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2008

ARCHAEOLOGICAL ASSESSMENT

LOWER EAST SIDE GIRLS CLUB

**Block 377, Lots 35, 41, 42, 43, 47, and 48
Avenue D between 7th and 8th Streets
New York, New York**

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CONTENTS

I. INTRODUCTION	1
II. HISTORICAL PERIOD	3
III. CONCLUSIONS AND RECOMMENDATIONS	10
IV. BIBLIOGRAPHY	13
FIGURES	
PHOTOS	
APPENDIX – HOMELOT AND BUILDING DATA	

FIGURES

1. Current USGS Topographic Map, Brooklyn, N.Y. 1995
2. Sanborn, Insurance Maps of the City of New York, 2006
3. Viele, Topographic Map of the Island of New York, 1865
4. Hooker's new pocket plan of the city of New York, 1833
5. Colton, Topographical Map of the City and County of New-York, 1836
6. Dripps, Map of the City of New-York extending northward to Fiftieth Street, 1851
7. Perris, Maps of the City of New York, 1857
8. Bromley, Atlas of the City of New York: Borough of Manhattan, 1899
9. Bromley, Atlas of the City of New York: Borough of Manhattan, 1922
10. Sanborn, Insurance Maps of the City of New York, 1951
11. Map of Potential Historical Archaeological Sensitivity

I. INTRODUCTION

The Lower East Side Girls club has proposed the construction of a new Girls Club building on its property on Block 377 on the Lower East Side of Manhattan, a neighborhood presently referred to as the East Village (Figure 1). The new facility will consist of 11 stories and a cellar in its central section. The site, which will be referred to as the "project site" or the "Area of Potential Effect (APE)," is an irregularly shaped parcel, consisting of Lots 35, 41, 42, 43, 47 and 48 (Figure 2). The APE has a 98-foot frontage on Avenue D to the east; extends 38 feet along East 7th Street on the south, and 50 feet along East 8th Street to the north. To the west are the remaining lots of Block 377. The APE does not include corner lots 37 and 45.

This archaeological resources study has been conducted on the recommendation of the New York City Landmarks Preservation Commission (NYCLPC) because of the APE's similarity and proximity to a site on Block 378 on which an undisturbed cistern containing thousands of artifacts dating to the period between ca. 1800 and 1865 was discovered. This cistern complex, on the block immediately north of the APE, was excavated during a Phase 1 Archaeological investigation, and "represents a category of historic water supply technology which was almost completely undocumented in both the historic archival and archaeological records" (Grossman 1995a:2). As with the APE, the Block 378 location contained dwellings which had been constructed before the arrival of Croton Reservoir water in the City (1842), as well as rear yard spaces which have not experienced subsequent construction.

The potential for Pre- and Proto-contact Native American archaeological resources will not be examined in this report, since the site was salt meadow until sometime during the first quarter of the 19th century.

Methodology

Maps and local histories were examined in the collections of the Local History and Genealogy Division and the Map Division of the New York Public Library, as well as from a number of online sources, including maps from the David Rumsey Historical Map Collection (www.davidrumsey.com); the New York Public Library Digital Collection (www.nypl.org); three reports on the abovementioned cistern site from adjacent Block 378 were consulted for their information on local history, and neighborhood-specific utility and subsurface data (Rubinson 1993; Grossman 1995a, 1995b).

In order to compile histories of the APE structures and their inhabitants, building and tax records were consulted at the Municipal Archives; and city directories consulted at the New-York Historical Society, and online at Ancestry.com. This data is compiled in the Appendix. Census records (Census 1840–1880) and Common Council Minutes (MCC 1917) were also researched through Ancestry.com.

A site inspection was conducted, and photographic log made in February 2008 (Photos A, B, C).

Current Conditions

At present there are no structures on the APE, with a playground occupying the Lots 47 and 48 along East 7th Street (Photo C), and a formerly paved parking lot on the other lots (Photos A, B). The site appears to be level internally, and level with the adjacent sidewalks. Deciduous trees of approximately 5 to 30 years growth are present along the APE perimeter, particularly adjacent to the neighboring buildings outside the APE. Access to the APE is restricted by a locked chain link fence.

The current USGS topographic map places the APE between the 10- and 20-foot contour lines, with an imperceptible slope downward toward the East River toward the east. The current Sanborn insurance atlas records elevations at the adjacent intersections of Avenue D and East 7th and 8th Streets as 9.9 and 9.8 feet, respectively. The higher elevations of the USGS map can be accounted for by its use of a different datum point. The insurance map elevations correspond to the Avenue D elevations recorded on the 1865 Viele topographic map as 9 feet (Figure 3), suggesting little change to the APE since the mid-19th century.

Once part of an extensive salt marsh, the project lots were altered by early 19th-century filling operations. A geotechnical engineering investigation conducted on the APE by Pillori Associates in May 2003 recorded a stratum of fill overlying natural soils, as would be expected in a former marsh. This fill overmantle ranged in thickness from 13 to 18 feet, and was described as "a mixture of brick batts, timber, boulders, and construction debris in a sand and gravel matrix (Pillori 2003:3). Groundwater was measured at 7 to 10.5 feet below grade, therefore extending well into the fill stratum (Ibid.:5-6). The high water table relative to the fill stratum suggests compression of the old marsh surface, or possibly removal of some of the pre-fill ground surface prior to filling operations or early construction.

Similarly, archaeologist Joel Grossman's investigations at Block 378 – directly adjacent to the APE on the north – also noted a large fill stratum – 10 and 12 feet of fill – resting on salt marsh deposits. This 19th-century fill was covered by an overmantle of construction and demolition debris approximately 6 feet thick (Grossman 1995:24). The total fill stratum of 16 to 18 feet is comparable to that noted on the Girls Club project site.

II. HISTORICAL PERIOD

The 17th and 18th centuries

The colony, known as New Netherland was established under the authority of the Dutch West India Company, a commercial enterprise, and included parts of modern New York, Connecticut, New Jersey, and Delaware. After setting aside parcels of land for Company use and the colony's fortifications, land was granted to individual settlers for private homes, gardens, and *bouweries* (farms). One of the earliest maps of Manhattan, known as the Manatus Map, dates to 1639, and shows farms to the north and south of the APE, but understandably, none within the marshland (Manatus 1639).

The early City of New York began as New Amsterdam, a small settlement on the southern tip of the Island of Manhattan, founded under the auspices of the Dutch West India Company. New Amsterdam was part of the much larger colony of New Netherland, which included parts of modern New York State, Connecticut, New Jersey, Delaware and Pennsylvania. By 1664, when the colony was conquered by the English, the town had reached as far north as modern Wall Street (about 3 miles southwest of the APE), where a palisaded wall had been built to protect the inhabitants from both Native Americans and hostile New Englanders.

North of Wall Street stretched a largely unsettled island, on which a number of *bouweries* or farms had been established. A number of bouweries are depicted on the "Manatus Map" of 1639, although the area around the APE is noticeably devoid of any sort of development (Manatus 1639), probably because it was an extensive salt marsh. Although not suited for settlement, salt marsh was valued for the fodder it provided for cattle, and was generally divided into parcels controlled by the owners of the farms on the landward side of the marsh. According to the current Sanborn atlas (Figure 2), the APE was attached to the Leandert Farm, originally the Dutch West India Company's Bowery #3, which Governor-General Willem Kieft leased to farmer Leendert Arentsen¹ beginning in 1639. Arentsen received full title to the land in 1645, and sold it to Peter Stuyvesant in 1663 (Conover Genealogy 2008:17; N-YHS 1841:454; Stokes 1988:VI pl. 84B-b).

Stuyvesant, the last Director-General of New Netherland, assembled a large estate, sometimes called the "Great Bowery," through a series of private purchases. It extended from Avenue D as far west as the Bowery Road (Fourth Avenue) and from East 5th to 23rd Streets. Remaining in New York after the English conquest, his residence was on 10th Street, 200 feet west of Second Avenue, about 4,000 feet west of the APE. The property was passed down through his descendants and sections remained in the hands of various Stuyvesant's well into the 19th century (Dunshee 1952:146-147).

Maps of the late 18th century record an extensive tract of salt marsh drained by a number of streams, which emptied into the East River, which was then 250 feet east of the APE. One of the streams cut through Block 377, near the northwest corner of the APE (Ratzer 1776; Taylor-Roberts 1797) (Figures 3, 8). The APE marshlands were known as "Colonel Marinus Willet's and Stuyvesant's meadows," after the estates of the nearest large landowners. Willet's residence was at the southern end of the marsh, near the intersection of present Rivington and Columbia Streets. The meadows were "nearly a mile long on the shore, and more than half a mile in width" (Cozzens 1843:34). Figure 3, the Viele "Water Map" shows them extending between East 2nd and 13th Streets, and from the shore of the East River (at that time between Avenue D and Lewis Street, 250 feet east of the APE), as far west as Tompkins Square. Most likely due to the unwieldiness of the name and the greater prominence of Stuyvesant's, the marshland came to be called "Stuyvesant's Meadow," and also "The Marsh" (Hill and Waring 1898:344).

The 19th century

The American Revolution had little effect on the APE, which entered the 19th century in much the same condition as it had been in the 18th. Although Grossman (1995a:23) concludes from the 1817 Poppleton Map that the marshland was

¹Leendert Arentsen was also known as Leendert Aerde, Aerde, Arenten, and Leendert Arentsen de Grauw (Conover 2008:17; N-YHS 1841:454).

ditched and drained in order to make the area viable for the harvesting of salt hay, a comparison of that plan with the 1776 Ratzer map shows little or no difference in the channels of the water courses through the meadows (Poppleton 1817).

The City Council, however, had the knowledge, foresight, or hubris, to realize that the City of New York was poised to undergo rapid growth, and needed a comprehensive plan so that this expansion would occur in an orderly fashion. In 1807 the City hired surveyor and cartographer John R. Randel, Jr., who created an extraordinary map, known as The Commissioners' Plan of 1811, which laid out a gridiron of streets and avenues extending north of Canal Street over much of the still relatively wild island as far as the northern edge of Harlem. The Plan shows Avenue D extending as far north as East 7th Street, where it met the public "Market Place," a large tract between First Avenue and the East River, and from East 7th to 10th Streets, which included the APE. The 1811 Plan and subsequent revisions through 1814 show the market with what appears to be a central drainage ditch through the center, emptying into the East River (Cohen and Augustyn 1997: 100-105; Randel 1814;² Stokes 1988:III 959).

Randel's "Plans" were clearly that, plans for future development. The earliest recorded petition for the regulation and opening of Avenue D from Columbia Street to the East River (about East 14th Street) was brought before the Common Council in March 1818, seven years after Avenue D was first depicted (MCC 1917:IX 562), and was authorized as far north as the Market Place (East 7th Street) in the same year (Ibid.:X 64). In spite of this, another petition had to be made in November of 1819 (Ibid.:X 599). Although the opening was approved at the time, formal resolutions to open the street from East 7th to the East River had to be made in April and May 1826, because "so much of Avenue D as has not been opened between 7th Street and the East river Report that in their opinion the aforesaid Avenues ought to be opened inasmuch as the improvements in that section of the City require it" (MCC 1917:XV 375, 398).

The Market Place, so prominently drawn by Randel, was never a functioning public market, and the landowners whose property the City set aside for public use began petitioning for the return of their land in January 1823 (MCC 1917:XII 633-634). According to the report of the committee responsible, the land had never been properly filled, and the location appeared "not to be an advantageous or convenient one for the purpose contemplated." By retaining the area for public use, "the improvement of all the contiguous property must necessarily be retarded." In August 1823 the Council agreed and petitioned the next State Legislature for an alteration in the official city plan (Ibid.:XIII 200-2003). As a result, the Market Place, including the APE, was no longer reserved for public use by 1824.

The completion of Avenue D was possibly delayed by the expense of acquiring the large amounts of fill necessary for the project. The landowners or "swamplords," lead by the Stuyvesants, refused to pay the bill for the land reclamation. The City Council did not agree to fill in Stuyvesant's Meadow until 1826, after reviewing a number of plans for draining the meadows by means of a canal or a system of underground drains. One such plan, presented to the Council by City Surveyor Edward Doughty, called for three 20-foot-wide canals on East 6th, 9th, and 14th Streets, respectively, with stone walls, iron railings, and trees along the sides, "to render these streets a pleasant and desirable residence. Despite the support of this scheme from John Jacob Astor, Nicholas W. Stuyvesant, Henry Brevoort, and other prominent men, New Yorkers had no illusions about the behavior of their fellow citizens. An open canal would swiftly become the clogged depository of all sorts of garbage, up to and including the carcasses of dead animals. In the days prior to trapping devices, an underground system would be even worse, especially during the summer. The public outcry forced the City to back down and foot the \$62,000 bill for landfill, and an additional \$22,000 to create a park at Tompkins Square (Duffy 1990:77; Hill and Waring 1898:346).

The land necessary to cut through the streets and avenues was ceded to the City in 1827 (Stokes 1988:III 959). East 8th Street between Avenue C and the East River was ordered opened May 2, 1833 and confirmed open on April 16, 1834 (Rubinson 1993:13). As noted earlier, soil borings on the APE record 13 to 18 feet of introduced fill. According to

²Randel's 1814 map, *The Commissioners' Plan*, incorporates surveying work he did beginning in 1811, but publication was held off so as not to supply information to the enemy during the War of 1812 (Cohen and Augustyn 1997:108).

Archaeologist Joel Grossman, based on the stratigraphy of his site on Block 378 directly adjacent to the north of the APE, between 10 feet and 12 feet of fill were added during the two decades from the 1820s to the 1840s. Documented fill forms a stratum directly above the mud level of the salt meadows, and consists of “alternating layers of ash, slag and cultural refuse,” the latter being a polite term for garbage (Grossman 1995a:24). The documentary evidence collected for this report suggests a much tighter date range, at least on the lots of the APE, of between ca. 1827 and the construction of the first buildings, by 1836 (Figure 5).

Several sources point to one of the fill sources as being from hills in the general vicinity. The same 1823 Council report that recommended the return of the Market Place property to private control referred to “the Surplus Earth near Colears hook” (MCC 1917: XIII 200-201). Issachar Cozzens, writing in 1843, reported that the meadowland was “almost all filled over with earth of the surrounding hills, and built upon” (Cozzens 1843:35). This borrowing from the surrounding hillocks was a common approach as the city expanded, as recorded at Lispenard’s Meadows on the west end of Canal Street in Manhattan and at Hunter’s Point along the East River in Queens (HPI 1988, HPI2007).

