

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

SEP 30 1982

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME** Houses at
HISTORIC 311 and 313 East 58th Street

AND/OR COMMON

2 LOCATION
STREET & NUMBER 311 and 313 E. 58th Street

CITY, TOWN New York

NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT 18

STATE New York

VICINITY OF
CODE 036

COUNTY New York

CODE 061

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" 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
	N/A	<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Multiple Ownership (see continuation sheet)

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE, New York County Register's Office Building/Surrogate's Court
REGISTRY OF DEEDS, ETC.

STREET & NUMBER 31 Chambers Street

CITY, TOWN New York

STATE New York 10007

6 REPRESENTATION IN EXISTING SURVEYSTITLE Landmarks Preservation Commission,
LP-0583, LP-0584has this property been determined eligible? ☒ yes ☐ no

DATE May 25, 1967; July 14, 1970

☐ FEDERAL ☐ STATE ☐ COUNTY ☒ LOCAL

DEPOSITORY FOR SURVEY RECORDS New York City Landmarks Preservation Commission, 20 Vesey Street

CITY, TOWN New York

STATE New York 10007

7 DESCRIPTION

CONDITION

☒ EXCELLENT ☐ DETERIORATED
☐ GOOD ☐ RUINS
☐ FAIR ☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE N/A
☐ MOVED DATE

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Nos. 311 and 313 East 58th Street are a pair of brick vernacular two-story houses located on the north side of East 58th Street near the Queensboro Bridge.

The main entrance of No. 311 comprises double glass-paneled doors with an over-door transom. The doorway is topped by a handsome lintel with a bold cornice of excellent proportion. There is a secondary entrance at the basement level which is located under the house's simple wooden stoop. The house is three bays wide and exhibits double-hung windows with muntined sash and plain lintels. A molded cornice supported by four scroll brackets crowns the building.

Although quite similar to its next-door neighbor, No. 313 is slightly more elaborate, featuring a full-length wooden porch with dentilled cornice. French doors which open onto the porch appear at the first-floor level. Square, simply paneled pilasters enframe the entrance where the original door -- removed some time ago -- has been replaced by a new door in Italianate style with cut-glass arched panels. A stained-glass transom highlighted by the number "313" tops the entrance. The second-story windows are identical to those at No. 311, i.e., double-hung windows with muntined sash and plain lintels. Small double brackets support the house's projecting cornice.

The facade of No. 311 is essentially intact. Alterations to No. 313 include the addition of a flag pole at the second-floor level, a new brick floor on the front porch, and a new wooden picket fence of historically correct design.

No. 311 retains all of its original interior features while the interior of No. 313, once used as an animal shelter and now a fashionable restaurant, has been totally remodeled.

In 1930, during the construction of a new approach to the Queensboro Bridge just fifty feet east of No. 313, the roadway and sidewalk in front were raised to meet the grade of the new ramp, partially obscuring the basement area.

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

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

311 and 313 East 58th Street Houses

Continuation sheet New York County, N.Y.

Item number 4

Page 2

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received

date entered

Property Owners

311 - Charles W. Jones
311 E. 58th Street
New York, N.Y. 10022

313 - Paul Steindler, President
Lysander Realty Company Inc.
c/o The Duck Joint Restaurant
1382 1st Avenue
New York, N.Y. 10021

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 c. 1857

BUILDER/ARCHITECT 311-unknown; 313-Hiram G. Disbrow

STATEMENT OF SIGNIFICANCE

Nos. 311 and 313 East 58th Street are two of the rare surviving examples of the modest, semi-suburban houses which once dotted the uptown side streets of mid-19th century New York. Now dwarfed by towering business structures and apartment houses, they constitute a pleasing reminder of the residential architecture of another era.

Originally a few country houses and estates were scattered over the area that today constitutes midtown Manhattan. However, when horse-drawn "street railroads" opened in the mid-19th century, it became possible for middle-class New Yorkers to purchase inexpensive houses in the partly built-up areas to the north and to commute to work further downtown.

