



Phase 1A Archaeological Documentary Study

**Montgomery Street
Between Madison and South Streets**

New York, New York

Prepared for:

Lower Manhattan Development Corporation
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Prepared by:

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Management Summary

SHPO Project Review Number:	06PR06649
LPC Project Review Number:	HUD/106-M
Involved Agencies:	New York City Department of Parks and Recreation Lower Manhattan Development Corporation
Phase of Survey:	Phase 1A Archaeological Documentary Study
Project Location:	Montgomery Street between Madison and South Streets
Minor Civil Division:	06101: Manhattan
County:	New York County
Location Information:	
Survey Area Length:	Approximately 850 feet (259 meters)
Survey Area Width:	Approximately 90 feet (27.4 meters)
Number of Acres Surveyed:	Approximately 1.75
USGS 7.5 Minute Quadrangle Map:	Brooklyn
Report Author:	Elizabeth D. Meade, RPA
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A. PROJECT OVERVIEW

AKRF, Inc. has been retained by the Lower Manhattan Development Corporation (LMDC) to prepare an Environmental Assessment (EA) for the East River Waterfront Access Project. The East River Waterfront Access Project would provide community amenities and significantly improve the pedestrian connections between the East River Waterfront and its neighboring Lower Manhattan areas—the South Street Seaport District, Chinatown, the Lower East Side, and the East River Park. The Access Project is critical to improving public access to and utilization of the waterfront area. The project, which would be led by New York City’s Department of Parks and Recreation, would enhance the historic Catherine, Peck, and Rutgers Slips as well as Montgomery Street. Now active roadways, these streetbeds were once an integral part of the working waterfront community involved with commerce, ship-building, repair, and maintenance, but today function only as city streets and roadbeds. The Access Project would redesign these areas as median open spaces with unifying elements such as seating, paving, and landscaping. The project would improve the existing conditions on these slips by providing multiple easy and attractive pedestrian access points from the waterfront to the interior of Lower Manhattan. It would also enhance existing spaces, provide more usable public open space, and increase direct public access to the East River.

The EA will analyze the environmental impacts of the proposed improvements at three locations adjacent to the East River Waterfront in Lower Manhattan: Catherine Slip, Rutgers Slip, and Montgomery Street. These improvements would be implemented by the New York City Department of Parks and Recreation (DPR), and funded with US Department of Housing and Urban Development (HUD) funds administered by LMDC. The proposed projects would be subject to review under Section 106 of the National Historic Preservation Act, the National Environmental Policy Act (NEPA), and the State Environmental Quality Review Act (SEQRA).

The following Phase 1A Archaeological Documentary Study focuses on the streetbed of Montgomery Street (see Figure 1). The archaeological Area of Potential Effect (APE) for this proposed project includes the streetbed of Montgomery Street between Madison and South Streets (Figure 2). The proposed project would enhance Montgomery Street with the installation of benches, lighting, new paving, riparian trees, and a landscaped raised center median. In several locations, new catch basins and storm sewers will be installed and connected to existing sewer lines to improve the street’s drainage. The excavation necessary to complete the proposed project is expected to be approximately 1 to 2 feet throughout the majority of the site but it may extend as deep as 4 to 5 feet in certain locations. Excavation will be deepest for the installation of the new storm sewers and catch basins and for the excavation of tree pits.

B. RESEARCH GOALS AND METHODOLOGY

The goal of this archaeological documentary study is to determine the likelihood that potential archaeological resources have survived within the project site despite the destructive forces of time, including East River currents, tidal disturbance, utility installation, and wharf, dock, pier, and bulkhead construction and demolition. It has been designed to satisfy the requirements of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) and the New York City Landmarks Preservation Commission (LPC) and it follows the guidelines of the New York Archaeological Council (NYAC). The study documents the history of the proposed project site as well as its potential to yield archaeological resources including both precontact and historic cultural remains. In addition, it also documents the current conditions of the project site and previous cultural resources investigations which have taken place in the vicinity of the APE.