Tax assessment records indicate that the vacant lots in the project block had already been sold off by 1827, although no street numbers were listed. The purchasers were John Black (or Flack) and Henry Brevoort, either separately or together, who owned eight lots on the west side of Avenue D between East 7th and 8th Streets, with a total value of \$3,200, or \$400 each. They also bought thirteen lots on the south side of East 8th Street between Avenues C and D valued together at \$4,000 (Municipal Archives). These two men lived elsewhere in the neighborhood, and they apparently recognized the value of the land in the expanding city. They must have bought up all or most of the block, because they also owned 17 lots on the north side of East 7th Street valued at \$5,100, or \$300 apiece. An additional lot on each of the side streets was set aside as “Gov.,” one worth \$900 and the other \$1000, even though the lot was registered to Black and Brevoort. The following year, 1828, valuations on Avenue D and the government lots remained the same, but those on East 8th Street went down \$700, to a total of \$3300.

The earliest residential construction in the area was intended to attract the affluent. A row of buildings valued at \$10,000 each were erected on East 10th Street facing Tompkins Square (1,200 feet west of the APE), which was laid out in 1834 along the lines of a London residential square. The Panic of 1837 (ushering in a six-year depression), however, put an end to the high-end residential construction, as banks and businesses failed, real estate values plunged, landowners and builders defaulted on their mortgages, and property was lost through foreclosure (Burrows and Wallace 1999:612; Kayton 2003 91-92).

The decline in speculative building at the same time that hoards of immigrant workers, particularly from Germany and Ireland, poured into the City, worsened working class crowding and conditions. Following the end of the depression, the Lower East Side experienced a building boom from 1846 to 1850, fueled by an influx of German immigrants which doubled the area’s population (Rubinson 1993:12). During the 1840s and 1850s, New York’s German enclave began to expand north and east around the APE from its former center between Canal and Rivington Streets, until *Kleindeutschland* (Little Germany) extended to the industrial area along the East River shore, and north to 14th Street. By 1855 only the cities of Berlin and Vienna contained more German-speakers than New York (Burrows and Wallace 1999:744-745; Kayton 2003:91-92).

The formerly elegant Tompkins Square buildings became rooming houses, and the concentration of laborers and artisans drove down wages, but made tenement construction profitable. Solid three- to five-story buildings were erected in and around the APE, although other constructions were less sturdy, and were crowded into back lots, cheek-by-jowl with privies and other dwellings. A tenement 25’ by 70’ might contain 24 two-room apartments, occupied by 24 or more families and additional boarders. Boarding houses for sailors and laborers would be even more crowded. Aside from stoves, the tenements were seldom linked to water and sewer mains, continuing to use privies for years after the mains were made available (Burrows and Wallace 1999:747).

First Construction Sequence in the APE

The earliest buildings on the APE lots were erected prior to the 1837 depression, during the period 1833–1836. William Hooker’s series of maps published in 1829, 1833, and 1838, show the first construction on the block at the corner lot of

East 7th Street and Avenue D (Lot 45, outside the APE) by 1833 (Hooker 1829, 1838) (Figure 4). Colton's Topographical Map of the City and County of New-York records construction on the entire eastern half of the block, including the APE, by 1836, and this is confirmed by Hooker in 1838 (Hooker 1838) (Figure 5).

The earliest identifiable inhabitant comes from the 1841 Doggett's Directory, which lists Jabez Gardner living at 101 Avenue D (Lot 42). Perhaps representative of the transient and uncertain nature of the lives of laborers and craftsmen in the period, he had moved twice in five years, starting at 585 Fourth Street in 1839 and by 1844 he was adjacent to, but outside the APE at 95 Avenue D (Doggett 1839, 1841, 1844). Two buildings are recorded on Lot 42 in the early 1850s, including a frame residential structure with a store along the Avenue D frontage (Figures 6, 7). In 1851 two residents appear in the directory, A. B. Surrers [Sumner], a smith; and Catherine Mallow, a seamstress (Doggett 1851). The census of 1850 recorded the residents of 101 Avenue D as American-born tinsmith Alonzo B. Sumner, his wife, and six children, as well as a young Irishwoman, possibly a maid or boarder.

In 1851, Bridget Gilloony was living at 103 Avenue D (Lot 41), her occupation listed as "boarding." Earlier, in the 1844 directory she was on Greene Street, and identified as a widow taking in washing (Doggett 1851:26). Gilloony occupied the brick dwelling at the front of the lot, along with an additional six individuals, possibly her boarders. There was a store on the ground floor as well. The buildings on Lot 41 were apparently tenements and/or boarding houses; five more residents are listed living in the brick building at the back of the lot as well.

Although the specific residents of each of the APE buildings is difficult to determine, in general, the people the 1850 census records in the APE neighborhood tend to be native-born Americans, from New York and several states, with a minority of foreign-born immigrants from England, Scotland, and Ireland, of which Ireland represents the largest percentage. Those occupants mentioned in both the census and directories were craftsmen or semiskilled workers, and even a few professionals. The three families at 97 Avenue D were headed by a founder, machinist, and a ships joiner, while the boarding house at 99 Avenue D hosted two lawyers and three blacksmiths, among others. Other ship carpenters, on Lots 47 (281 7th) and 49 (279 7th) reflect the presence of the nearby wharves and dry docks (Doggett 1851:26). In addition, of the three locations for which the full households could be determined, 97 Avenue D had 3 families resident, 99 Avenue D had 4, and 101 Avenue D was occupied by a single family. By the early 1850s, maps show each lot of the APE with at least one structure, although it is not clear how many stories the dwellings were. All had back yards, and five of nine with one-story buildings that may have been workshops or privies (97, 99 and 101 Avenue D (Lots 43 and 42), and 279 and 281 East 7th Street (Lots 48 and 47)) (Figures 6, 7).

There appears to be a "changeover" in population beginning in approximately 1860, which manifests itself in a discontinuity in residents, again making it more difficult to link them to specific lots. One family, however, that of Isaac Bear/Baer, a German "merchant tailor", occupied 105 Avenue D (Lot 41) from ca. 1857 through ca. 1890 (Ancestry.com directories). He was the wealthiest man on the APE, with real estate holdings valued at \$10,000, and a personal estate of \$1,000 in 1860. By 1870 his real estate was valued at \$30,000. Although he shared the building with several families, it is probable that Bear owned Lot 41. An examination of the 1860 census households surrounding Bear, and a comparison with those in the 1850 census reveals the influx of German immigrants to the expanded *Kleindeutschland*. Nearly half of the households are of German origin, often with young New York-born children, and the remaining inhabitants are generally native New Yorkers and a number of Irish immigrants. Population density has also increased since 1850. The Lot 41 (105 Avenue D) house which Bear occupies is shared with four other families, for a total of 23 residents. Twenty-six people in five households occupy the neighboring building. If these buildings are the four- and three-story tenements from the maps of the late 1890s (Figure 8), this does not appear to be the incredible density described for the more destitute areas of the city.

By the 1870s and 1880s, families can once again be assigned to specific buildings with a high degree of certainty. The collated data for Lots 35, 42, 43, 47, and 48 can be viewed in the appendix. There are non-German residents in the APE, but the majority are German immigrants or of German parentage. Since Germany was not a united country until 1871, however, it can be seen that there was no monolithic "Germanness." Residents hailed from various states, Hesse, Hesse-Darmstadt, Bavaria, Prussia, Saxony, Baden, Württemberg, Hanover, and Nassau, with regional customs and preferences. Although most households appear to be of Christian background, there were also several families of German Jews, including the Moses Wolff and Hannah Cohen families at 402 East 8th Street (Lot 35), and the Moses Weingarten and

Mazen (?) families at 400 East 8th Street (Lot 35). All four of the Jewish families were on Lot 35, but non-Jews were also present in these buildings and lots.

Population density also increased somewhat over 1850, with the largest number of inhabitants and households in the two buildings on Lot 42 (101 front and rear). In 1870 the four-story building at the rear of Lot 42 housed eight families, for a total of 35 people. Ten years later, there were seven families and 31 people. In the larger five-story tenement at the front of the same lot there had been an oyster saloon in 1870, with the family of the manager, the staff, and another household in residence. By 1880 the saloon staff was gone, and there were nine separate households with a total of 35 people.

As in 1850, there are few residents listed as laborers. Most have semi-skilled or craft jobs, such as carpenter, cabinet maker, tailor, machinist, shoemaker, shirt maker, etc., but as noted earlier, the great number of semi-skilled workers may have kept wages low. Most children, at least through their early teens, were in school. Aside from the possible crowded conditions, a strong sign that conditions in the APE neighborhood were not optimal, is the relatively large number of individuals with debilitating illnesses noted in the census. Two cases of consumption, one of hemorrhaging lungs, a woman with "general debility" and her blind husband, suggest that the APE neighborhood was not the most healthful place in which to live; and that the tenements of the APE were a destination for those too ill, or otherwise unable to work.

Second Construction Sequence on the APE

When 21-year-old Jacob August Riis came to America from Denmark in 1870, he experienced firsthand the crowded and unsanitary conditions of the slums. By 1873 he had become a police reporter in the Lower East Side, learning that the infant mortality rate in some tenements was one in ten. Using the new flashbulb technology, he photographed tenement rooms and hallways, and his book, *How the Other Half Lives*, raised public awareness of the slum conditions. As a result, the first significant New York housing legislation was enacted (*The New Encyclopedia Britannica* 1974: VIII 586).³ Administered by the Tenement House Department of the City of New York, the laws resulted in the demolition of the earlier dwellings on the APE, and their replacement by new-style tenements conforming to the new code. The laws forbade privies where a sewer was available, and cellar water closets (WCs); and required one WC per floor when occupied by one family, and an additional WC per floor for every additional two families; one WC per floor for lodging houses, and an additional WC for every additional fifteen people. WCs and baths (literally tub rooms) were required to have window light by day and gaslight by night. Baths were to have tile floors, WCs slate, and there was to be a water tank on the roof (Municipal Archives building records, Block 377, Lots 41 and 43). As can be seen in the following lot-by-lot discussion, the new rules were enforced with varying levels of success and vigor.

Lot 35 (400 and 402 East 8th Street)

The two brick tenement buildings and open rear yard on this double lot, noted on maps by the 1850s (Figure 7, then #386 and 388 East 8th Street), are recorded as having three stories and a basement in 1899 (Figure 8). They housed three families (21 people) and five families (23 people) respectively in 1880.

The lots were combined into Lot 35 when the original tenements were removed and a six-story double building was erected in 1903 to house 20 and 22 families and a store (Figures 9, 10). The unbuilt rear yard was narrowed somewhat, but not eliminated. The tenement was demolished by 1976.

Lot 41 (103 and 105 Avenue D)

Two brick tenements at #103 and 105 occupied the Avenue D frontage of this lot, and included storefronts by the 1850s (Figure 7). The 1899 map shows them each to be four stories. Along the rear lot line were an additional pair of three-story dwellings, leaving an open yard between the front and back structures (Figure 8), in which privies or cisterns may have been constructed.

³The Jacob Riis Houses, built by the New York City Housing Authority in 1949, have a delightful play space and well-spaced buildings, directly across Avenue D from the project block (Willensky and White 1988:164).

With the removal of the four buildings and the construction of a six-story tenement with cellar on Lot 41 in 1903, this open yard was eliminated, and a new rear yard established in the area which had formerly been beneath the early 19th-century tenement buildings. The lot was also reduced in size, with approximately 12 feet of the eastern side of Lot 41 being added to Lot 37 outside the APE (Figures 8, 9). The new 1903 building had a WC in the cellar, three on the first floor but none on the second and third floors. There was a public sewer, however, but no vent shaft for the baths or WCs.

Yet this building was carefully arranged so that there were inner and outer courtyards to provide light and air, with windows opening onto them, as well as fanlights over the doors and a skylight over the main stairs. These features too were a result of Riis's agitation. The APE buildings were demolished starting before 1986, and all were gone by 2000, with the vacant spaces apparently serving as extra backyard space and car storage.

Lot 42 (101 Avenue D)

A wood frame dwelling with a storefront is recorded along the Avenue D frontage of Lot 42 in the 1850s (Figure 7). A second structure at the middle of the lot may have been a privy or other outbuilding, and a third cluster of interconnected buildings including another wood frame dwelling stood at the rear lot line. Areas of open yard divided the three buildings.

The wooden structures were replaced by two brick buildings at some time prior to 1885 (Robinson and Pidgeon 1885), a five-story basemented tenement at the front, and a four-story tenement at the rear, leaving an open center yard. Each had plenty of windows, which are carefully indicated on the 1903 Sanborn Insurance Map. The lot had nine WCs, all in the yard. There are two P&D Applications dating between 1919 and 1929 in the building department files, possibly dealing with the "old" building at the rear of the lot, and a sewer was mentioned in 1929 (P&D #445 and #796) (Figures 9, 10). Finally in 1937, after the owner was cited for a violation, the WCs in the yard were removed and treated with quicklime, and one WC per family was installed in the building (P.D. Application #1538, Nov. 18, 1937).

The APE buildings were demolished starting before 1986, and all were gone by 2000, with the vacant spaces apparently serving as extra backyard space and car storage.

Lot 43 (97 and 99 Avenue D)

The two brick tenement buildings with storefronts lined the Avenue D frontage of this lot, with a large open rear yard and outbuildings, possibly privies, along the rear lot line (Figure 7). The outbuildings are not shown on subsequent maps (Robinson and Pidgeon 1885, e.g.), and the rear yard is recorded as unbuilt. The 1899 atlas notes that the two tenement buildings are each two-and-a-half stories with basements (Figure 8).

These were replaced with a 6-story tenement built in 1901, and the remaining open rear yard was on the location of the former potential privy structures (Figures 9, 10). The new tenement housed 24 families and two stores, and had a WC in the basement and two on each of the other six floors (for four families each), more or less meeting the requirements. In 1960 the Housing Authority slapped the owner with a violation for insufficient toilets, and required more to be installed.

The APE buildings were demolished starting before 1986, and all were gone by 2000, with the vacant spaces apparently serving as extra backyard space and car storage.

Lots 47 and 48 (279 and 281 East 7th Street)

The detailed maps of the 1850s show two frame dwellings along the East 7th Street frontage, with outbuildings (possibly privies) along the rear lot lines. The wooden buildings appear to have been replaced with two-story masonry buildings in the same footprint by 1885 (Robinson and Pidgeon 1885), and both were removed with the construction of a pair of larger five-story brick tenements with a small open rear yard between 1885 and 1899 (Figures 8, 9, 10).