The sites of Nos. 311 and 313 were originally part of the John Hardman farm which was located to the west of the Eastern Post Road. In 1791 the land passed to Hugh Gainé whose executors sold the property to Thomas Addis Emmet in 1829. By the time the houses were built (c. 1857), the land for No. 311 was owned by John B. Huse and the land for No. 313 by Hiram G. Disbrow, a mason-builder who built the house for his own residence.

Despite their engulfment by the modern city, these two houses have survived with little change. Their simple Italianate details echo the innumerable brownstone rowhouses designed in this style. Although such simple dwellings have often been considered less noteworthy than more elegant structures, their very survival in an area of Manhattan that has seen such incessant change gives them a significance far beyond their humble origins.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than 1 acre

UTM REFERENCES

Quadrangle name Central Park, NY

Quadrangle scale 1:24000

A 18 587380 4512380
ZONE EASTING NORTHING

B
ZONE EASTING NORTHING

C

D

VERBAL BOUNDARY DESCRIPTION

The nominated properties occupy Borough of Manhattan Tax Map Block 1351, Lots 5 and 6, which are outlined on the attached map.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

NA

11 FORM PREPARED BY

NAME / TITLE

Anne B. Covell, Historic Preservation Field Services Bureau

ORGANIZATION

DATE

Agency Building I, Empire State Plaza

8/19/82

STREET & NUMBER

TELEPHONE

518-474-0479

CITY OR TOWN

STATE

Albany

New York

12238

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL X

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 National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Ann Webster Smith

TITLE Deputy Commissioner for Historic Preservation

DATE 9/27/82

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Ann Webster Smith

DATE

11/14/82

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

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

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

Houses at 311 & 313 East 58th Street

Continuation sheet New York County

Item number 9

Page 2

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date entered

Lockwood, Charles. Manhattan Moves Uptown. Boston: Houghton Mifflin Company, 1976.

New York City Landmarks Preservation Commission. 311 & 313 E. 58th Street Houses
Designation Reports (LP-0583, LP-0584). New York: City of New York, 1967,
1970.

New York County Register's Office. Deeds and Property Conveyances. Liber 691
Page 292, August 27, 1855 (No. 311); Liber 575 Page 668, August 2, 1851
(No. 313).

New York Tax Assessment Records. Department of Records and Information Services.
1856-1858.

Stokes, I.N. Phelps. The Iconography of Manhattan Island, 1498-1909. 6 vols.
New York: Robert H. Dodd, 1915-1928.

Trow's New York City Directory, 1855-1859.

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

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

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received
date entered

Continuation sheet Houses at 311 and 313
East 58th Street Item number 11 Page 2
New York County, NY

Form Prepared By:

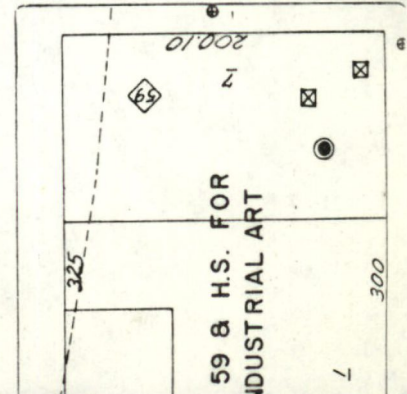
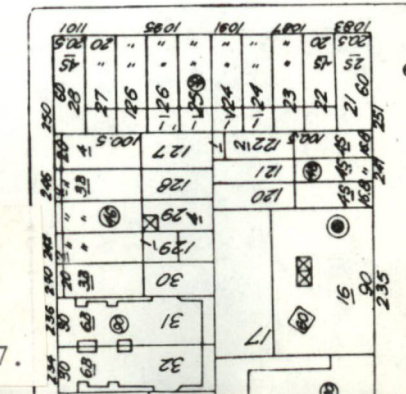
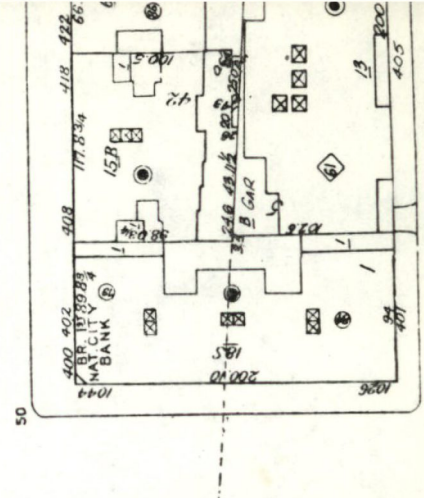
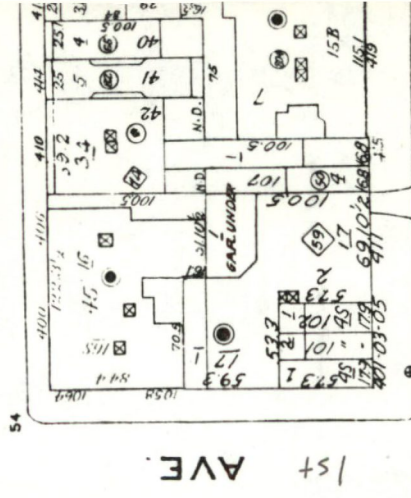
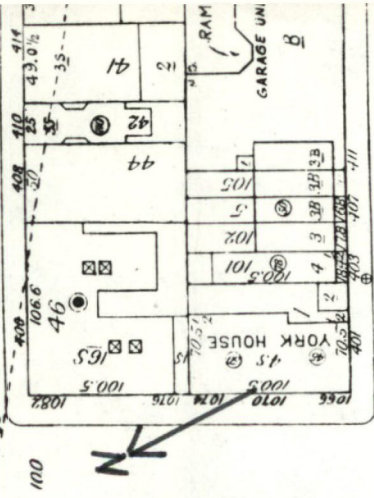
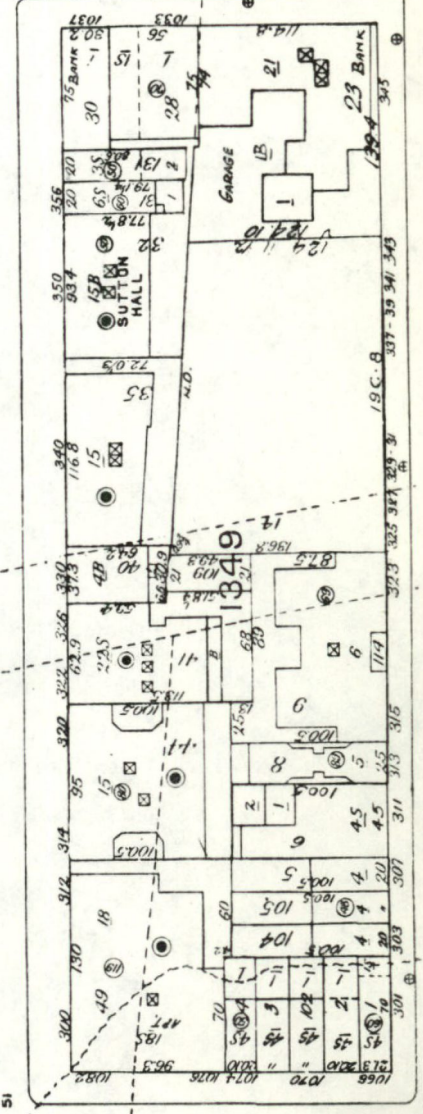
