jacobs

street & number 87 Leonard Street

city, town New York _____ vicinity of _____ state New York

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

title Landmarks Preservation Commission LP-0877
has this property been determined eligible? ☐ yes ☒ no

date November 26, 1974 _____ federal _____ state _____ county ☒ local

depository for survey records 305 Broadway

city, town New York _____ state New York 10007

7. Description

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

Standing one among a row of similar commercial fronts, the building at 85 Leonard Street is the only building designed and built by James Bogardus which still survives in New York City. The five-story structure, erected in 1860-61, is an example of cast-iron architecture designed in the so-called "sperm candle" style.

The building, which is three bays wide, has two tiers of elongated columns, which span the second to third and fourth to fifth stories with spandrel panels separating the two floors of each two-story grouping. The ground floor storefront has three arched openings flanked by semi-engaged fluted columns, and is surmounted by a modillioned cornice. Similarly, the two-story elongated columns above are also fluted and terminate in smooth capitals. Rope moldings and foliate motifs enhance the spandrels of the arches at the top of each two-story vertical unit. The horizontal panels which divide the two-story units have a motif of elongated round arches which echo the shape of the much larger arches enframing the window bays. The modillioned cornice separating the third and fourth floors is flanked by console brackets decorated with lions' heads on the ends.

An impressive entablature--composed of a paneled frieze formed by a rope molding, a row of dentils, and a modillioned cornice edged with a foliate molding--crowns the facade. Four foliate console brackets support the cornice. Small panels, each containing a man's head, interrupt the cornice molding above the console brackets.

When comparing this building with its neighbors, which are similar in style but have facades which are largely of stone, the advantages of cast iron become apparent. No. 85 Leonard Street has extensive detail of a very intricate and delicate nature which would be both difficult and costly to execute in stone. In addition, this detail enhances the basic form of the building itself.

The architectural detail on the exterior is still intact. A plaque reading "James Bogardus, Originator and Constructor of Iron Buildings, New York," was placed at the base of one of the ground floor columns. The only modern intrusion is the fire escape across the front facade.

The interior of 85 Leonard Street is presently used as storage for a drygoods company. Almost all of the interior's detailing has been removed except for the pressed tin ceilings on each floor and the steep wooden stairways with arched balustrades. Originally, the ground floor was graced with cast-iron Corinthian columns, but these were replaced to expand the warehouse's storage space.

8. Significance

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☐ religion
☐ 1400–1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500–1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600–1699	☒ architecture	☐ education	☐ military	☐ social/humanitarian
☐ 1700–1799	☐ art	☐ engineering	☐ music	☐ theater
☒ 1800–1899	☐ commerce	☐ exploration/settlement	☐ philosophy	☐ transportation
☐ 1900–	☐ communications	☐ industry	☐ politics/government	☐ other (specify)
		☐ invention		

Specific dates 1860–61 **Builder/Architect** James Bogardus

Statement of Significance (in one paragraph)

The building at 85 Leonard Street is one of the few remaining works of James Bogardus, and his only surviving building in New York City.¹ As with most of Bogardus' designs, cast-iron was used extensively for the structural system as well as for the decorative facade. It is one of the few extant buildings of cast iron designed in the so-called "sperm candle" style which became popular in New York City in the late 1850s and early 1860s. (The name was derived from the use of two-story columns that resemble candles made from sperm whale oil.) Although it is not certain if the style originated in stone or iron, the qualities of lightness, openness and verticality are intrinsic characteristics of cast-iron architecture and, later, skyscraper construction.

James Bogardus was a pioneer in developing cast-iron fronts for buildings with iron structural beams and joists and, in fact, he described himself as the "Inventor of cast-iron buildings." Although he was usually associated with other architects in most of his work, Trow's New York City Directory lists Bogardus as "architect in iron, constructor and patentee of iron buildings and manufacturer of the eccentric mill."² It seems likely that Bogardus worked without an architect for the building at 85 Leonard Street since it is a relatively simple structure with brick party walls and a self-supporting cast-iron facade.