As part of the background research for this Archaeological Documentary Study, various primary and secondary resources were analyzed including historic maps and atlases, historic photographs, conveyance records, newspaper articles, local histories, and building records. These published and unpublished resources were consulted at various

repositories, including the Main Research Branch of the New York Public Library (including the Local History and Map Divisions), the New York Historical Society, the Municipal Archives, and the South Street Seaport Museum Library. File searches were conducted at LPC, OPRHP, and the New York State Museum (NYSM). Other source material was reviewed at the Manhattan Office of the City Register, and the Manhattan Topographic Bureau. Attempts were made to obtain sewer and water line installation records from the New York City Department of Environmental Protection Bureau of Water and Sewer Operation and soil boring records from the Department of Design and Construction, but such records were not obtained by the time of this writing. On-line textual archives such as Google Books and the Internet Archive Open Access Texts were also accessed.

C. SITE FILE SEARCH RESULTS

File searches at OPRHP and LPC indicate that many cultural resource investigations have been conducted within one mile of the project site, leading to the discovery of at least 22 precontact and historic period archaeological sites (see Table 1). Many of these sites, including the Schermerhorn Row Block, the Assay, Barclay’s Bank, Whitehall Ferry Terminal, Telco Block, 175 Water Street, and 209 Water Street sites, have yielded historic landfill and landfill retaining devices, like those presumably used to create land at the southern end of the Montgomery Street project site. The wooden landfill-retaining devices at these sites were found at varying depths, with the tops of some being very close to the ground surface while others were more deeply buried below the ground surface.

The wooden structures identified at these sites were mostly in the form of wharves; however they also included barrels, boxes, pilings, and bulkheads. In addition, two sites, 175 and 209 Water Street, contained wooden ships that had been converted into landfill retaining structures. These ships were both found at relatively great depths; at 209 Water Street the top of the ship was approximately 5 feet below a building’s foundation and extended an additional 13 feet, where excavations ceased (Schuyler et al. 1978). At 175 Water Street, the ship was discovered during excavation of deep test trench units (Soil Systems, Inc. 1983). Wooden landfill-retaining devices are discussed in greater detail in Chapter 5.

**Table 1
Previously Identified Archaeological Sites Within One Mile of the Project Area**

Site Name	OPRHP Site #	NYSM #	Time Period	Site Type	References
Shell Point/ Werpoes	-----	NYSM: 4059	Precontact	Native American village and shell middens	Parker (1922) Bolton (1920)
Nechtanc	-----	NYSM: 4060	Precontact/ Contact	Native American village used as a retreat during 17th century wars with the Dutch	Parker (1922) Bolton (1920)
South Ferry Terminal Project	A06101.05768 A06101.015598 A06101.016196	-----	18th-early 20th century	Battery Wall built during the French and Indian War, Whitehall Slip, and landfill deposits and landfill retaining structures	AKRF (2009)
Schermerhorn Row Block	A06101.006763	Survey #20	18th-19th century	Historic landfill with wooden fill-retaining structures; structural remnants	Historic Sites Research (1991)
Tweed Courthouse Area	A06101.013335	-----	19th century	Human Burials, Structures, and other deposits	Hartgen Archaeological Associates, Inc (2003)
The Assay Site (Block 35)	A06101.001284	-----	18th-19th century	Historic landfill, landfill retaining structures (cobb wharves), wharf, bulkheads, and containing Revolutionary War-era Cannon	Louis Berger and Associates (1990)
City Hall Park	A06101.001304	-----	Early to Late 18th century	Human remains, Almshouse, Revolutionary War barracks	Landmarks Preservation Commission (1990), Grossman and Associates (1991), Hunter Research (1994)

Table 1 (continued)
Previously Identified Historic Archaeological Sites Within 1 Mile of the Project Area

