

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Formreceived AUG 18 1983
date enteredSee instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Sunnyslope

and or common Bright Temple A.M.E. Church

2. Location

street & number 812 Faile Street ☐ not for publicationcity, town Bronx New York ☐ vicinity of

state New York code 036 county Bronx code 005

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

4. Owner of Property

name Bright Temple A.M.E. Church

street & number 812 Faile Street

city, town Bronx ☐ vicinity of state New York 10474

5. Location of Legal Description

courthouse, registry of deeds, etc. Bronx County Register's Office

street & number 1960 Benedict Avenue

city, town Bronx state New York 10462

6. Representation in Existing Surveys

title Landmarks Preservation
Commission (LP-1079)has this property been determined eligible? ☐ yes ☒ nodate July 28, 1981 ☐ federal ☐ state ☐ county ☒ local

depository for survey records Landmarks Preservation Commission, 20 Vesey Street

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 NA

Describe the present and original (if known) physical appearance

Sunnyslope, located in a section of the South Bronx built up with tenements, is a two-and-a-half story Gothic Revival house built in the Picturesque mode. It is situated on a small landscaped city lot that is enclosed with a wrought-iron fence. No reminders of its original estate setting are extant. It is constructed of dark grey stone with light stone trim. Two broad chimneys with pointed chimney pots rise above the high gable roof. Banded colored slates arranged in broad horizontal stripes cover the roof. The roofline of the house is dominated by a large gable at the righthand corner of both the front (Faile Street) and side (Lafayette Avenue) facades; the gable on the side facade marks a slight projection of the corner from the main wall. The side facade has a small gabled dormer window terminating in a crocket, while another larger gabled dormer breaks the eaves line on the front facade. Each gable has a pointed-arched attic window in its center, while the first and second floor windows are treated as paired or tripled lancets grouped together under a stone label lintel.

The gabled entry porch on Faile Street has a lancet-arched doorway surrounded by a heavy stone enframingent. To the right of the entrance a rectangular bay with multiple trefoil panels is surmounted by a blank fascia and elaborately carved crenellation. The latter is highlighted by quatrefoils. The south elevation has paired and triple lancet-arched windows surmounted by label lintels. A small gabled dormer has a pair of lancet windows. The cross-gable has a pointed-arch attic window. The north elevation has a triple lancet-arched window on the first floor, a three-sided oriel window with trefoils in the upper sash on the second floor, and a trefoil attic window. The rear also has lancet arches.

A small one-story addition at the southeastern corner of the building is of indeterminate date. It is entered by a short flight of brick steps. The addition is non-contributing. Other alterations include a fire escape on the north elevation, blackout windows (sash intact), and a neon cross-shaped sign on the facade. These alterations, including the addition, are relatively minor, and Sunnyslope has retained a high degree of integrity.

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/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates c. 1859–64 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

Sunnyslope is architecturally significant as a rare surviving example of a Gothic Revival style suburban residence in New York City built in the Picturesque mode popularized by Andrew Jackson Downing and Calvert Vaux. Built circa 1860 for Peter S. Hoe, a successful businessman, the residence was originally part of a 14.6 acre estate in what was then rural Westchester County. Although the architect of Sunnyslope is unknown, the influence of Vaux's Villas and Cottages (published in 1857) is apparent in the configuration of the structure, the choice of materials, the asymmetrical arrangement of gables and dormers, and the use of Gothic ornamentation on windows and doors—all of which contribute to the structure's picturesque appearance. Even though the residence has lost the integrity of its original estate setting, Sunnyslope survives as an important reminder of the suburban past in a now urban area of the Bronx.

Sunnyslope was built in the early 1860's for Peter S. Hoe. Hoe was the younger brother of Richard M. Hoe and a member of his brother's firm, R.M. Hoe & Company, one of the most innovative and successful manufacturers of printing equipment in the nineteenth century. Hunt's Point was then a part of the town of West Farms, a quiet suburban area of estates and manor houses. Peter Hoe bought the 14.6 acre estate for \$20,000 in 1859, and sold it in 1864 for \$55,000; the tripling in value of the estate in five years suggests that the estate house was built during those years, and the style of Sunnyslope seems to confirm a date of 1859–64.