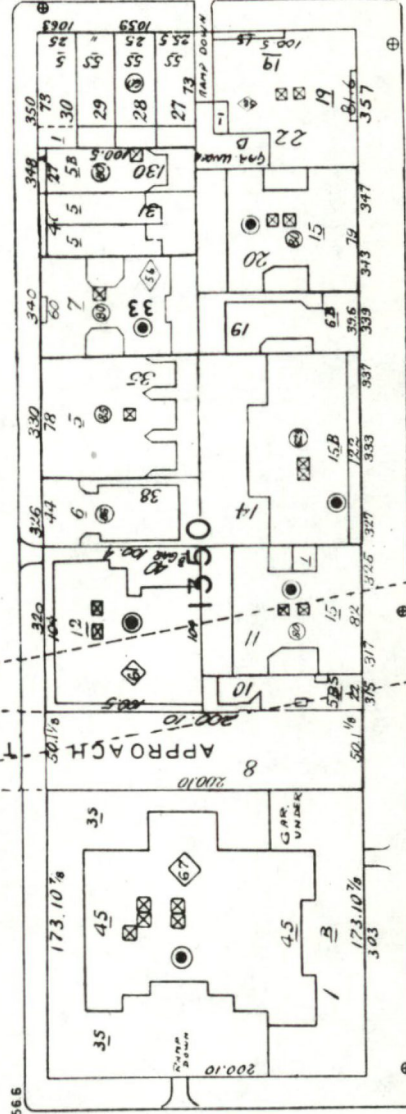
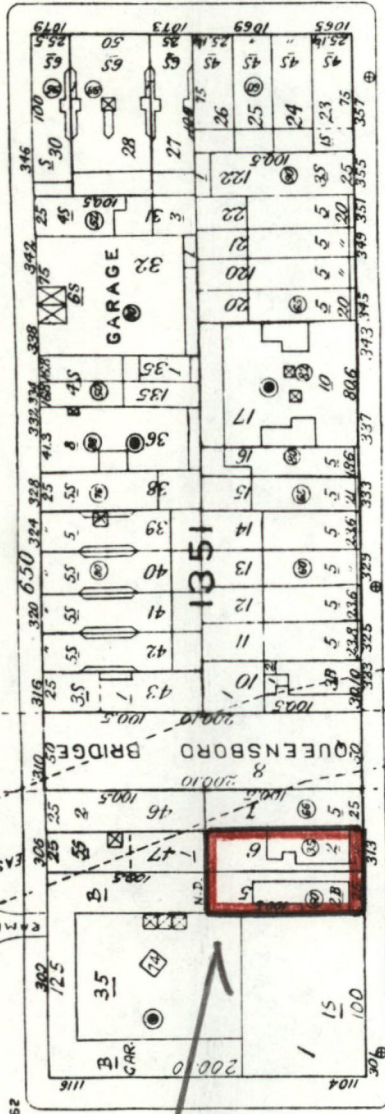
Luella A. Adams, Landmarks Preservation Specialist
New York City Landmarks Preservation Commission
20 Vesey Street
New York, NY 212-566-7577