In 1848 Bogardus erected the first full cast-iron facade on a building in New York City for John Milhau at 183 Broadway. His own factory at Duane and Centre streets was the basis for Bogardus' 1850 patent for an all-iron building. Partially because of Bogardus' work, the use of cast iron for facades and structural supporting systems became widespread in New York City during the mid-19th century. While his competitor, Daniel Badger, may be credited with popularizing the use of cast iron for facades, Bogardus advanced the use of iron for structural supporting systems. As Turpin C. Bannister has written:

(See continuation sheet)

9. Major Bibliographical References

(See continuation sheet)

10. Geographical Data

UTM NOT VERIFIED

Acreage of nominated property less than 1 acre

Quadrangle name Jersey City, N.J.-N.Y.

ACREAGE NOT VERIFIED

Scale 1:24000

UMT References

A

118	5184	0120	415	017	450
Zone	Easting	Northing			

B

Zone	Easting	Northing			

C

--	--	--	--	--	--

D

--	--	--	--	--	--

E

--	--	--	--	--	--

F

--	--	--	--	--	--

G

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H

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Verbal boundary description and justification

The nominated property occupies Borough of Manhattan Tax Map Block 174, lot 3 and is roughly 125' X 25' in size. See attached site map.

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

state	code	county	code
-------	------	--------	------

state	code	county	code
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11. Form Prepared By

Holly Huckins, Research Consultant for

Contact: Elizabeth Spencer-Ralph, 518-474-0479, Div. for Historic Pres.

name/title Joan Olshansky, National Register Coordinator

organization Landmarks Preservation Commission date September 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

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

For HCRS use only

I hereby certify that this property is included in the National Register

for Bruce Mac Donnell
Keeper of the National Register

date April 23, 1980

Attest: Lynn A. Beebe

date April 17, 1980

Chief of Registration

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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

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RECEIVED FEB 29 1980
DATE ENTERED APR 23 1980

85 Leonard Street Building
CONTINUATION SHEET New York County ITEM NUMBER 8 PAGE 1

(Bogardus) did exhibit amazing alertness and receptivity in adapting to his purposes, and with admirable alacrity, the rapidly expanding technology of this day.... In the last analysis, he popularized iron fronts so effectively that the fashion for them reached almost every city on our land. To this we can now add the likelihood that he contributed, through his long-neglected towers, to the realization of our national architectural symbol, the skyscraper.³

By the 1850s, this area of Manhattan had begun to change from a residential neighborhood to a commercial and manufacturing district. Most of the buildings on both sides of Leonard Street, west of Broadway, were built for commercial purposes in 1860-61, replacing residences which had previously stood on the block, including that of Thomas Swords at 87 Leonard Street.

In November 1860, the Swords estate leased the property to Ziba H. Kitchen, William Montross and Aaron P. Wilcox on condition that they "erect with all reasonable dispatch... a good and substantial store house to cost not less than \$20,000."⁴ According to tax assessment records, the building was begun in December 1860 and completed sometime the following year. In 1868, Trow's City Directory lists Kitchen, Montross, and Wilcox as a firm of drygoods merchants, with its place of business at 85 Leonard Street.

¹The text of this report was taken almost in its entirety from the New York Landmarks Preservation Commission Designation Report, 85 Leonard Street Building (LP-0877), November, 1974, by Marjorie Pearson.

²Trow, Trow's New York City Directory, (New York, 1859/60).

³Turpin C. Bannister, "Bogardus Revisited; Part II: The Iron Towers," Society of Architectural Historians Journal, XVI, (March, 1957), 16.

⁴"Deeds," New York County Register's Office, Liber 816, Page 607.

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

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APR 23 1980

85 Leonard Street Building

CONTINUATION SHEET New York County ITEM NUMBER 9 PAGE 1

Bannister, Turpin C. "James Bogardus Revisited; Part I: The Iron Fronts," Journal of the Society of Architectural Historians, Volume XV, No. 4, December 1956, pp.12-22.

_____. "James Bogardus Revisited; Part II: The Iron Towers," Journal of the Society of Architectural Historians, Volume XVI, No. 76, March 1957, pp.11-17.