The owner of the joined five-story buildings finally gave up on the plumbing after various alterations, including one P&D. He filed an application to install new baths and kitchenettes in 1967 when the Building Department ordered him to

vacate the structure, but he never followed through, and the building was demolished in 1969. Eventually it was replaced by the present playground.

The APE buildings were demolished starting before 1986, and all were gone by 2000, with the vacant spaces apparently serving as extra backyard space and car storage.

III. CONCLUSIONS AND RECOMMENDATIONS

Given the project site's history as part of an extensive salt marsh until the early decades of the 19th century, the NYCLPC has not requested an archaeological sensitivity assessment for Native American resources. The NYCLPC has flagged the site as sensitive for historical cultural resources from the end of the first quarter of the 19th century until after the Civil War (ca. 1825 to 1865), due to the discovery of an undisturbed cistern of that period on the block (Block 378) immediately to the north. For this time period there is little documentation, either in historical sources or in the archaeological record, for actual practices regarding water supply and sewer hookups.

The study of the tax and building records for the site, which have luckily been preserved in the Municipal Archives, together with early maps, have given a picture of two sequences of construction on the site. Lots were laid out and sold to developers about 1827-28. After the completion of a fill program between ca. 1827 and 1836, the first structures were built by 1836, just before the Panic of 1837 ushered in a six-year depression, and the collapse of the real estate market. Nevertheless, there were dwellings on every lot in the project site by 1836, and these can be viewed in greater detail in the early insurance maps of the 1850s. Some had stores on the ground floor. All were made of brick, with the exception of one frame dwelling, and all had back yards, most with small buildings, probably privies, in them. Two had an additional dwelling in the rear lot. The neighborhood was adjacent to the concentration of industry and ship-related businesses along the East River, and ship joinery and carpentry were well represented, as well as numerous other crafts. Most of the early residents tended to be native-born Americans, or immigrants from England, Ireland, or Scotland. This changed through the 1850s, as the German ethnic enclave expanded into the APE. As noted in the report, there was diversity within *Kleindeutschland*, as well as non-German residents. Neighborhood conditions grew more crowded and likely more squalid during the second half of the 19th century, by the end of which the Lower East Side was a notorious slum.

In about 1900, the second episode of construction replaced the earlier buildings. New regulations aimed at improving living conditions, many concerned with the elimination of outdoor privies and the construction of adequate numbers of indoor water closets with proper ventilation, did have some effect on the new generation of tenements.

Water Mains and Sewers

Privy and well shafts, as well as underground cisterns, are often filled with contemporary refuse from their related dwellings and occupants, or businesses and their workers and managers. They provide important stratified cultural deposits for the archaeologist. Such shafts, five or more feet deep, usually survive all but the deepest post-depositional disturbance and frequently preserve the best remains recovered on sites, including animal bone, seeds, glass, metal, stone, ceramics, and sometimes leather, cloth, wood and even paper. By analyzing such artifacts, archaeologists can learn much about the diet, activities, customs and technology of the former occupants, and attempt to combine this data with what the documentary record tells us about their ethnicity, socioeconomic status, gender, environment, etc.

In general, archaeologists attempt to determine the earliest year in which water and sewer service were first made available to the APE inhabitants, and therefore ascertain a general "cutoff" date for the construction of potential shaft features and cistern systems. As has been noted earlier in this report, the experience of the archeological investigations at adjacent Block 378 shows that this is not always a valid conclusion. Although public water from the new Croton Reservoir began flowing into the city on June 22, 1842 (Cohen and Augustyn 1997:118), Grossman discovered that this did not necessarily mean that all dwellings in the area were connected to it.

Interestingly, although there was a water main on Avenue D, there were no mains shown on the map on East 8th Street adjacent to the site on Block 378 (Endicott 1842), where Grossman excavated the intact cistern. He estimated that the cistern was constructed sometime after 1840 but before the decade of the 1850s (Grossman 1995a:26; 1995b), and remained in use up until c. 1867, long after public water had been made available, if not in the block, at least in the area.⁴ This unusual "choice" may be explained by the fact that few or none of the area's property owners actually lived in the

⁴ Another curiosity of the Grossman site was the artifacts dating from the 1820s at the bottom of the fill.

buildings they owned. Alterations and other improvements would not have been profitable for the landlords, and the assignment of space to indoor toilets and other amenities in increasingly crowded tenement buildings may not even have been practical. In the APE, one of the solutions, even following the late-19th-century rebuild of the APE was the construction of water closets outside the dwelling.

The construction of the cistern system, in the late 1840s, coincides with the end of a depression and the completed urbanization of the former marshland. As the 1836 Colton map records the spread of construction through the APE (Figure 5), subsequent maps show building construction pushing east and west along Avenue D, reaching Avenue C by 1838 (Hooker 1838), and encompassing the entire area from the East River to the Bowery by 1844 (USC&GS 1844).

Not surprisingly for an area with a fairly high water table, documentary evidence notes the existence of good public wells. "Strange as it may seem, the wells in this district yielded excellent water. The flow from one at the corner of Avenue D and Fifth Street, used by many families, was said to be 'pure, both good for drinking and washing, and, as we believe, the best and cheapest that can be had . . . on the meadows'" (Hill and Waring 1898:347). The increasing volume of effluvia created by the burgeoning population during the 1830s and 1840s would have surely contaminated the water table, rendering the public wells useless, probably making the construction of a cistern system a necessity.

According to the map showing Croton water pipes and stopcocks from 1842, there was a water main adjacent to the APE on Avenue D, East 7th Street, and stopcock on each of these streets (Endicott 1842; Cohen and Augustyn 1997:119). Shortly after the general introduction of Croton water in 1842, sewers were also installed, to complement the increase in water supply and consumption. Often the lowest areas (those that needed draining like the project site) were done first (Rubinson 1993:13). The sewer contract for Avenue D from 5th through 8th Streets was dated November 1844. The Croton Aqueduct Department's report notes not only the sewer on Avenue D, but a main on East 7th Street contracted in August 1844, and one on East 8th Street from October 1853 (Croton Aqueduct 1857:114,131; Rubinson 1993:12).

Although water from the Croton Reservoir was piped into the adjacent streets by 1842, the dwellings and businesses of the APE were not necessarily connected to it, as demonstrated by the cistern excavated on Block 378. The same caveat holds true for sewers, which were introduced between 1844 and 1853. Building Department files are not complete enough to document early privies, although water closets make their first recorded appearance on the APE (some, as on Lot 42, outside the buildings) at the turn of the 20th century.

Potential Archaeological Sensitivity

Based on the documentary evidence collected for this report, and the discussion of water and sewer mains in the previous paragraphs, sections of the Lower East Side Girls Club APE must be declared potentially sensitive for cisterns and shaft features (privies and wells) dating to the period of earliest residential occupation, ca. 1833 to 1836. Because there is the possibility that cisterns and shaft features continued in use long after sewer and water mains were present on the adjacent streets, and given the documented use of a nearby cistern until the Civil War Period, it is possible that any potential cisterns or shaft features on the APE remained in use until the 1860s or even beyond.

As such, artifacts recovered from and features documented on the APE could provide a valuable overview, not just of the changing demographics of the Lower East Side during much of the 19th century, but also add to our knowledge, as Grossman puts it of "a category of historic water supply technology which was almost completely undocumented in both the historic archival and archaeological records" (Grossman 1995a:2).

Although cisterns and shaft features may have existed on each of the APE lots, from Building Department and cartographic evidence it is known that much of the APE has undergone deep disturbance from the construction of the cellars and foundations of the ca. 1900 brick tenements. In many cases, notably Lot 41, although the rear yard was left unbuilt, some of this new construction occurred on the old center yards in which water and privy systems would have been constructed, and has eliminated them from further archaeological consideration. The remaining locations (rear yards of Lots 35, 43, 47, 48, and the center yard of Lot 42), potentially sensitive for 19th-century cistern, privy and well features, are shown on the Map of Potential Historical Archaeological Sensitivity (Figure 11).

Recommendations

Grossman's work at Block 378 across East 8th Street has documented layers of fill of 10 to 12 feet thick at the base of the first buildings constructed, with an additional up to 6 feet of construction debris from their demolition, for a total of about 16 to 18 feet of fill down to the mud of the salt marsh. Soil borings on the APE have not differentiated between these two fill episodes, but show a similar amount of fill, from 13 to 18 feet. Thus the *top* of any potential cistern, privy, or well related to the 19th-century dwellings may be buried under *as much as* 6 feet of fill, and extend through the fill for many feet.

Because construction plans for the Lower East Side Girls Club will require impacts within the archaeologically sensitive areas of the property, HPI recommends that Phase IB archaeological testing be conducted in those areas, with precise locations of excavation backhoe trenches to be determined once construction plans are finalized and based on field conditions. All Phase IB archaeological testing should be conducted according to applicable archaeological standards (New York Archaeological Council 1994; NYSOPRHP 2005). Professional archaeologists, with an understanding of and experience in urban archaeological excavation techniques, would be required to be part of the archaeological team.

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1842
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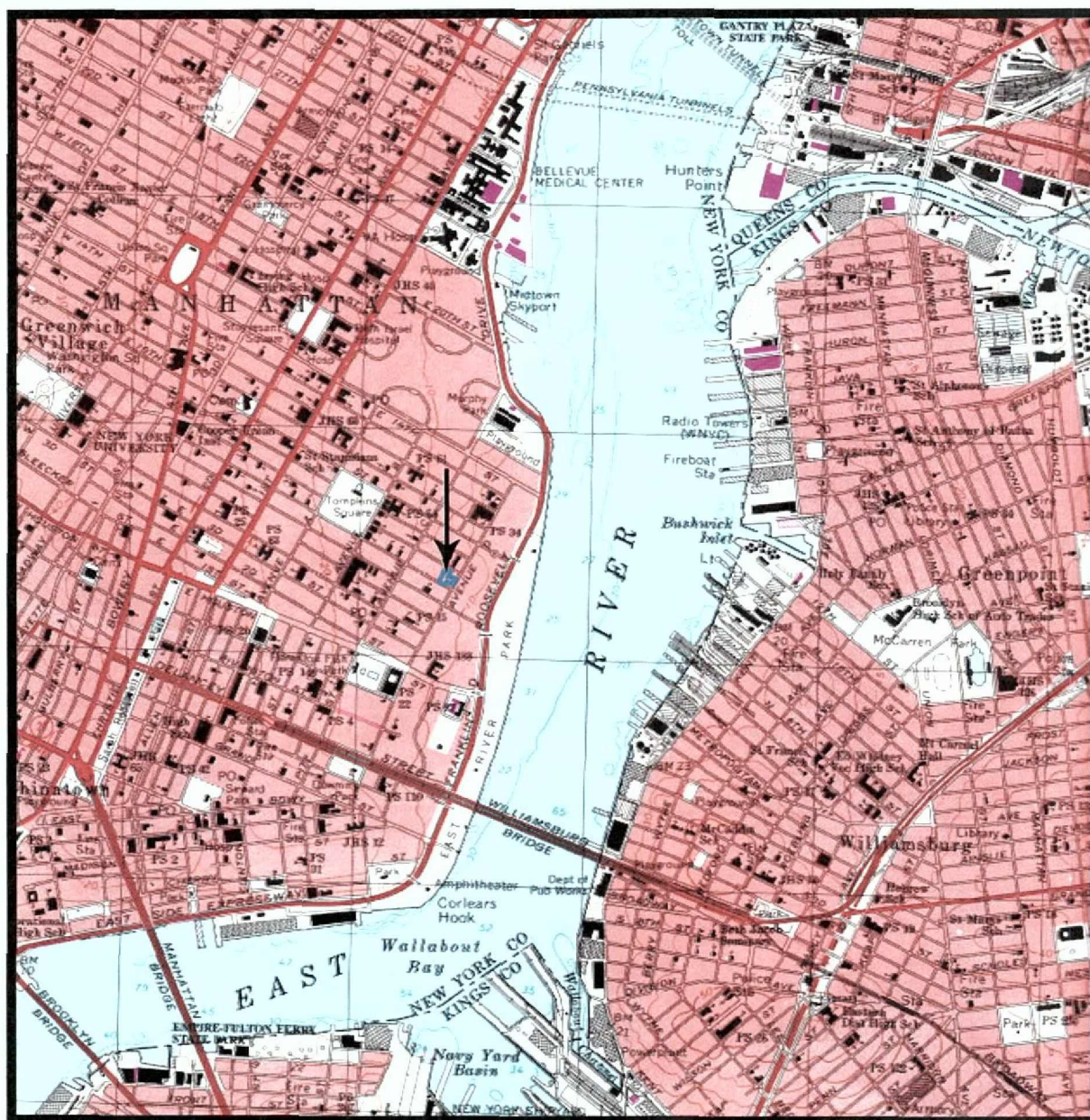
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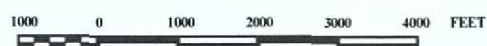
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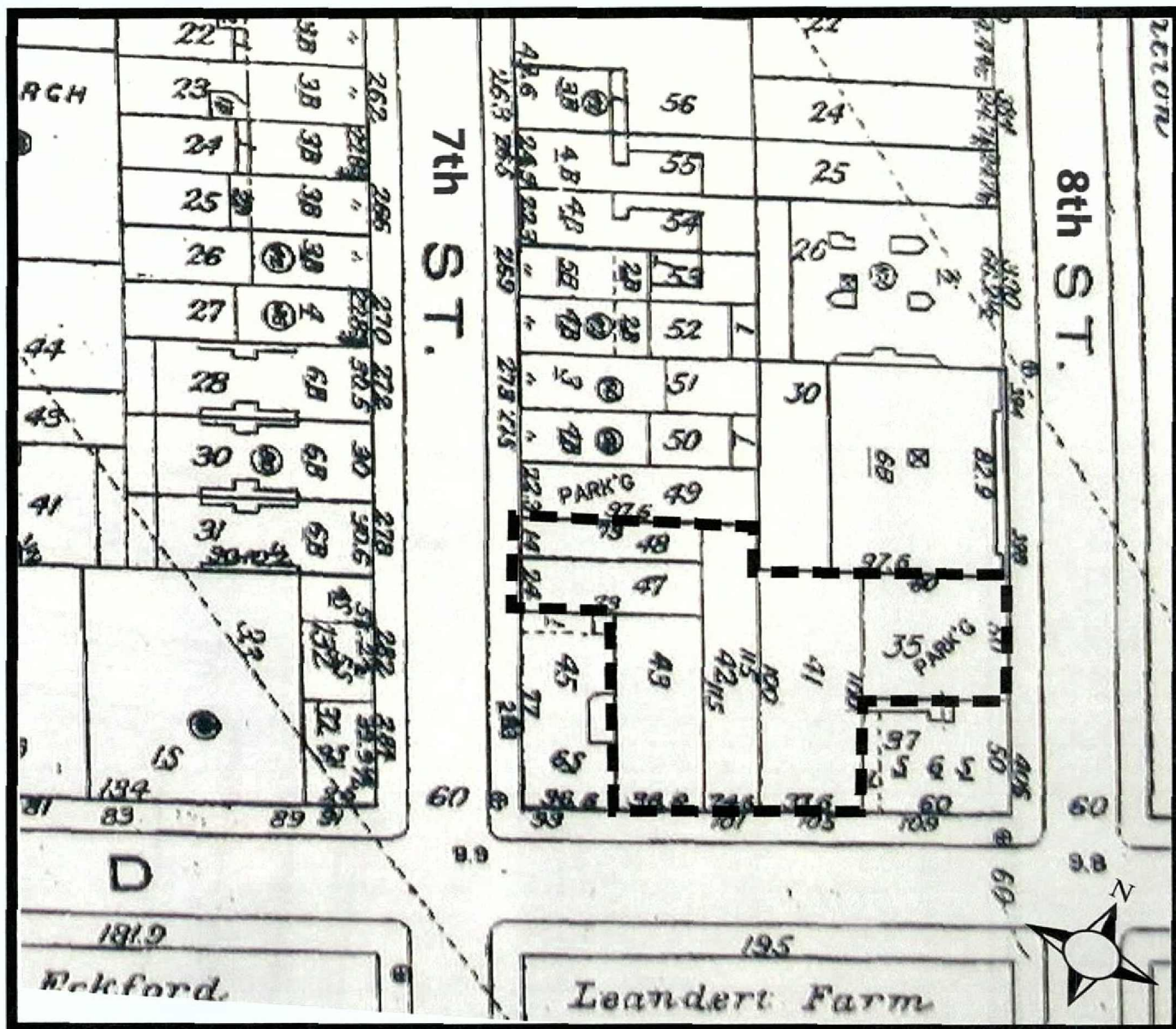
Arrow indicates Area of Potential Effect