Sunnyslope is a Gothic Revival style house designed in the mid-nineteenth century Picturesque tradition which produced many of the handsomest estates in New York City. A square, compact, high-style stone villa, it is in the manner of Calvert Vaux, the English-born associate of Andrew Jackson Downing and Frederick Law Olmsted. There is no known connection between the Hoe house and Vaux, but there is a great resemblance between Sunnyslope and several of the designs published in Vaux's Villas and Cottages (1857). Design No. 16, a "Picturesque Square House" (Moore House) bears a distinct resemblance to Sunnyslope. The designs share stone construction, a generally square shape, and picturesquely arranged large and small gables, which, with dormers and chimneys, make an expressive roofline. Sunnyslope does not have the overhanging eaves, the vergeboard, or the brackets of the Moore House, and its details are more literally Gothic, but its general configuration is similar enough that the influence of Vaux's widely known designs, published just two years before Hoe purchased his estate, seems likely.

Although Hoe sold Sunnyslope in 1864, it remained a suburban estate for the next several decades, despite New York City's annexation of West Farms and the rest of the West Bronx in 1874. Eventually, like most Bronx estates, the acres surrounding Sunnyslope were sold off for development. The house survived the transformation of Hunt's Point into a built-up city neighborhood. In 1919 the house was sold to Temple Beth Elohim to serve

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreage of nominated property less than one acre

Quadrangle name Central Park, N.Y.-N.J.

Quadrangle scale 1:24,000

UTM References

A

1	8
---	---

5	9	3	8	4	0
---	---	---	---	---	---

4	5	1	1	8	8	4	0
---	---	---	---	---	---	---	---

Zone Easting Northing

B

--	--

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

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

Zone Easting Northing

C

--	--

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

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

D

--	--

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

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

E

--	--

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

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

F

--	--

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

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

G

--	--

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

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

H

--	--

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

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

Verbal boundary description and justification

The nominated property occupies Borough of the Bronx Tax Map Block 2762, Lot 27, as outlined on the attached map with a scale of 150 feet to one inch.

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

state	code	county	code

state	code	county	code

11. Form Prepared By

name/title Austin O'Brien, Program Analyst

organization Historic Preservation Field Services Bureau date August 1983

street & number Agency Building I, Empire State Plaza telephone (518) 474-0479

city or town Albany state New York 12238

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 National Park Service.

State Historic Preservation Officer signature

title Commissioner

date 8/15/83

For NPS use only

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

Entered in the
National Register

date 9/15/83

Melores Byen
Keeper of the National Register

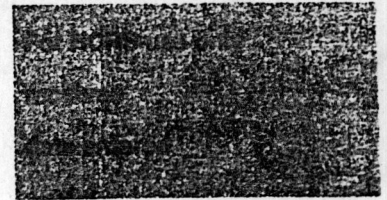
Attest:

date

Chief of Registration

United States Department of the Interior
Heritage Conservation and Recreation Service

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



Continuation sheet

Sunnyslope
Bronx County, N.Y.

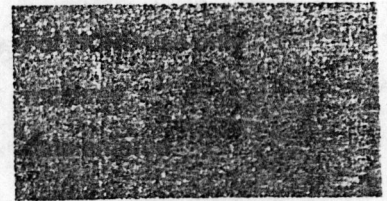
Item number 8

Page 2

the Jewish community of the neighborhood. Today the house is occupied by the Bright Temple A.M.E. Church and serves as a religious center for the area of which it was once the centerpiece. Sunnyslope today is one of the finest of the small number of suburban estate houses surviving within the limits of New York City.

1. Bronx Liber Deeds, New York Liber 110, page 6 (=Westchester Liber 531, page 108), Peter S. Hose to Mary Emmeline Stearns.

National Register of Historic Places Inventory—Nomination Form



Continuation sheet Sunnyslope
 Bronx County, New York

Item number 9

Page 2

BIBLIOGRAPHY

Beers, F.W. Atlas of New York and Vicinity. New York: F.W. Beers, A.D. Ellis & C.H. Soule, 1867.

Bronx County Registers Office. Liber Deeds.

Bullen, Henry Lewis. "Richard March Hoe and the Evolution of Fast Printing Presses." The Inland Printer, (September 1922), 851-854.