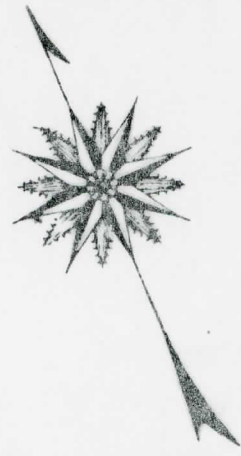
"Deeds." New York County Register's Office. Liber 816, Page 607.

Landmarks Preservation Commission. 85 Leonard Street Designation Report (LP-0877) by Marjorie Pearson. New York: City of New York, 1974.

Trow. Trow's New York City Directory of 1859/60. New York: Trow, 1859.

85 LEONARD STREET BUILDING
New York County, New York
Manhattan Land Book, Plate 9
New York: Sanborn Map Co., 1977.

FEB 29 1980

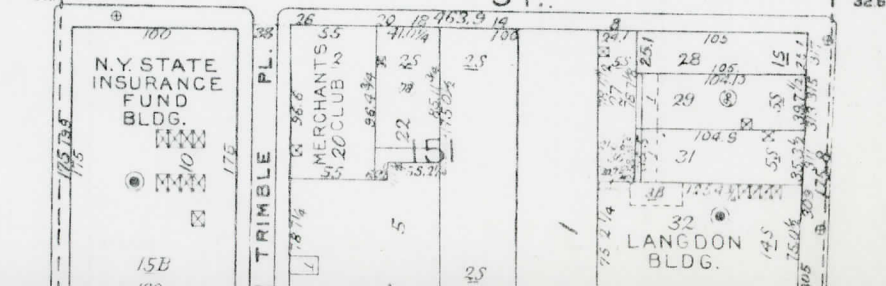
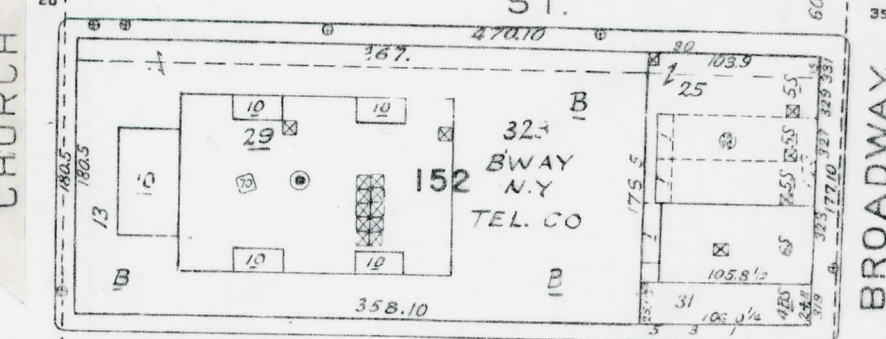
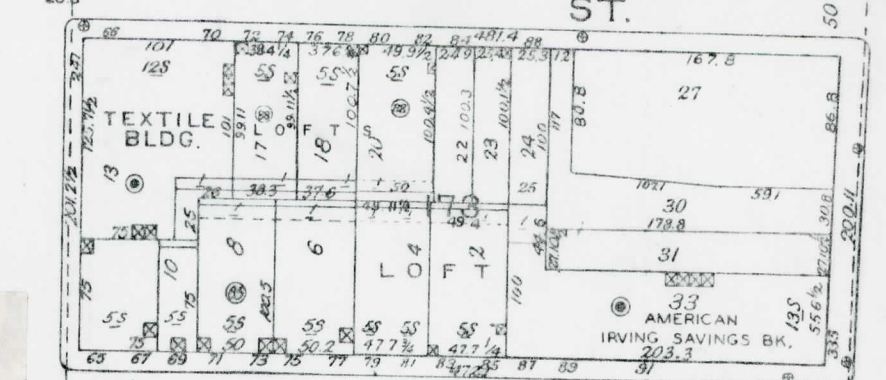
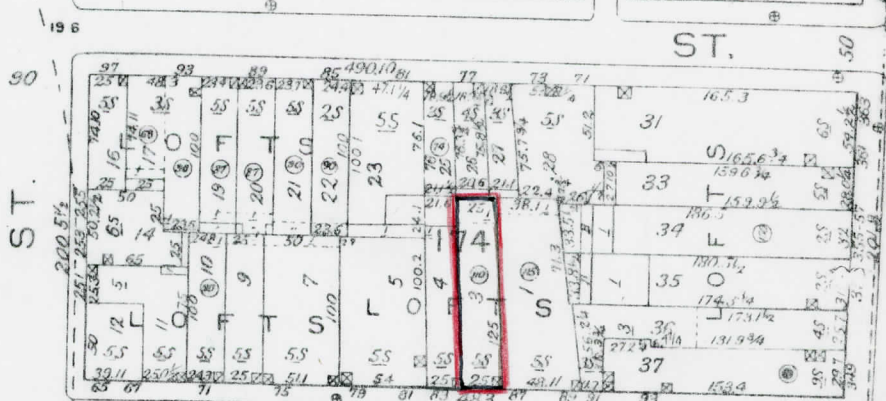
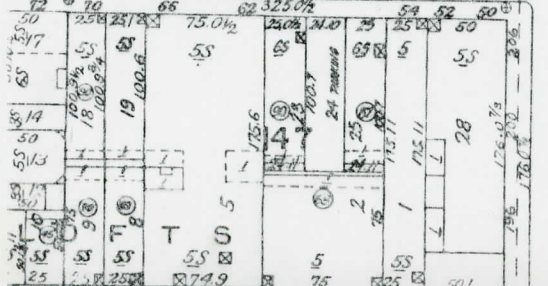
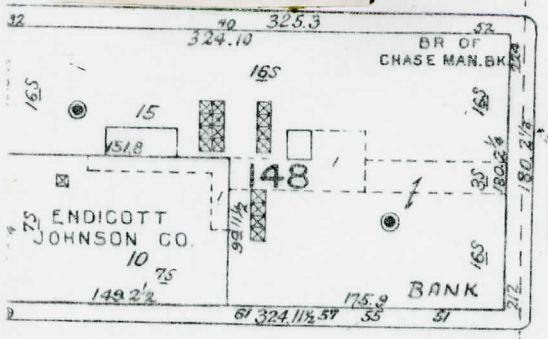
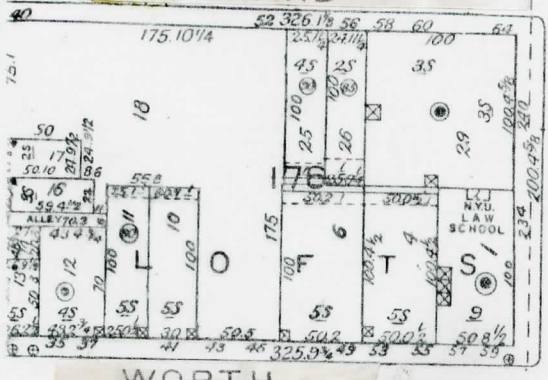
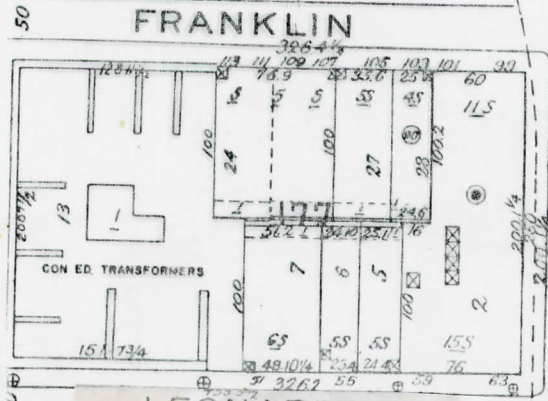