LOWER EAST SIDE GIRLS CLUB, NEW YORK, NY

FIGURE 1: USGS Topographic Map, Brooklyn, N.Y., 1995





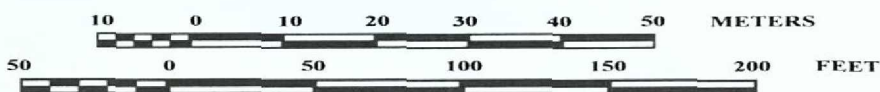
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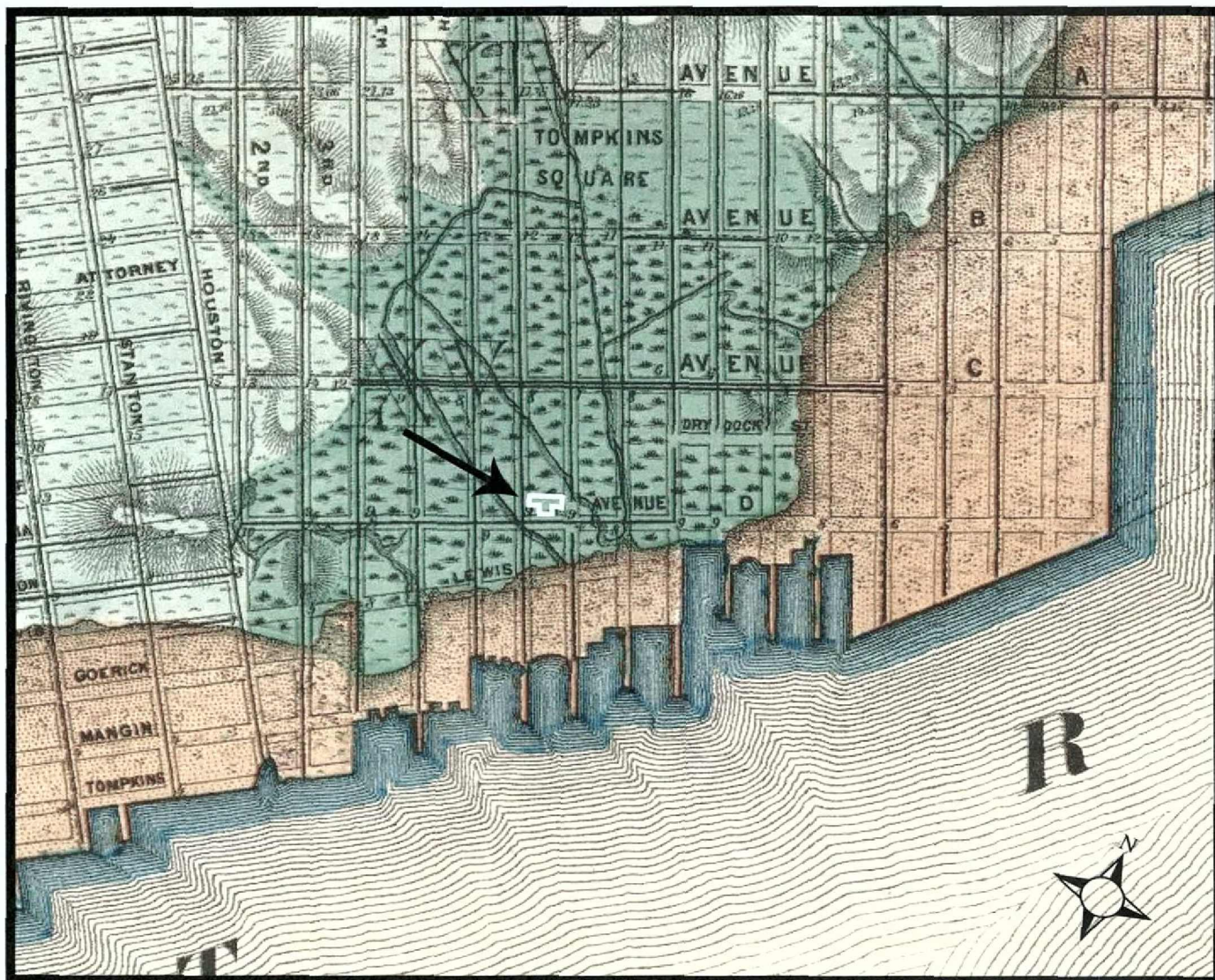
--- Area of Potential Effect

SOURCE: Map Division, New York Public Library

LOWER EAST SIDE GIRLS CLUB, NEW YORK, NY

FIGURE 2: Sanborn, *Insurance Maps of the City of New York*, 2006





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Arrow indicates Area of Potential Effect

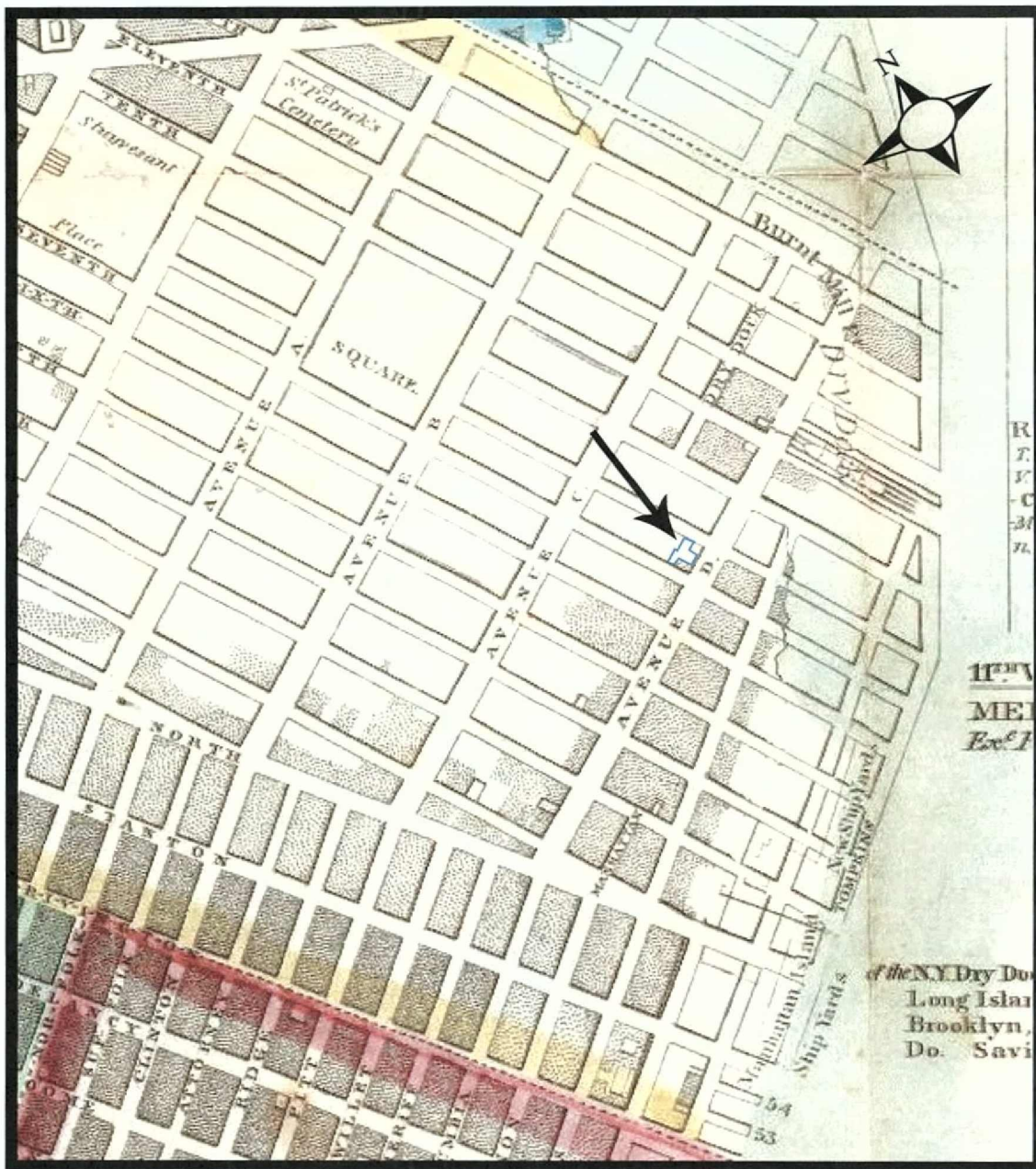
SOURCE: David Rumsey Historical Map Collection

LOWER EAST SIDE GIRLS CLUB, NEW YORK, NY

FIGURE 3: Viele, Topographical Map of the Island of New York, 1865

500 0 500 1000 1500 2000 FEET





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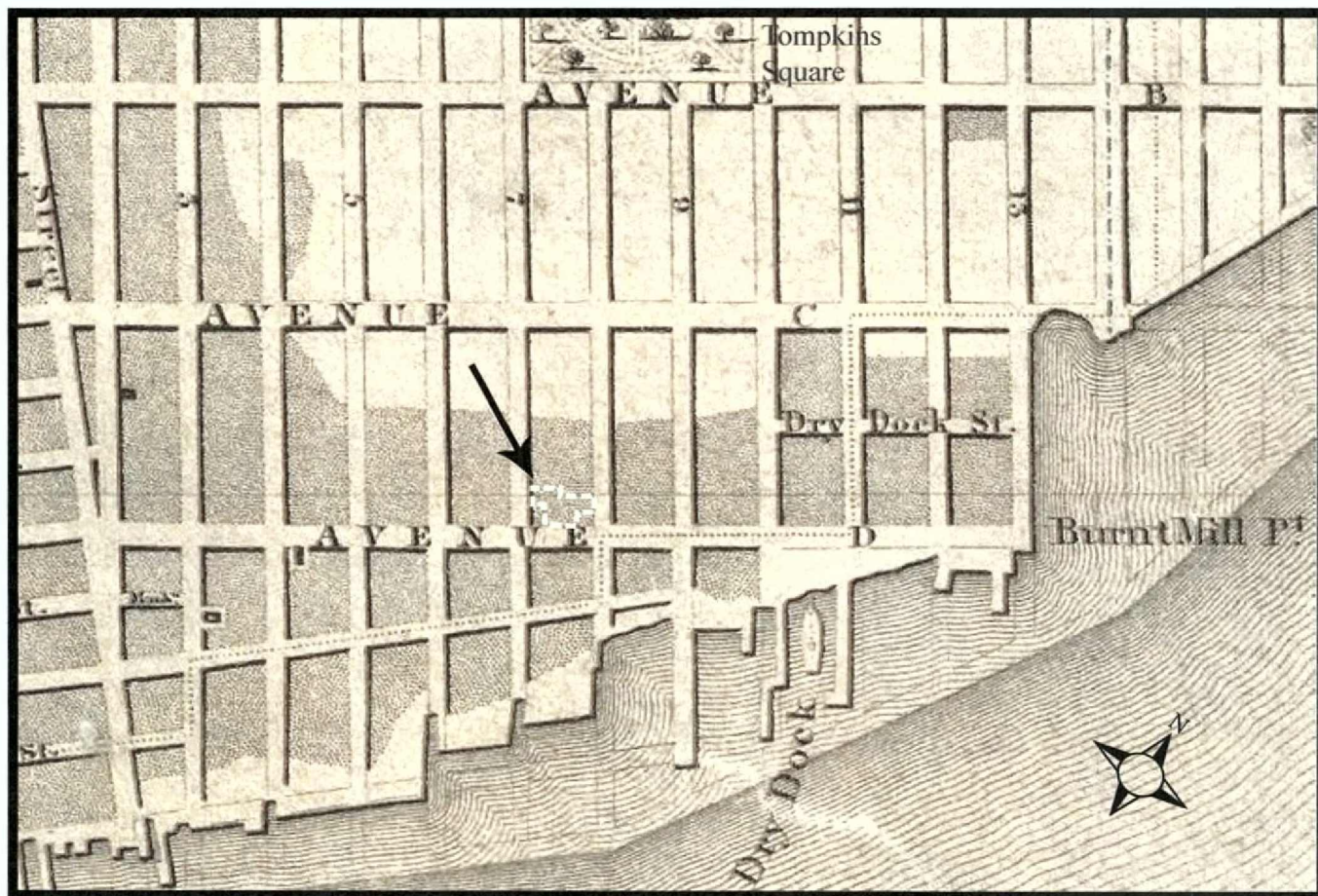
Arrow indicates Area of Potential Effect
Shading indicates built-up areas