New York. Landmarks Preservation Commission. "Sunnyslope Designation Report" (LP-1079). Report prepared by Anthony W. Robins. New York: City of New York, 1981. Unpublished.

New York Times. Richard M. Hoe obituary. June 9, 1886, p. 5:4.

Perris & Browne. Insurance Maps of the City of New York. New York, 1882.

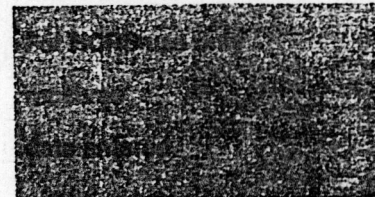
Robinson, E. Robinson's Atlas of the City of New York. New York: E. Robinson, 1885.

Scharf, J. Thomas. History of Westchester County, New York, including Morrisania, Kings Bridge, and West Farms, which have been annexed to New York City. Philadelphia: L.E. Preston & Co., 1886.

Vaux, Calvert. Villas and Cottages. Originally published 1857. New York: Da Capo Press, 1968.

United States Department of the Interior
Heritage Conservation and Recreation Service

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



Continuation sheet Sunnyslope
 Bronx County, N.Y.

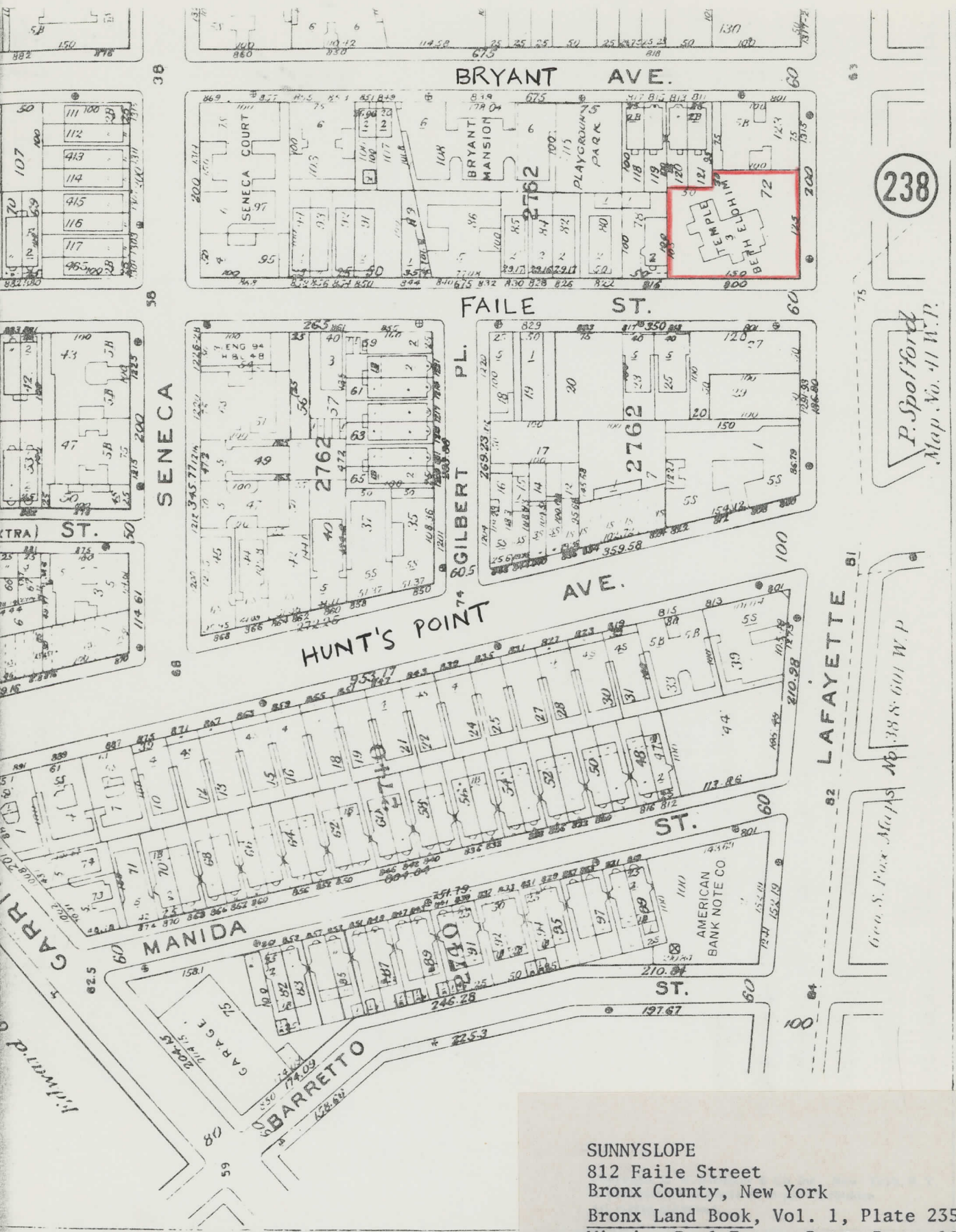
Item number 11

Page 2

Form researched and prepared by:

Fred Wasserman
Landmarks Preservation Commission
20 Vesey Street
New York, N.Y. 10007

June 1983



238

P. Spofford
Map No. 41 W.P.

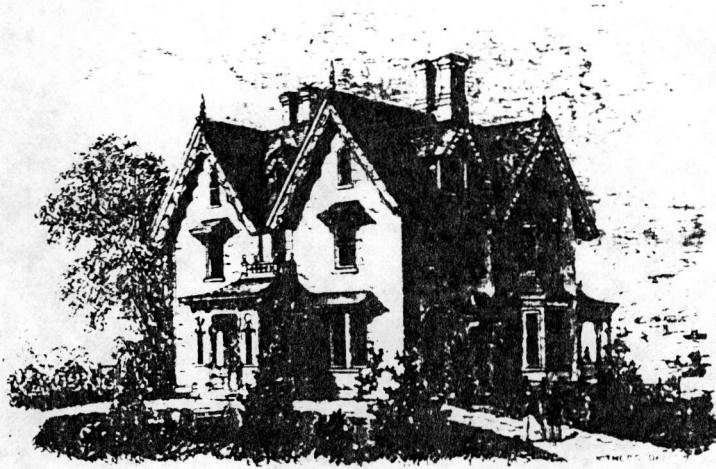
Geo. S. Fox Maps No. 38 S. 601 W.P.

SUNNYSLOPE
812 Faile Street
Bronx County, New York
Bronx Land Book, Vol. 1, Plate 235
Miami: Real Estate Data, Inc., 1982

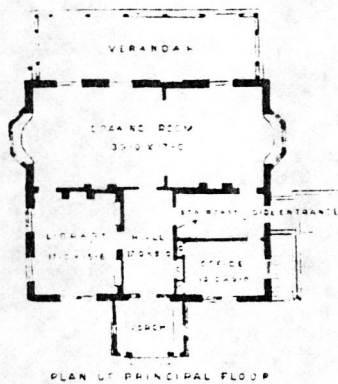
Scale: 1" = 150'

SUNNYSLOPE
812 Faile Street
Bronx County, New York

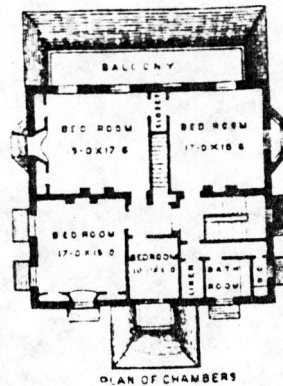
DESIGN No. 16.—(D. & V.)



PERSPECTIVE VIEW.



PLAN OF PRINCIPAL FLOOR



PLAN OF CHAMBERS

Design No.16, "Picturesque Square House,"
Calvert Vaux, Villas and Cottages
(from reprinted edition, New York: Da Capo
Press, 1968, p.212).