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11

Calk Hook Farm Lio 45 P. 215

Maps. No 116 & 162



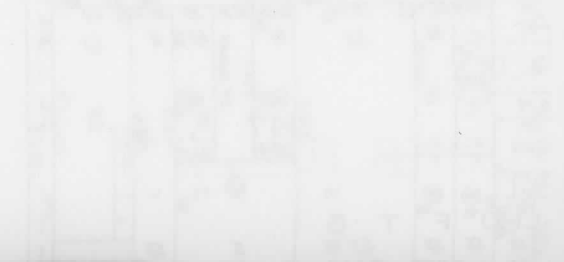
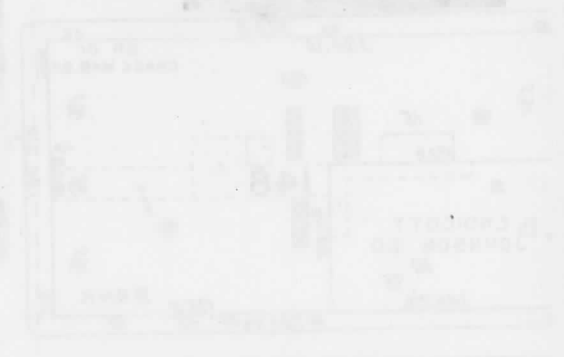
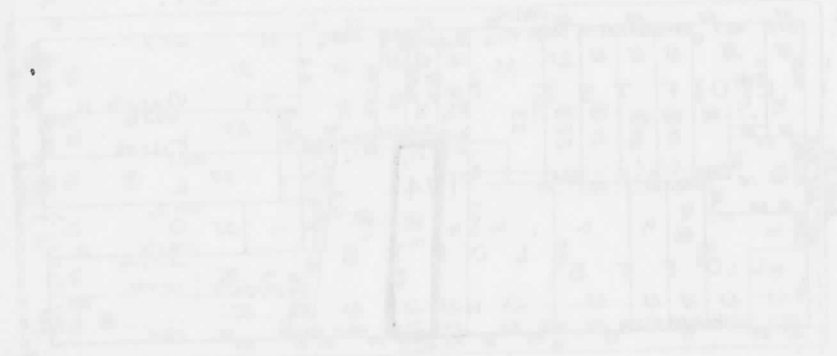
BROADWAY

SECTION 1



II

FRANKLIN



Property

Building at

85 Leonard Street Building

80002675

State

NY - New York

Working Number

2-29-80 659

TECHNICAL

CONTROL

Photos

4

Maps

2

HISTORIAN

Photos reveal this to be one of a row of very fine, intact mid-19th c. commercial row bldg. This one has been singled out for nomination individually at this time because it is one of only a few extant bldgs. designed/built by James Bogardus - & his only remaining bldg. in NYC. Important architecturally as an example of mid 19th c. cast iron construction, & historically for its association w/ James Bogardus, one of 2 individuals who developed & generated the use of cast iron in architecture.

ARCHITECTURAL HISTORIAN

Accept
L. Beebe
4/17/80

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

Accept
L. Beebe
4/17/80

BRANCH CHIEF

KEEPER

National Register Write-up

Send-back _____

Entered APR 23 1980

Federal Register Entry

2.3.81

Re-submit _____



Building at 85 Leonard Building

1. 85 Leonard Street Building

New York, New York *County*

Photo by: Stephen L. Senigo, 1979

Neg. at New York City Landmarks

Preservation Commission

View of front facade from southwest:

No. 81-89 Leonard Street

APR 23 1980

FEB 29 1980

1074



Building at 85 Leonard Building

2. 85 Leonard Street Building

New York, New York *County*

Photo by: Stephen L. Senigo 1979

Neg. at: New York City Landmarks

Preservation Commission

View of front facade from southwest:

close-up of No. 85 Leonard Street, centered

APR 23 1980

FEB 29 1980

2 of 4



Building at 85 Leonard Street

3. 85 Leonard Street Building

New York, New York *County*

Photo by: Stephen L. Senigo, 1979

Neg. at: New York City Landmarks

Preservation Commission

Detail of cast-iron work on fourth and
fifth floors: sperm candle columns and
cornice.