SOURCE: New York Public Library Digital Collection (www.nypl.org)


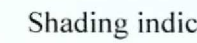
LOWER EAST SIDE GIRLS CLUB, NEW YORK, NY

FIGURE 4: Hooker's new pocket plan of the city of New York, 1833





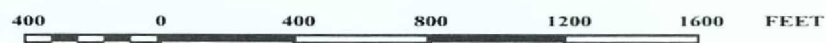
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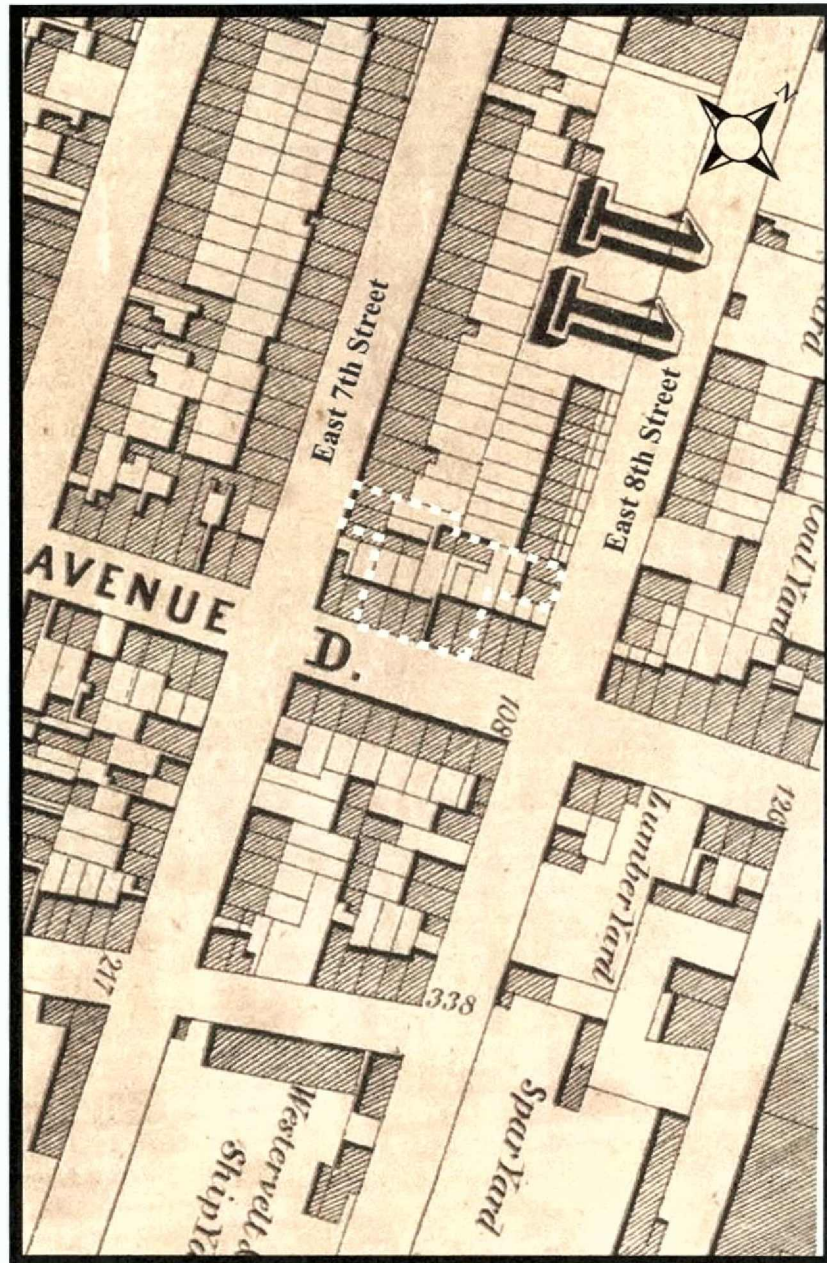
	Area of Potential Effect
	Shading indicates built-up lots

SOURCE: David Rumsey Historical Map Collection

LOWER EAST SIDE GIRLS CLUB, NEW YORK, NY

FIGURE 5: Colton, Topographical Map of the City and County of New-York, 1836





LEGEND

	Area of Potential Effect
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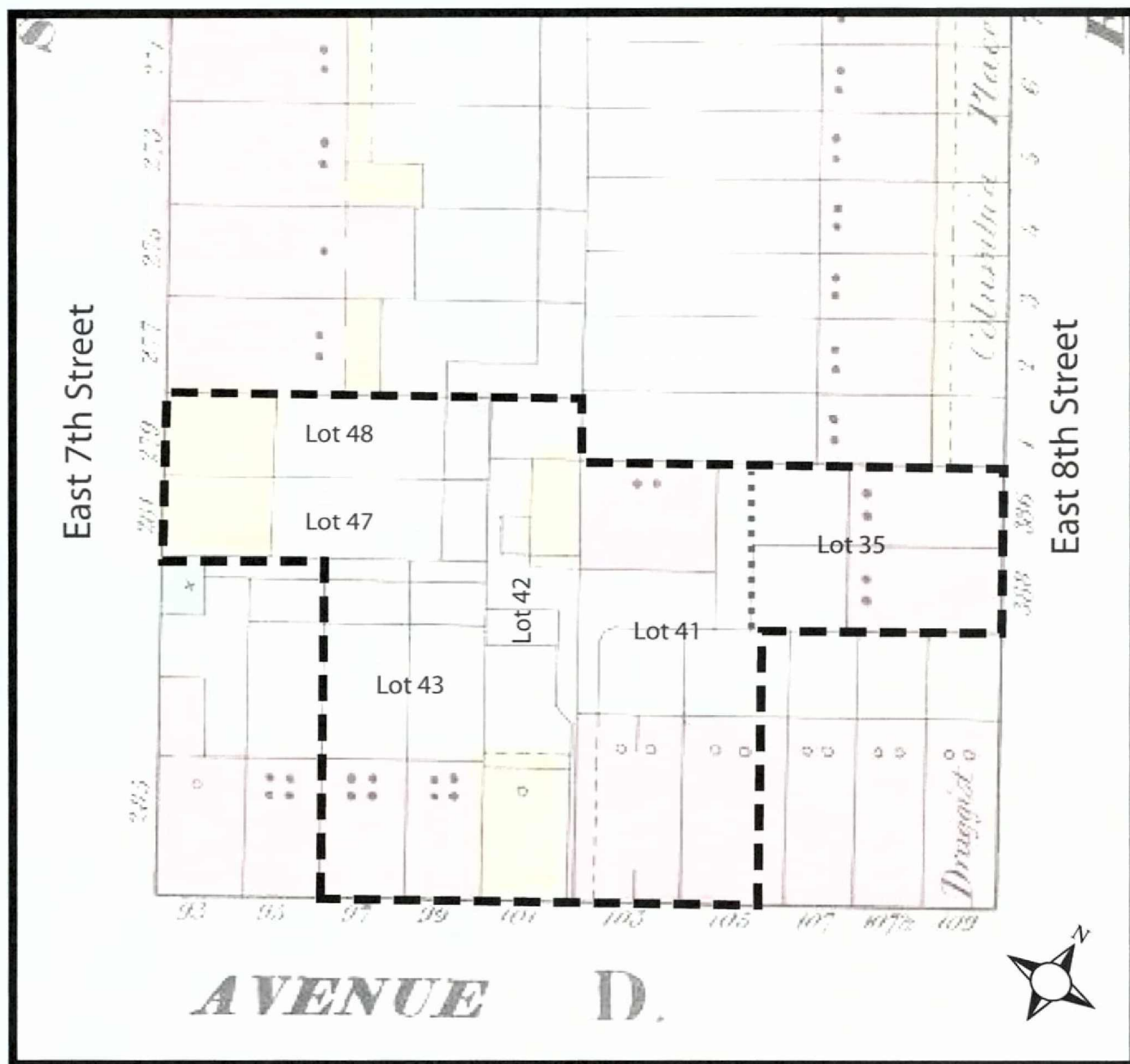
SOURCE: Map Division, New York Public Library

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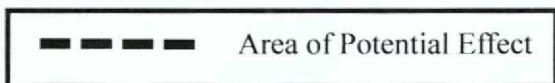
FIGURE 6: Dripps, Map of the City of New-York extending northward to Fiftieth Street, 1851

50 0 100 200 FEET





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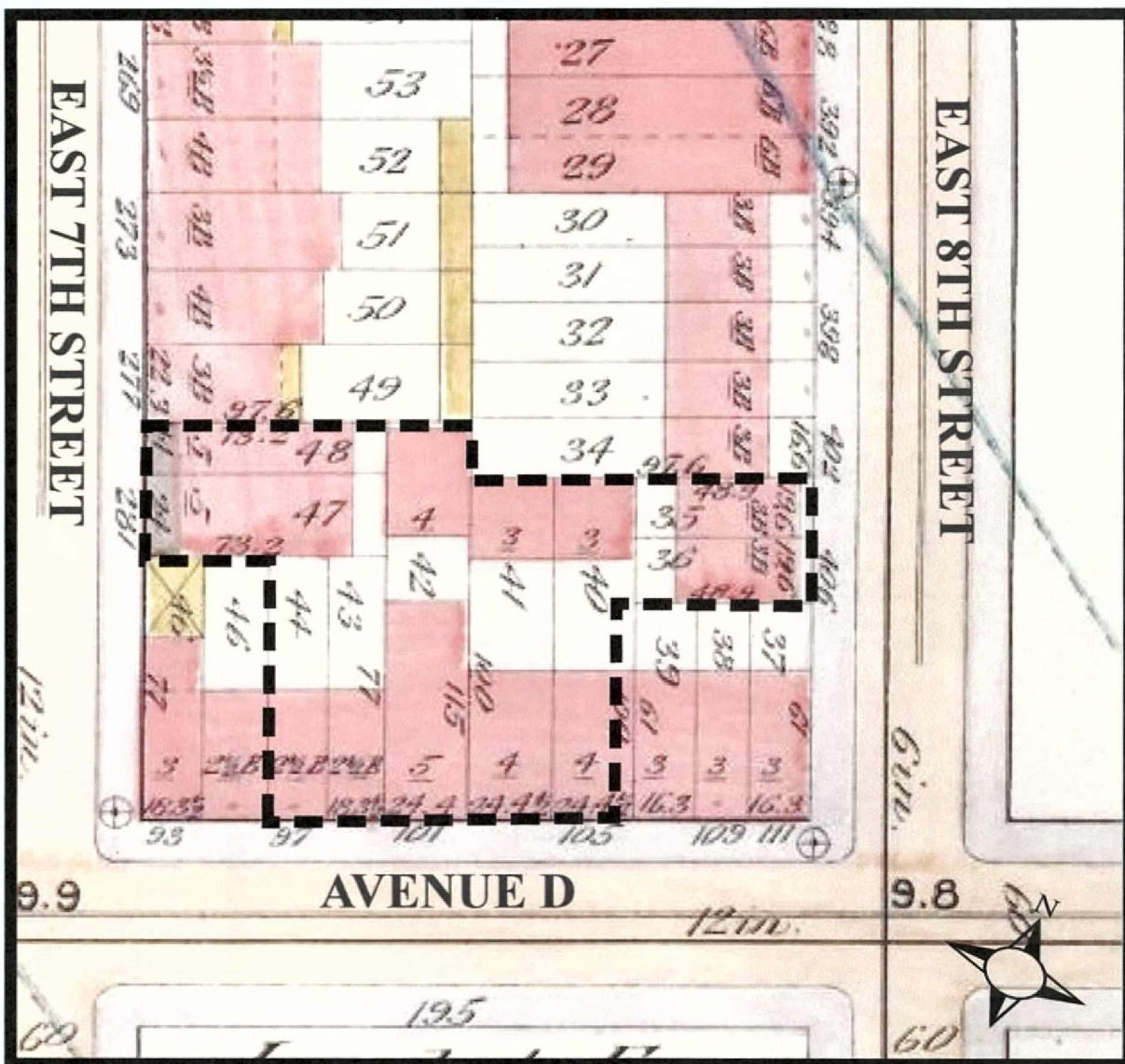


SOURCE: New York Public Library Digital Collection, www.nypl.org

LOWER EAST SIDE GIRLS CLUB, NEW YORK, NY

FIGURE 7: Perris, Maps of the City of New York, 1857





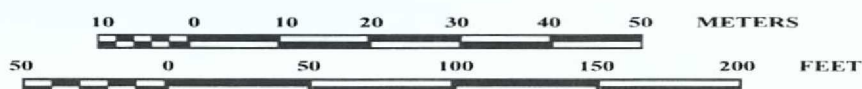
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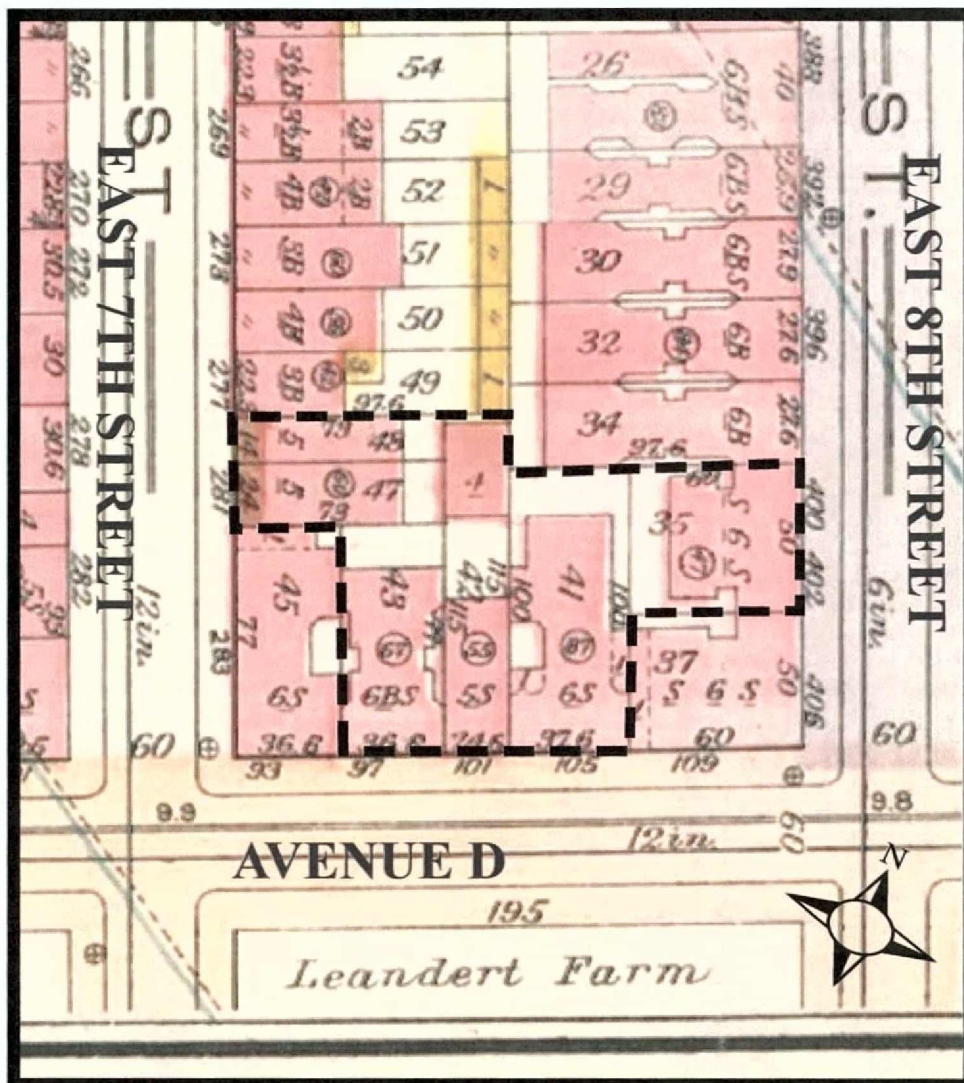
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SOURCE: New York Public Library Digital Collection (www.nypl.org)