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Sunnyslope
Bronx County
NEW YORK

Working No. AUG 18 1983
Fed. Reg. Date: 2.7.84
Date Due: 9/15/83 - 10/2/83
Action: ☒ ACCEPT 9/15/83
Entered in the RETURN
National Register REJECT
Federal Agency: _____

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

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

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ 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"/> unaltered	
	<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 _____

UTM 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: _____

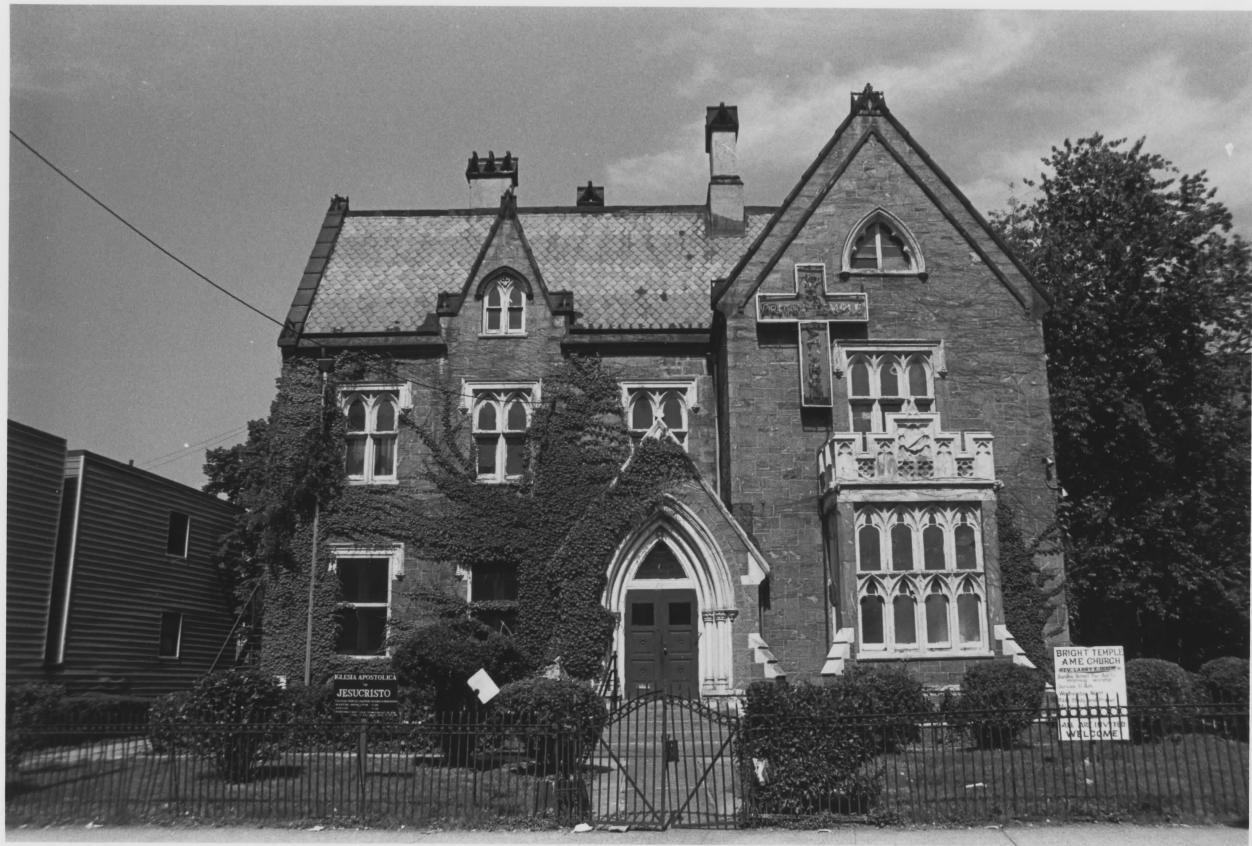
Comments for any item may be continued on an attached sheet



L. SUNNYSLOPE
812 Faile Street
Bronx County, New York

Photo by: Carl Forster, 1982
Neg. at: Landmarks Preservation
Commission

view northeast.



2. SUNNYSLOPE
812 Faile Street
Bronx County, New York

Photo by: Carl Forster, 1983
Neg. at: New York Landmarks
Preservation Commission

Facade, view east.