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Building At 85 LEONARD Street
4. 85 Leonard Street Building

New York, New York *County*

Photo by: Stephen L. Senigo , 1979

Neg. at: New York City Landmarks
Preservation Commission

Interior

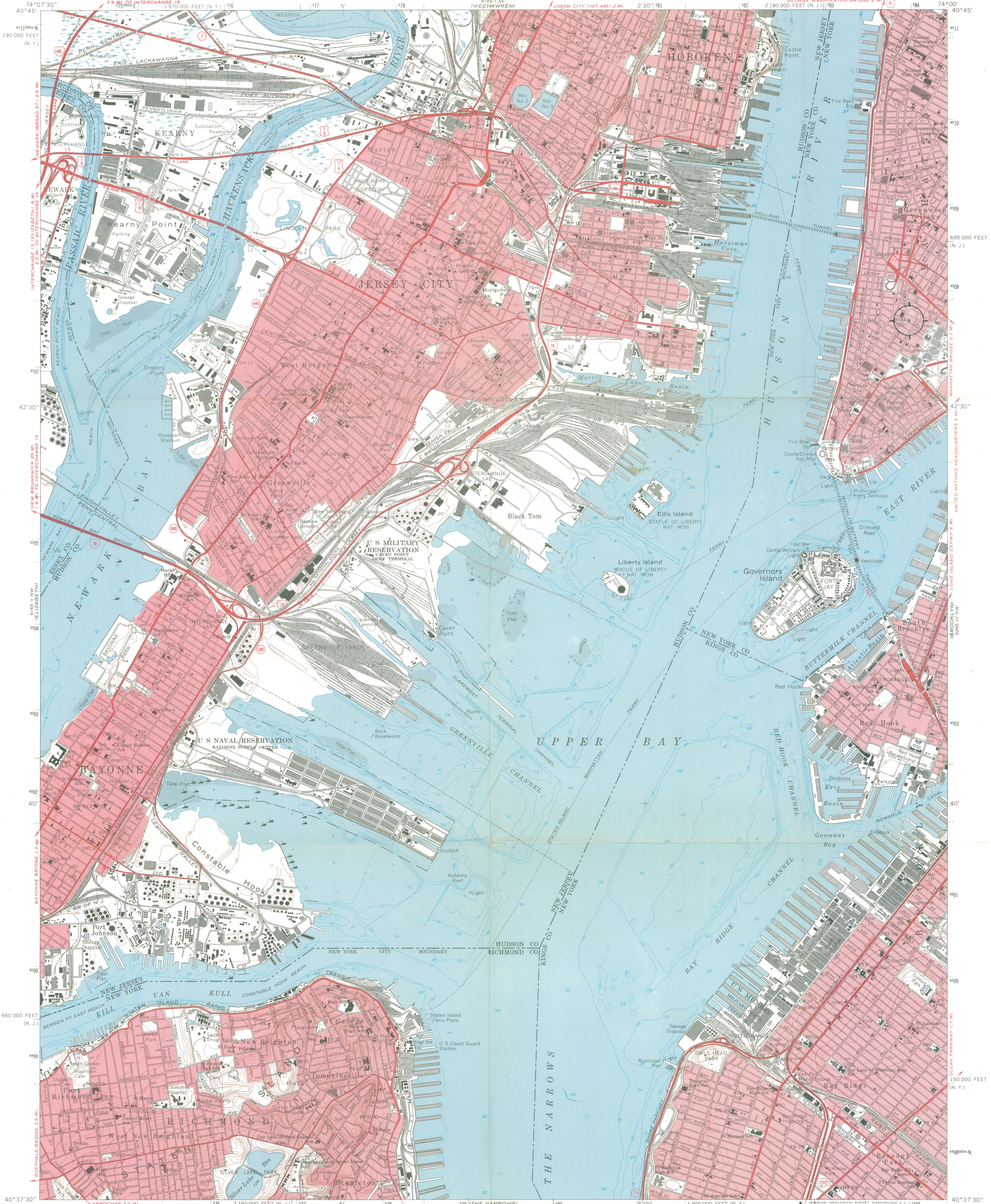
APR 23 1980

FEB 29 1980

4084

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

JERSEY CITY QUADRANGLE
NEW JERSEY-NEW YORK
7.5 MINUTE SERIES (TOPOGRAPHIC)