LOWER EAST SIDE GIRLS CLUB, NEW YORK, NY

FIGURE 8: Bromley, *Atlas of New York City*, 1899





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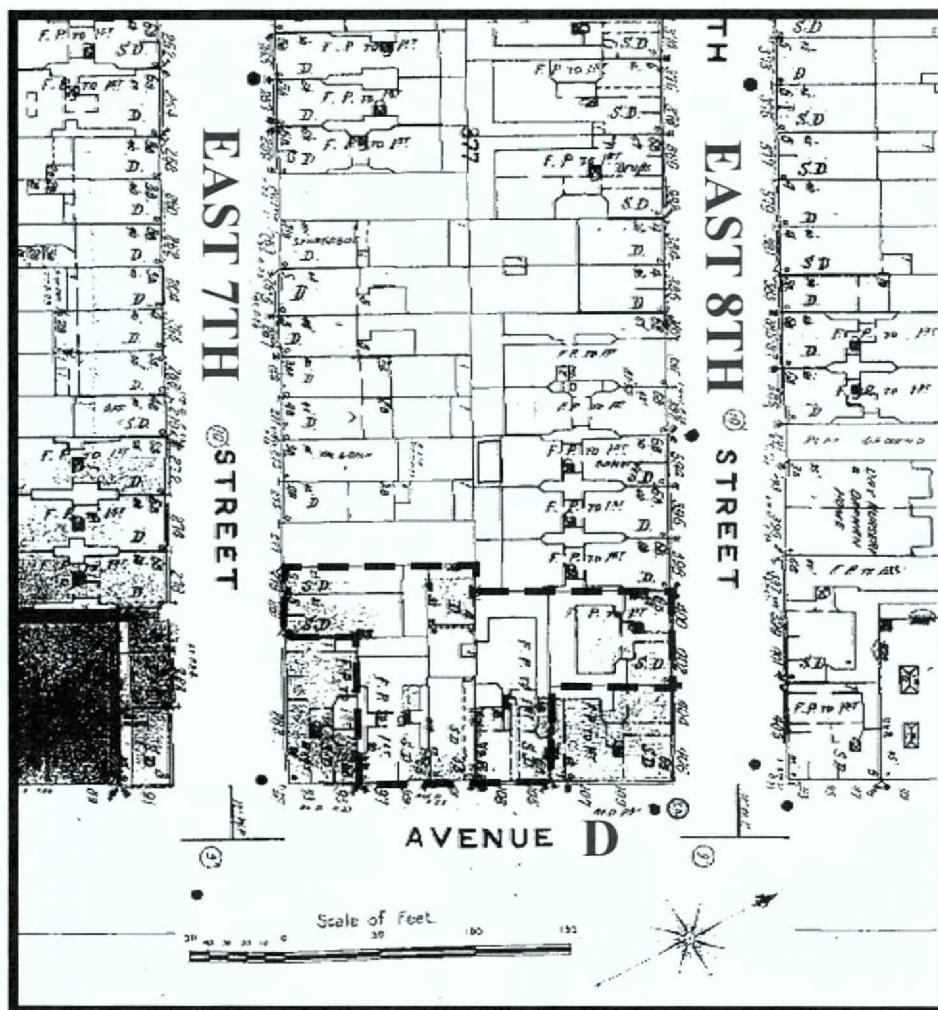
SOURCE: New York Public Library Digital Collection (www.nypl.org)

LOWER EAST SIDE GIRLS CLUB, NEW YORK, NY

FIGURE 9: Bromley, *Atlas of New York City*, 1922

60 0 60 120 180 240 FEET



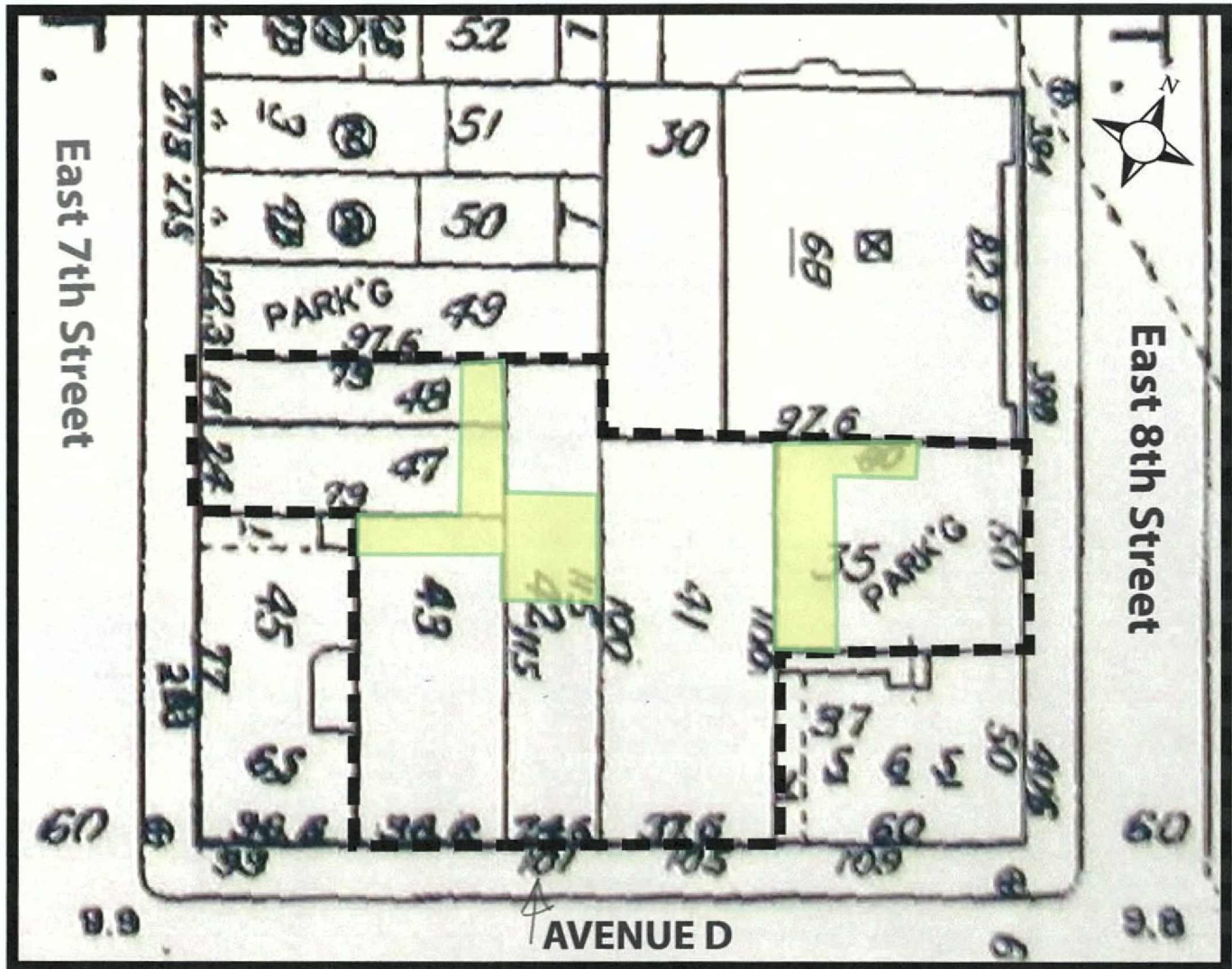


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LOWER EAST SIDE GIRLS CLUB, NEW YORK, NY

FIGURE 10: Sanborn, *Insurance Maps of the City of New York*, 1951



LEGEND

Area of Potential Effect
 Areas of Potential Archaeological Sensitivity

BASE MAP SOURCE: Map Division, New York Public Library

LOWER EAST SIDE GIRLS CLUB, NEW YORK, NY

FIGURE 11: Areas of Potential Historical Archaeological Sensitivity
 (Base Map: Sanborn, *Insurance Maps of the City of New York*, 2006)

25 0 25 50 75 100 FEET



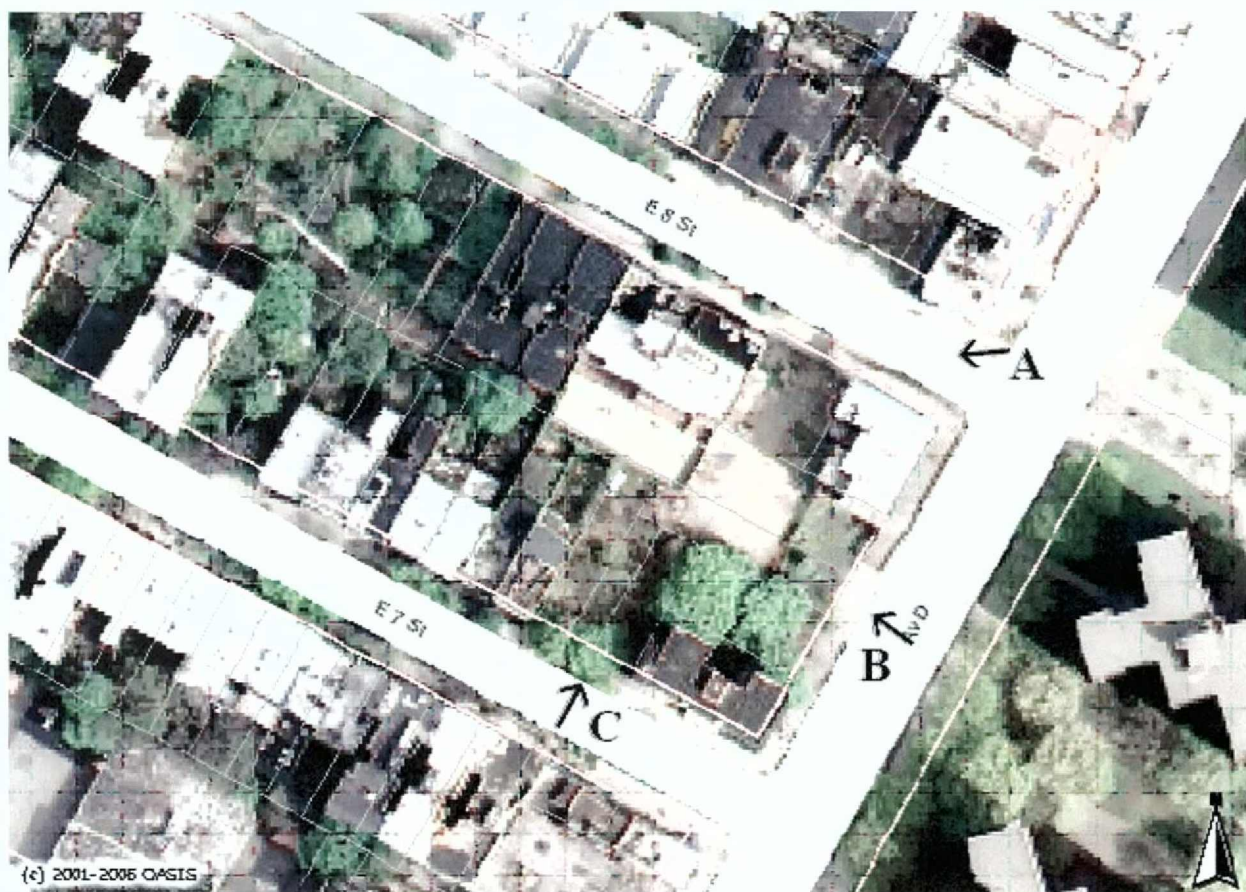


PHOTO KEY: Archaeological Assessment, Lower East Side Girls Club, Block 377, Lots 35, 41, 42, 43, 47 and 48, Avenue D between 7th and 8th Streets, New York, New York.



Photograph A: 8th Street at Avenue D. view: Northeast to southwest.



Photograph B: Avenue D frontage. View: east to west.



Photograph C: 7th Street frontage. View: south to north.

APPENDIX: Homelot and Building Histories

Lower East Side Girls Club Archaeological Assessment

Abbreviations: b = born; h = home; kh = keeps house; pe = personal estate; r = rear; re = real estate

The years 1857, 1869, and 1890 refer to directories accessed at Ancestry.com.

Blank lines between census names indicate a separate household in the same building.

Birthplace of census entries is New York unless otherwise noted.