3. SUNNYSLOPE
812 Faile Street
Bronx County, New York

Photo by: Carl Forster, 1983
Neg. at: New York Landmarks
Preservation Commission

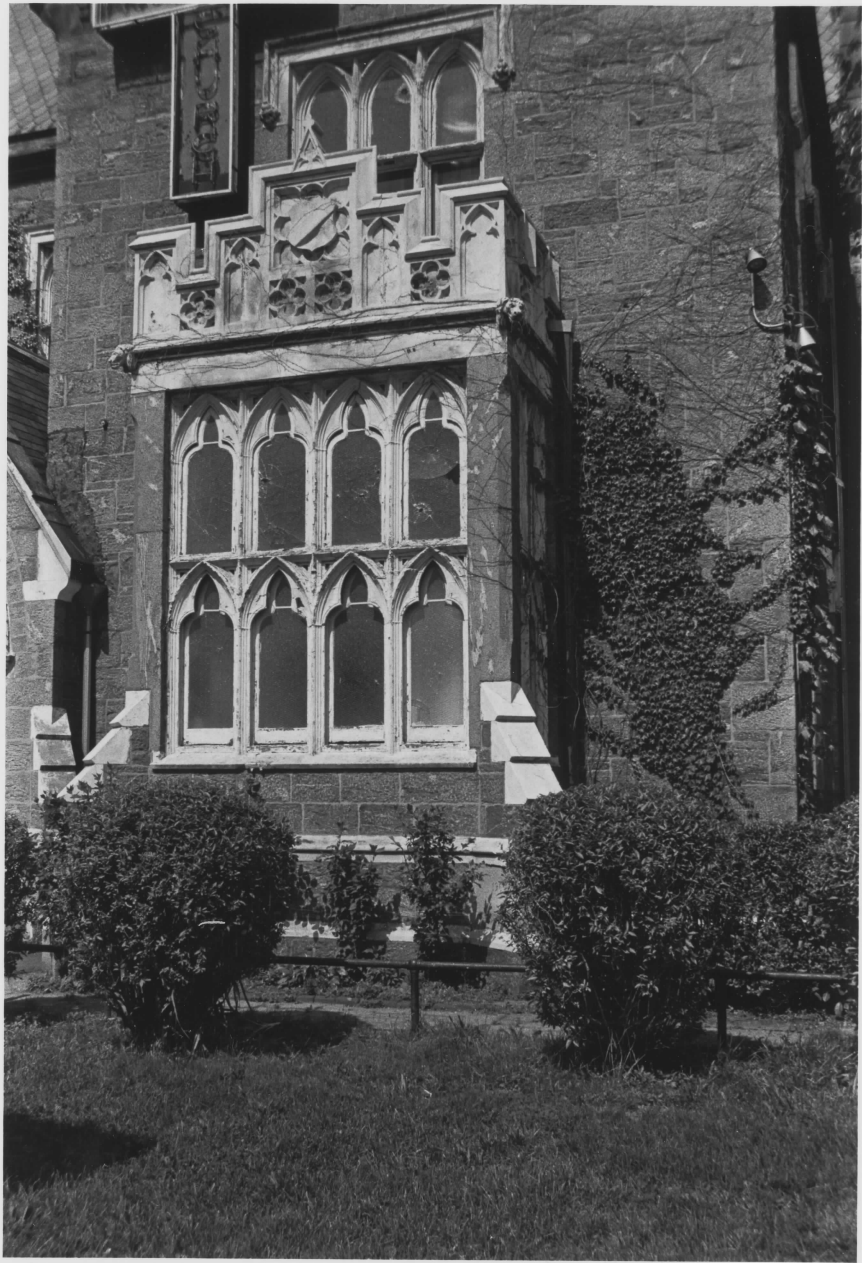
South elevation, view northwest.



4. SUNNYSLOPE
812 Faile Street
Bronx County, New York

Photo by: Carl Forster, 1983
Neg. at: New York Landmarks
Preservation Commission

North elevation, view southeast.



5. SUNNYSLOPE
812 Faile Street
Bronx County, New York

Photo by: Carl Forster, 1983
Neg. at: New York Landmarks
Preservation Commission

Detail, facade.

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



SUNNYSLOPE
812 Faile Street
Bronx County, New York
UTM Reference:
18/ 593840/ 4518840
Central Park, N.Y.—N.J. Quad

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 from USC&GS Charts T-4567,
T-5089, T-5264, T-5278, T-5449, T-5453, T-5458,
and T-5778. Topography by photogrammetric methods from aerial photographs
taken 1954 and planetable 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 grids 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 CURVES 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.