Maped, edited, and published by the Geological Survey
Revised in cooperation with New York Department of Transportation
Control by USGS, USC&GS, USCE, New Jersey Geodetic Survey,
and City of New York Board of Estimate and Apportionment
Planimetry by photogrammetric methods and from USC&GS
Charts T-5111, T-5277, T-5332, T-5450, T-5453, T-5454,
T-5460, T-5461, T-5466, T-5468, T-5469, and T-5470
Topography by photogrammetric methods from aerial
photographs taken 1954 and planetable surveys 1955
Revised from aerial photographs taken 1966. Field checked 1967
Selected hydrographic data compiled from USC&GS Charts 285, 287, 541,
and 745 (1966). This information is not intended for navigational purposes
Polyconic projection, 1927 North American datum, 10,000-foot grids based on
New Jersey coordinate system, and New York coordinate system, Long Island zone
1000-meter Universal Transverse Mercator grid ticks, zone 18, shown in blue
Red tint indicates areas in which only landmark buildings are shown

UTM GRID AND 1967 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET
119° 20' 4" M
0° 37' 11" M
SCALE 1:24,000
CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 4.4 FEET IN
UPPER BAY AND 4.8 FEET IN NEWARK BAY
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, WASHINGTON, D.C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Unimproved dirt ———
Interstate Route ——— U.S. Route ——— State Route ———
JERSEY CITY, N.J.—N.Y.
N4037.5—W7400.7.5
1967
AMS 6165 II NE—SERIES V822

85 LEONARD STREET BUILDING
New York, New York
UTM Reference:
18 / 584020 / 4507650



ENTRIES IN THE NATIONAL REGISTER

STATE NEW YORK

Date Entered

APR 23 1980

Name

Location

St. Peter's Roman Catholic Church

New York
New York County

Moore-McMillen House

Staten Island
Richmond County

Building at 85 Leonard Street

New York
New York County

Reformed Church of Newton Complex

Elmhurst
Queens County

New York, Westchester and Boston Railroad
Administration Building

Bronx
Bronx County

St. Bartholomew's Protestant Episcopal
Church and Rectory

Brooklyn
Kings County

Hanson Place Seventh Day Adventist Church

Brooklyn
Kings County

Union Theological Seminary

New York
New York County

Bailey House

New York
New York County

Also Notified

Honorable Daniel P. Moynihan

Honorable Jacob K. Javits

Honorable John M. Murphy

Honorable Benjamin S. Rosenthal

Honorable Mario Biaggi

Honorable Frederick W. Richmond

Honorable Charles B. Rangel

State Historic Preservation Officer

Mr. Orin Lehman

Commissioner

Parks and Recreation

Agency Building #1

Empire State Plaza

Albany, New York 12238

4/30/80

Byers/bjr

NR

For further information, please call the National Register at (202)343-6401.

ENTRIES IN THE NATIONAL REGISTER

STATE NEW YORK

Date Entered APR 23 1980

<u>Name</u>	<u>Location</u>
Belnord Apartments	New York New York County
Schinas House	New York New York County
Ponckhockie Union Chapel	Kingston Ulster County
Addison Village Hall	Addison Steuben County
Buffalo and Erie County Historical Society	Buffalo Erie County
St. Jean Baptiste Church and Rectory	New York New York County
Bouwerie Lane Theater	New York New York County
Bowery Savings Bank	New York New York County
Chanin Building	New York New York County

Also Notified

Honorable Ted Weiss
Honorable Hamilton Fish, Jr.
Honorable Stanley N. Lundine
Honorable Henry J. Nowak
Honorable S. William Green

ENTRIES IN THE NATIONAL REGISTER

STATE NEW YORK

Date Entered APR 23 1980

<u>Name</u>	<u>Location</u>
Old Colony Club	New York New York County
Town Hall	New York New York County
Old Grolier Club	New York New York County
Public Baths	New York New York County

Also Notified

For further information, please call the National Register at (202)343-6401.