Lot 35 – 400 E. 8th Street

400 East 8th Street (front)

- 1827 John Black (Flack?) and Henry Brevoort owned all or most of project site along East 8th Street.
1828 Average price \$200 a lot (Municipal Archives, Record of Assessments 1826-1828).
- 1852 Brick building on lot (Dripps 1852):
two of the c. 1814 plotted lots have been combined into one 50' x 50' lot fronting on E.8th Street, with two abutting buildings, yard in rear and east side of lot.
- 1869 Clauszer, William, framer
Fiest, Joseph, laborer
Frankfort, Samuel, segarmaker
Light, Frederick, mason
McCabe, Patrick, cattle
Magrath, Michael
Rippel, Henry L., watchman
- 1870 Census
McCabe, Patrick, 50, cattle driver, b Ireland
Catharine, 29, kh
Thomas, 2; Alexander 1
Simonson, Julia, 10
- Morris, Patrick, 50, cartman, b Ireland
Ellen, 42, kh, b Ireland
- Cody, Edward, 35, ship carpenter, pe \$500, b Prince Edward Is. [Canada]
Margaret, 32, kh
William, 3

400 East 8th Street (rear)

- 1827 John Black (Flack?) and Henry Brevoort owned all or most of project site along East 8th Street.
1828 Average price \$200 a lot (Municipal Archives, Record of Assessments 1826-1828).
- 1852 Brick building on lot (Dripps 1852):
two of the c. 1814 plotted lots have been combined into one 50' x 50' lot fronting on E.8th Street, with two abutting buildings, yard in rear and east side of lot.
- 1869 Gorsegner, Frederick W., glazier, r61 Ann
- 1870 Census
Lewis, Mary E., 31, kh
George W., 14, express driver
John H., 10, at school

Licht, Frederick, 27, brick layer, b Prussia
 Martha, 28, kh
 Mary, 1

Gorseger, Johanna, 64, kh, pe \$400, b Prussia
 Frederick, 40, glazier, b Prussia
 Margaret, 32, at home, b Baden
 Bielling, Christina, 68, at home, b Württemberg

Whipple, Henry, 50, watchman, b CT
 Ann M., 44, kh

1880 Census (former 386 East 8th Street)

Weingarten, Moses, 62, machinist, b Kurhessen [Electoral Hesse]
 Sarah, 58, kh, b Kurhessen
 Jacob, 28, clerk in —?, parents b Germany
 David, 25, stamper, parents b Germany
 Fanny, 20, Forewoman, parents b Germany
 Emilie, 19, saleslady, parents b Germany
 Rebecca, 17, operator —?, parents b Germany
 Francis, 15, at college, parents b Germany

Mazen?, -imm—?, 44, segar packer, b Prussia
 Fanny, 40, kh, b Nassau
 Gositz?, 15, lace factory?, parents b Germany
 Moses, 11, at school, parents b Germany
 Samuel, 9, at school, parents b Germany
 Emma, 7, at school, parents b Germany

Bader, Adolphe, 58, cabinet maker, b Prussia
 Friederika, 56, kh, b Hanover
 William, 25, engraves? on wood, parents b Germany
 Mary, 23, passementerie, parents b Germany
 Christine, 17, passementerie, parents b Germany
 Emilia, 12, at school, parents b Germany
 Robert, 47, brother, cabinet maker, b Prussia

1903 New Building (NB) application filed June 3, 1903 (lot plan #427)(Sanborn 1903).

Owner: Lena Michelsen.

Architect: George Pelham, brick and stone.

Lot within project site is 50' square (building extends into same size lot fronting on Ave. D.) Tenement houses, 20 and 22 families and a store, irregular shaped yard surrounding rear of building.

1955 Heat: FP 39, convert to oil March 2, 1955, 2000 gallon oil tank, and oil burner in existing boiler.
 Demolished by 1976.

Lot 35 – 402 E. 8th Street

402 East 8th Street (front)

- 1827 John Black (Flack?) and Henry Brevoort owned all or most of project site along East 8th Street.
 1828 Average price \$200 a lot (Municipal Archives, Record of Assessments 1826-1828).
- 1852 Brick building on lot (Dripps 1852):
 two of the c. 1814 plotted lots have been combined into one 50' x 50' lot fronting on E.8th Street, with two abutting buildings, yard in rear and east side of lot.
- 1869 Budelmann, Henry, grocer
 Costello, Lawrence, carman
 Devitt, Michael, boilermaker
 Lamb, James, boilermaker
 Nash, Mary, widow John
 O'Brien, Stephen, carpenter
 Smith, Francis, stevedore
 Stewart, Catherine, widow John
 Whalen, Patrick, painter
 Will, Jacob, peddler
- 1870 Census
 Lang, Valentine, 40, lager beer saloon, b Bohemia [Austria, now Czech Republic]
 Lena, 36, kh, b Prussia
 Margaret, 10; Lena, 8; Barbara, 5; Lizzie, 3
- Delhifer, John, 46, baker, b Baden
 Lone?, 48, kh, b Prussia
 Louisa, 10, at school
- Spatz, Peter, 40, blacksmith, b Darmstadt
 Eliza, 39, kh, b Bohemia
- Proops, Isaac, 30, cigar maker, b London
 Matilda, 30, kh, b Bavaria
 Marx, 7; Solomon, 5; Julia, 1
- Devitt, Michael, 35, boilermaker, b Ireland
 Susan, 28, kh, b Ireland
 Josephine, 5; John H., 1

402 East 8th Street (rear)

- 1827 John Black (Flack?) and Henry Brevoort owned all or most of project site along East 8th Street.
 1828 Average price \$200 a lot (Municipal Archives, Record of Assessments 1826-1828).
- 1852 Brick building on lot (Dripps 1852):
 two of the c. 1814 plotted lots have been combined into one 50' x 50' lot fronting on E.8th Street, with two abutting buildings, yard in rear and east side of lot.
- 1869 Jessup, George, painter
 Rollins, Mary, widow James
- 1870 Census

Rollins, Mary, 60, kh, b Maine
 Mary E., 33, tailoress, b Maine
 Lageack, Wm. E, 9, b NJ

Moerdin, Rudolph, 27, coach driver, b Germany
 Caroline, 19, kh

Sheeler, William, 22, baker,
 Louisa, 18, kh

Weyell, Jacob, 30, clerk in store, b Saxony
 Sarah, 28, kh, b Saxony
 Charles M., 6; Fanny, 5; Caroline, 4; Henry, 1; Adaline, 1 mo.

Desmond, Mary, 40, kh, b Ireland
 Patrick E, 1

Havert, Barbara, 60, pedlar, b France

Veile, Jacob, 36, laborer, b Amsterdam
 Sarah, 30, kh, b Amsterdam
 Charles, 6; Fanny, 4; Caroline, 3; Henry, 1

1880 Census (former 388 East 8th Street)
 Wolff, Moses, 35, shirt manufacturer?, b Prussia
 Caroline, 35, kh, b Kurhessen
 Celia, 13, at home, parents b Germany
 Mollie, 11, at school, parents b Germany
 Bertha, 9, at school, parents b Germany
 Jennie, 7, at school, parents b Germany
 Isaac, 5, at home, parents b Germany

Popke, Otto, 26, varnisher, b Prussia
 Josephine, 25, kh, parents b Bavaria
 Frank, 6, at home, father b Prussia
 Eugene, 2, father b Germany
 John?, 5 mos, father b Germany
 Heller, Joseph, 72, b-in-law, widower, b Bavaria

Cohen, Hannah, 40, widow, kh, b Hungary
 Leo, 19, bookkeeper, b Georgia, parents b Prussia and Hungary
 Henry, 14, at school, parents b Prussia and Hungary
 Bella, 12, at school, , parents b Prussia and Hungary

Gaffney, Peter, 50, brick mason, b Ireland
 Kate, 44, kh, b Ireland
 John, 15, —brothers? , parents b Ireland
 James, 12, at school, parents b Ireland
 Mary, 10, at school, parents b Ireland

Mulholland, Mrs., widow, kh, hemorrhage of Lungs?, b Ireland

1903 New Building (NB) application filed June 3, 1903 (lot plan #427)(Sanborn 1903).
 Owner: Lena Michelsen.

Architect: George Pelham, brick and stone.

Lot within project site is 50' square (building extends into same size lot fronting on Ave. D.) Tenement houses, 20 and 22 families and a store, irregular shaped yard surrounding rear of building.

1955 Heat: FP 39, convert to oil March 2, 1955, 2000 gallon oil tank, and oil burner in existing boiler.
Demolished by 1976.

Lot 41 – 105 Avenue D

(This lot is not considered to be archaeologically sensitive)

105 Avenue D

1827 John Black (Flack?) and Henry Brevoort owned all or most of project site along Avenue D. Also 1828.

1828 Average price \$400 a lot (Municipal Archives, Record of Assessments 1826-1828).

1851 Isaac Bell, drygoods
John Brodie, carpenter
Francis Tomney, stonecutter
Eliza Williams, boarding
G. W. Murphy, moulder
Wm Steward, mason (Dogget 1851)

1852/3 Brick building (Dripps 1852). Second class brick building with store (Perris 1853).

1903 NB application, Plan 206, Filed May 14, 1903.

Owner: Lena Michelsen.

Architect: George Fred. Pelham of New Rochelle, brick w. limestone trim.

Lot 37'6" wide, 100' deep

Tenement: 6 stories + cellar (no basement), 22 families and stores

Built around inner court approx. 15' square, back yard 13' deep x 37'6" wide

Sewer: public. 1 W.C. in basement, 3 B.C.S. on 1st floor only. Bathrooms on all living floors. Alley between Lots 41 and 42.

1949 Heat: converted from wood and coal to oil 1949, 2000 gal. fuel tank (application 2403).

Demolished after 1986, before 2000.

Lot 41 – 103 Avenue D

(This lot is not considered to be archaeologically sensitive)

103 Avenue D (front)

- 1827 John Black (Flack?) and Henry Brevoort owned all or most of project site along Avenue D. Also 1828.
 1828 Average price \$400 a lot (Municipal Archives, Record of Assessments 1826-1828).
- 1851 Wm. Lockwood, carpenter (Doggett 1851:26)
 Bridget Gilloony, boarding
 Thomas Cunningham, laborer
 Timothy Noonan, cooper
 Ellen Smith, washing
 Lemuel Curtis, jeweler
- 1852/3 Brick building (Dripps 1852). Second class brick building with store (Perris 1853).

103 Avenue D (rear)

- 1827 John Black (Flack?) and Henry Brevoort owned all or most of project site along Avenue D. Also 1828.
 1828 Average price \$400 a lot (Municipal Archives, Record of Assessments 1826-1828).
- 1851 Wm Bunting, porter (Doggett 1851:26)
 Eliza Mulgraw, washing
 — Clelan
 John M. Peck, smith
 George Dimond, smith
- 1852/3 Brick building (Dripps 1852). Second class brick building (Perris 1853).

-
- 1903 NB application, Plan 206, Filed May 14, 1903.
 Owner: Lena Michelsen.
 Architect: George Fred. Pelham of New Rochelle, brick w. limestone trim.
 Lot 37'6" wide, 100' deep
 Tenement: 6 stories + cellar (no basement), 22 families and stores
 Built around inner court approx. 15' square, back yard 13' deep x 37'6" wide
 Sewer: public. 1 W.C. in basement, 3 B.C.S. on 1st floor only. Bathrooms on all living floors. Alley between Lots 41 and 42.
- 1949 Heat: converted from wood and coal to oil 1949, 2000 gal. fuel tank (application 2403).
 Demolished after 1986, before 2000.

Lot 42 -- 101 Avenue D.*101 Avenue D (front)*

- 1827 John Black (Flack?) and Henry Brevoort owned all or most of project site along East 8th Street. Average
 1828 price \$200 a lot (Municipal Archives, Record of Assessments 1826-1828).
- 1841 Jabez Gardner (Doggett 1841)
- 1850 Census
 Sumner, Alonzo B., 37, tinsmith
 Elizabeth, 32, b SC
 William, 11, b NC; John, 8; Hannah, 5; Mary, 3; Catharine, 3; Sarah, 1
 Warde, Mary, 40, b Ireland
- 1851 A. B. Summers, tinsmith (Doggett 1851:26)
 Catharine Malloy, seamstress
- 1852 Two buildings on lot. (Dripps 1852).
 1853 Second class frame building with store (Perris 1853).
- 1869 Birdon, John T., liquors, h 288 Seventh
 Dolson, Alonzo W., liquors
 Dolson & Birdon, liquors
 Hughes, John H., tailor
 Spratt, Nelson, architect 427 E. 10th
- 1870 Census
 Burden, John, 32, oyster saloon
 Catherine, 29
 Charles, 7; Lillie, 5; William, 6 mos.
 Mooney, Bernard, 19, bartender
 Warrenton, Ann, 30, cook, b Ireland
 Reynolds, Ann, 50, cook, b Ireland
 Selleck, Edward, 31, clerk
 Watts, Clement, 30
- Hughes, John, 52, tailor, b Ireland
 Mary, 50, b Ireland
 Katie, 18
 John, 16, blacksmith
 Frederick, 14
- 1880 Census
 Bardes, Charles, 23, butcher, parents b Hesse Darmstadt and Baden
 Nassine?, 21, kh, parents b Hesse Darmstadt
- Bader, Julius, 60, cabinet maker, b Prussia
 Christianne, 40, wife, kh, b Hessen
 Robert, 13, label printer, parents b Hessen and Prussia
 Frederick?, 9, at school, parents b Prussia
 Emma, 5, parents b Prussia
 Willie, 2, parents b Prussia

Strauss, Rosa, 52, widow, kh, b Bohemia
 Henry, 23, tobacco shipper, parents b Bohemia
 Louis, 21, cigar box maker, parents b Bohemia
 Adolph, 16, umbrella maker, parents b Bohemia
 Minna, 14, saleslady, parents b Bohemia

Wolff, Marie, 49, widow, kh, b Bohemia
 Millie, 19, saleslady —?, b Bohemia
 Cohen, Isaac, 40, boarder, sewing machine agent, b Bohemia

Martin, Ad., 26, painter, parents b Germany
 Josie, 20, kh, parents b Germany

Daly, James, 54, b Ireland
 Julia, 42, kh, b Ireland
 John, 18, at school, parents b Ireland

Andris, William, 30, carpenter, b Hesse Darmstadt
 Carolina, 26, wife, kh, father b Poland, mother b Prussia
 John Francis, 6, at school, father b Hesse D
 Frank Wm, 4, at school, father b Hesse D
 Josephine, 3, father b Hesse D

Bradburn, W?, 33, Fireman in gas house?, b Ireland
 Jane, 35, kh, b Ireland
 Maggie, 8, at school, parents b Ireland

Daly, Thomas, 48, ship carpenter, —? mos out of work from consumption, b Ireland
 Mary, 47, kh, consumption, parents b Ireland
 Maggie, 21, operator (—?), parents b Ireland
 Hester, 18, saleslady, parents b Ireland
 James, 11, errand boy, parents b Ireland
 Thomas, 8, at school, parents b Ireland

1890 Andrews William, carpenter, h 101 Av. D
 Bader Christina, wid. Julius, h 101 Av. D
 Anthony, Charles F. tailor, h r 101 Av. D
 Corbett Daniel F. carpenter, h 101 Av. D
 McNally James, molder, h 101 Av. D
 Mohnkorn Nicholas, tailor, h 101 Av. D
 Saqui Elizabeth, wid. Emanuel, h 101 Av. D
 Saqui John, cigars, 54 E. 12th, h 101 Av. D
 Schultz Gustav, shoemkr. h 101 Av. D
 Zeller Edmund, tailor, 101 Av. D

101 Avenue D (rear)

1827 John Black (Flack?) and Henry Brevoort owned all or most of project site along East 8th Street. Also 1828. Average price \$200 a lot (Municipal Archives, Record of Assessments 1826-1828).