PART OF SECTION 5 10.5

"MOUNT VERNON"

SCALE: 120' TO AN INCH

EASTERN POST
ROAD



311 & 313 East 58th Street Houses
New York County, N.Y.
Manhattan Land Book, Plate 85
New York: Sanborn Map Company, 1977.

United States Department of the Interior
National Park Service

Substantive Review

Houses at 311 and 313 East 58th Street
New York County
NEW YORK

Working No. 9/30/82-2666

Fed. Reg. Date: 2.1.83

Date Due: 10/29/82-11/14/82

Action: ACCEPT 11/14/82
RETURN
REJECT

Federal Agency: _____

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☒ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

~~EMPHASIZES~~ NOMINATION EMPHASIZES SIGNIFICANCE AS A SURVIVOR IN AREA.
ACTUALLY, THE NOMINATION CAN BE ACCEPTED AS
ELIGIBLE AS REPRESENTATIVE OF A TYPE, NOW RARE.

Recom./Criteria ACCEPT/c

Reviewer Wm. B. ...

Discipline A.H.

Date 11.14.82

see continuation sheet

Nomination returned for: ☐ technical corrections cited below
☐ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	<input type="checkbox"/> altered

Describe the present and original (if known) physical appearance

- ☒ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- ☒ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

USGS References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

Title _____ date _____

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet



Houses at

1. 311, 313 East 58th Street

New York, N.Y. County, NY

Photo by: Andrew Dolkart, 1979.

Neg. at: New York City Landmarks
Preservation Commission

View of front facade to Northwest.



①

Houses at

2. 311, 313 East 58th Street

New York, N.Y. County, NY

Photo by: Andrew Dolkart, 1979.

Neg. at: New York City Landmarks
Preservation Commission

First Floor, 313.



- Houses at
3. 311, 313 East 58th Street
New York, N.Y. *County, NY*
Photo by: Andrew Dolkart, 1979.
Neg. at: New York City Landmarks
Preservation Commission
Front room, first floor, 311.



Houses at

4. 311, 313 East 58th Street
New York, N.Y. *County NY*

Photo by: Andrew Dolkart, 1979.

Neg. at: New York City Landmarks
Preservation Commission

Front room, first floor, to the rear,
311.



Houses at

5. 311, 313 East 58th Street

New York, N.Y. *County, NY*

Photo by: Andrew Dolkart, 1979.

Neg. at: New York City Landmarks
Preservation Commission

Stairway, 311.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



CENTRAL PARK QUADRANGLE
NEW YORK-NEW JERSEY
7.5 MINUTE SERIES (TOPOGRAPHIC)
SW/4 HARLEM 15' QUADRANGLE

6265 IV SE
(MOUNT VERNON)



House at 313 East 88th Street
New York County, New York
UTM Reference: 451239
Central Park 451239

Mapped, edited, and published by the Geological Survey
Revised in cooperation with New York
Department of Transportation

Control by USGS, USC&GS, and New Jersey Geodetic Survey

Planimetry by photogrammetric methods and by USC&GS Charts T-4567,
T-5089, T-5264, T-5428, T-5448, T-5449, T-5451, T-5452, T-5453, T-5458,
and T-5778. Topography by photogrammetric methods from aerial photographs
taken 1954 and planimetric surveys 1956

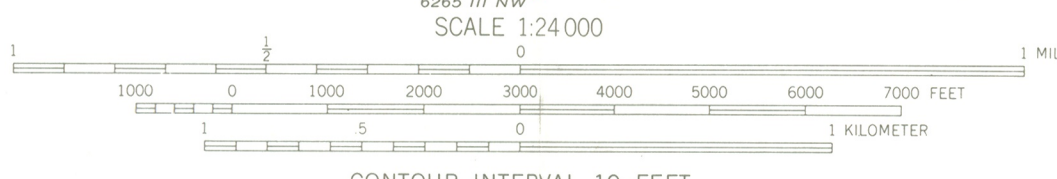
Revised from aerial photographs taken 1966. Field checked 1966

Selected hydrographic data compiled from USC&GS Charts 226, 274, 745,
746, and 747 (1966). This information is not intended for navigational purposes

Polyconic projection. 1927 North American datum
10,000-foot grid based on New York coordinate system, Long Island zone,
and New Jersey coordinate system

1000-meter Universal Transverse Mercator grid ticks, zone 18, shown in blue

Red tint indicates areas in which only landmark buildings are shown



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH SHOWN AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 2 FEET
4 FEET IN THE HUDSON RIVER AND 5.7 FEET IN THE EAST RIVER

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
Interstate Route	U.S. Route
	State Route

CENTRAL PARK, N.Y. - N.J.
SW/4 HARLEM 15' QUADRANGLE
N4045-W7352.5/7.5

1966
PHOTOREVISED 1979
AMS 6265 IV SW-SERIES V821

Revisions shown in purple compiled from aerial photographs
taken 1977 and other source data. This information
not field checked. Map edited 1979
There may be private inholdings within the boundaries of
the National or State reservations shown on this map