1852 Two buildings on lot. (Dripps 1852). Second class frame building with store (Perris 1853).

1869 Cooper, Sophia, widow William,

Cronin, Patrick J., carpenter,
 Matteny, John, carpenter
 May, David, machinist
 Schombs, Henry, tailor
 Seligman, Simon, machinist,

1870 Census

Boskey, Charles, 42, laborer, b Poland
 Bridget, 30, b Poland
 Mary, 8; Charles, 7; Louisa, 3; William, 2 mos

Kurtz, Henry, 28, tailor, b Germany
 Louisa, 27, b Germany
 Louis, 2; Annie, 1 mo.

Felbeck, Henry, 50, tailor, b Hesse
 Henrietta, 35, b Hesse
 Willie, 9; Louis, 4

May, David, 37, machinist, b Scotland
 Phillipina, 35, b Scotland
 Mary, 4; Sarah, 2; Bella, 1

Krouss, Edwin, 28, tailor, b Germany
 Levena, 29, b Germany
 Eugene, 2; Victoria, 6 mos.

Mathanly, John, 44, ship carpenter, b Philadelphia
 Josephine, 37, b France
 Sarah, 12, at school; Mary, 10, at school; Julia, 9, at school; Joddie (daughter), 2 mos.

Sutton, Thomas, 52, shoemaker, b England
 Jane, 50, b England
 Maggie, 13, at school
 Daniel, 18, boiler maker

Smith, John, 40, ship joiner
 Mary, 36

1880 Census (101½ Avenue D)

Sarr, Jacob, 24, car driver, b Germany
 Lizzie, 19, wife, kh, parents b Ireland

Matus?, Vacolaw, 35, shoemaker, b Bohemia
 Aloysia, 26, makes cigars, b Bohemia
 Agnes, 4, b Bohemia

Sutton, Thomas, 60, at home, blind, b England
 Jane?, 59, kh, general debility, b England
 Daniel, 27, works in navy yard?, parents b England

May, David, 44, machinist, b Scotland
 Euphesina, 44, kh, b Scotland
 Mary E, 14, at school, b Canada, parents b Scotland

Agnes, 12, at school, parents b Scotland
 Isabella, 10, at school, parents b Scotland
 David James, 9, at school, parents b Scotland
 William, 8, at school, parents b Scotland
 Robert Andrew, 5, at school, parents b Scotland
 Euphonia, 3, parents b Scotland

Spinder, ?, 34, pianomaker, b Württemberg
 Dora, 27, kh, b Brunswick [Braunschweig]
 Lizzie, 6, at school, parents b Germany
 Dora, 4, at school, parents b Germany

Mary, G—t, 40, nailsmith, Württemberg
 Daria?, 36, wife, kh, b Saxony
 Serr, Philippine, 49, widow, kh, b "Rhein Bavaria"
 John, 22, laborer, parents b Germany
 Henry, 12, at school, parents b Germany 20
 Minna, 9, at school, parents b Germany

Scheidt, Maximillian, 54, tailor, b Baden
 Mary, 36, kh, b Hanover
 Sophie, 17, tailoress, parents b Baden and Hanover
 Emma, 6, at school, parents b Baden and Hanover

1890 Richter Gustave, carpenter, h r 101 Av. D
 Scheidt Maximilian, tailor, h r 101 Av. D
 Schulz Gustave, shoemkr. h r 101 Av. D
 Serr Philippine, widow, h r 101 Av. D
 Spaeth Stephen, tailor, h r 101 Av. D
 Stein Adolph, boxmkr. h r 101 Av. D

1903 5 story dwelling (55' deep) with store and basement in front part of lot, 4 story dwelling (33' deep) at rear of lot. Privies indicated along east wall of building, Two small 1-story buildings adjoining in center yard, south side (Sanborn 1903). Strangely, the 1920 Sanborn looks just like the 1903 Sanborn, except that there is only one 1-story building in center yard, on north lot line instead of south. Was date on NB application 1903 instead of 1905?.

1905 NB Application, Plan 1542, Filed Oct 30, 1905.
 Owner: Fred Schlessinger
 Architect: Max Muller
 Lot 24'4" wide x 115' deep.
 Tenement: two buildings, each 5 stories, with cellar, yard in between. Front building 53'6" deep, yard 29' deep, rear building 32'6" deep.
 House sewer: 6" earthenware pipe, 5" cast iron drain. 9 water closets (WCs) in yard. ("two temporaries to be set up during construction, to be sewer connected, then removed. Alley between Lots 42 and 43.
 1937 Violation, resulting in WC in yard being removed and 1 WC per family installed (P,D, Application #1538, Nov. 18, 1937). 6" house sewer. Disinfect old W.C. "by covering sides and bottom of pit and vault with quick lime after removal of yard fixtures." (see plan of cellar).????
 1955 Heat: convert to oil, FP #1852, Nov. 1, 1955.
 Rear building demolished by 1986.
 Front building demolished after 1986 but before 2000.

Lot 43 – 97 Avenue D

- 1827 John Black (Flack?) and Henry Brevoort owned all or most of project site along East 8th Street. Average
 1828 price \$200 a lot (Municipal Archives, Record of Assessments 1826-1828).
- 1850 Census
 Cauldwell, Joseph, 30, founder, b Delaware
 Mary, 28
- Stothardt, William, 47, ship joiner, b RI
 Lydia M, 45, b RI
 Lydia, 14; Maria, 12
- Houseman, John, 24, machinist, b England
 Charlotte, 23, b England
 Clara, 3; Charles, 1
- 1851 J.P. Cauldwell, founder
 William Bell, smith
 William Stoddard, joiner (Doggett 1851:26)
- 1852 Fourth class brick dwellings with back yards containing privies or sheds in rear (Perris 1853).
- 1869 Brown, Robert, patternmaker
 Garry, Thomas E., police
 May, Jerome, framemaker
- 1870 Census
 Brown, Robert, 54, pattern maker
 Mary, 45
 Hester, 26, dress maker
- Cobin, Albert, 46, type setter
 Frances, 34
 George, 2; Charles, 8 mos., William, 9; Eugina, 15, at school; Frances, 12, at school
- 1880 Census
 Hazeil, Joseph, 43, shoe fitter, b England
 Emily, 47, kh, b England
 Emily, 24, at home, parents b England
 Willie, 19, at home, parents b England
 McCollinn, Fanny?, 25, servant, b Maine?, parents b Ireland
 Galloway, Mathilde, 38, boarder, b Ireland
- 1890 Hazell Emily, wid. Joseph, uppers, 30 Warren, h 97 Av. D
 Hazell William, clerk, h 97 Av. D
 Sarfaty Amelia, wid. David, h 97 Av. D
 Sarfaty Joseph, cigarmkr. h 97 Av. D

Lot 43 – 99 Avenue D

- 1827 John Black (Flack?) and Henry Brevoort owned all or most of project site along East 8th Street.
 1828 Average price \$200 a lot (Municipal Archives, Record of Assessments 1826-1828).

- 1850 Census
 Parkinson, Mary A, 4?
 Thomas, 19, plumber
 Mary, 17; Alonzo, 11; Ada? A., 13;
 Hudson, Elizabeth, 14, b NJ

Court, Ellen? 46, b ?
 Holger, Alix, 23, boiler maker, b Ireland
 —?-, Will, 19, boarder, b Ireland
 Ramsay, George, 24, lawyer, b Ireland
 Rean?, —o?, 30, male, blacksmith, b Ireland?
 Haggerty, Will, 23, lawyer, b Ireland?
 Steward, Charles, 25, machinist, b Scotland
 Hayes, Will, 22, stonecutter, b Ireland
 White, Will, 23, blacksmith
 Hart, Janus?, 27, blacksmith

Roam, Joseph, 28, stage driver
 Bridget, 28, b Ireland
 Josephine, 4

Wells, Esther, 75
 Emeline, 42?

- 1851 Mary A. Parkinson, boarding. (Doggett 1851:26)
 (refused)

- 1853 Fourth class brick dwellings with backyards containing privies or sheds in rear (Perris 1853).

- 1869 Ryan, William, carpenter

- 1870 Census
 Dalton, James, 57, carman
 Sarah, 53
 Sarah, 30; Catharine, 27;
 John, 25, carman;
 Jerry, 23;
 Susan, 20, book sewer
 Ruth, 16, at school; Annie, 12, at school

 Garry, Thomas, 34, policeman, b Long Island
 Mary, 32, b Long Island
 Edward, 12, at school, b Long Island
 Mary, 10, at school; Jennie, 8, at school; Marcus, 3

- 1880 Census
 Adams, W H, 55, at home, b Maine, father b Ireland, mother b Maine
 Jane, 61, kh, father b England
 George W., 30, insurance broker?, father b Maine

Schraidt, Louis, 42, deputy collector, b Prussia
 Friderika, 40, kh, b Prussia
 Albert W., 18, --? paints, parents b Prussia
 Hoette, Emma, 20, servant, parents b Prussia

1890 Campion Sarah L. wid. John, h 99 Av. D
 Mason Sarah A. wid. James, sand, 99 Av. D

1901 NB Application, Plan 246, filed Feb. 23, 1901.
 Owner: Morris Zuckerman (Esther Kauffman 1919, Danker Realty Co. 1948)
 Architect: George F. Pelham
 Lot, 36' wide x 77' deep.
 Tenement: two connected buildings, each 36' wide, 6 stories high, with basement 8' high (see plan). 24
 families and 2 stores. Air spaces on either side, center, and small back yard.
 Sewer: 1WC in basement, 2 per floor [is this whole building or each?]
 1960 Violation May 10, 1960, insufficient toilets. New toilets installed as per direction of Housing Department.
 Work completed Sept. 1, 1960.
 1948 Heat: FP Application #433. Oil burner and 1080 gallon fuel tank installed Feb. 13, 1948.
 Demolished by 1976, lot remains vacant.

Lot 47 – 281 E. 7th Street

- 1827 John Black (Flack?) and Henry Brevoort owned all or most of project site along East 7th Street. Average
 1828 price \$400 a lot (Municipal Archives, Record of Assessments 1826-1828).
- 1850 Census
 Parman, Edmond, 56, ship carpenter, b CT
 Sarah, 57, b NJ?
 Ester, 26; Elias, 25, Elizabeth, 20
- Palmer, William F., 21, edge tool maker?
 Phoebe, 18
- Cubin, Henry, 27, carman, b NJ
 Mary, 20, b MA
- 1851 Esther Palmer, dressmaker
 Henry Culver, carman
 Edmund Palmer, ship carpenter. (Doggett 1851:307)
- 1852 Building with back yard (Dripps 1852).
- 1869 Emerson, Charles H., bolts, 163 Avenue D
 Loew, Charles E., county clerk, County C.H.
-
- 1873 NB Application #424, 1873. Lots combined, 12" brick party wall between buildings.
 Tenements on each lot, 5 stories (see floor plans). There were narrow alleys on either side of the building
- 1902 Alt. Application #1686.
- 1905 Ditto #2660.
- 1908 Ditto #610.
- 1935 PD #836
- 1967 Vacate order, Building Dept, June 26, 1967. Application #1419 for new baths and kitchenettes, 1967.
 Work never done.
- 1969 Building boarded up, April 7, 1969. Demolished.
- 1986 By this date, lot was a pave playground.

Lot 48 – 279 E. 7th Street

- 1827 John Black (Flack?) and Henry Brevoort owned all or most of project site along East 7th Street.
 1828 Average price \$400 a lot (Municipal Archives, Record of Assessments 1826-1828).

1850 Census
 Hoyt, George, 35, ship carpenter
 Emily, 27
 McKerney, Bridget, 18, b Ireland
 Williams, Theodore, 27, organ builder,
 Jane, 20
 Phillip, 70
 Jane M., 28

1851 Theodore Williams, organ builder;
 George Hoyt, ship carpenter. (Doggett 1851:307)

1852 Building with back yard (Dripps 1852).

1869 Sage, Catherine, widow Robert

1880 Freytag, A H, 27, tailor, parents b Bavaria
 Helene, 23, kh, parents b Germany
 Mathilde, 4
 Lizzie, 9 mos.

Fleming, James, 39, widower, policeman, b Ireland
 Mary, 16, kh
 William, 14, at school
 Edward, 12, at school
 James, 10, at school
 Thomas, 6, at school

McHan, William, 28, machinist, b England, parents b Ireland
 James, 26?, brother, machinist, b England, parents b Ireland
 Richard, 24, brother, machinist, b England, parents b Ireland
 Edward, 22, brother, brass finisher, b England, parents b Ireland
 Thomas, 20, brother, machinist, b England, parents b Ireland
 Maggie, 18, sister, kh, b England, parents b Ireland
 Ferdinand, 16, brother, at school, b England, parents b Ireland
 Marion, 14, sister, at school, b England, parents b Ireland
 Hannah, 12, sister, at school, b England, parents b Ireland
 Anne, 48, mother, widow, at home, b Ireland

Metzburger, Jacob?, 60?, paperhanger, b Bavaria
 Magdalene, 61, kh, b Bavaria
 Magdalene, 26, envelope cutter, parents b Bavaria
 Andrew, 24, organ maker, parents b Bavaria

-
- 1873 NB Application #424, 1873. Lots combined, 12" brick party wall between buildings.
 Tenements on each lot, 5 stories (see floor plans). There were narrow alleys on either side of the building
 1902 Alt. Application #1686.
 1905 Ditto #2660.
 1908 Ditto #610.

1935 PD #836
1967 Vacate order, Building Dept , June 26, 1967. Application #1419 for new baths and kitchenettes, 1967.
Work never done.
1969 Building boarded up, April 7, 1969. Demolished.
1986 By this date, lot was a pave playground.