Site Name	OPRHP Site #	NYSM #	Time Period	Site Type	References
Barclay's Bank Site/75 Wall St.	A06101.001283	-----	18th-20th century	Historic structures, wooden pilings, barrels containing fill, fill-retention walls, cobb wharves	Louis Berger and Associates (1986)
Barclay's Bank Site/100 Water St.	-----	Survey #9	18th-19th century	Historic structures	Louis Berger and Associates (1983)
Telco Block (Block 74W)	A06101.000623	Survey #56	18th-19th century	Wood pilings, cobb wharves, wooden cribbing	Rockman (1982) Harris (1980) Soil Systems, Inc. (1982)
175 Water St.	A06101.001271	-----	18th-19th century	Wooden boxes, 18th century merchant vessel, commercial deposits	Soil Systems, Inc. (1983) Geismar (1983)
209 Water St.	A06101.000604	Survey #5	18th-19th century	Cellar of standing structure; historic landfill; 18th century ship	Shuyler, Askins, Henn, and Levin (1978)
Fulton St. opposite Everitt St. at soldier beam #2 (Brooklyn)	A04701.000179	-----	17th century	Historic dock remnant	Solecki (1981)
Corporation House; Fulton St. opposite Elizabeth St.	A04701.000102	-----	18th-19th century	Historic tavern foundation	Solecki (1981) Stiles (1884)
Empire Stores (within the Fulton Ferry Historic District, Brooklyn)	A04701.000074	-----	19th century	Man-made land in East River	Kearns and Kirkorian (1982)
Foley Square Courthouse/ African Burial Ground	-----	Survey #38	18th century	Burial Ground	Howard University and John Milner Associates (1993)
Foley Square Courthouse/ Five Points Site	-----	-----	18th-19th century	Historic structures	John Milner Associates (2000)
Federal Hall National Memorial	A06101.013768 A06101.000014	Survey #45	18th - 19th century	Historic structures	Hartgen (Stull) (2004)
Columbus Park	Project # 02PR03416	Survey #57	-----	Historic structures	Loorya and Ricciardi (2005)
Fulton Street Transit Center	-----	Survey #55	-----	Historic Structures	Geismar (2005)
Whitehall Ferry Terminal	-----	-----	-----	Cobb wharf	Louis Berger and Associates (2000)
Broad Financial Center Site; Broad and Pearl Sts.	-----	-----	17th-19th Century	Original Dutch Ground surface features, 18th-19th century deposits, features	Greenhouse Consultants, Inc (Grossman, et al) (1985)
Stone Street Historic District	-----	Survey #33 (1), #33 (2)	-----	Historic Structures	Tracker Archaeology Services (Stehling) (2000) Sutphin (1997)

A. GEOLOGY AND TOPOGRAPHY

The island of Manhattan is found within a geographic bedrock region known as the Manhattan Prong of the New England (Upland) Physiographic Province. This region is composed of heavily metamorphic and sedimentary rock (including quartzite, dolomitic marble, marble, schist, and gneiss) that dates to the Cambrian and Ordovician ages. These hard rocks, which are oriented northeast-southwest, are interspersed with softer Inwood marble (New York State Office for Technology [NYSOFT], 2004). The bedrock slopes downward from north to south, and has been found to be approximately 100 feet below the earth's surface at the southern end of Manhattan.

There are a number of deposits which overlay the bedrock region, but nearly all of Manhattan is covered by anywhere from 3 to 164 feet of glacial till. There are also some lacustrine sediments covering a 1.5 square-mile area between the Manhattan and Williamsburg Bridges (NYSOFT 2004). These deposits were left behind by massive glaciers of up to 1,000 feet thick that retreated from the area towards the end of the Pleistocene. There were four major glaciations that affected Manhattan until roughly 12,000 years ago when the Wisconsin period—the last glacial period—came to an end. The glacial movements also brought about the creation of hundreds of sand hills, or kames, some of which were nearly one hundred feet tall. These hills were contrasted by many small streams, rivers, and lakes that were fed by the glacial runoff.

The glacial movements also brought about the creation of hundreds of sand hills, or kames, some of which were nearly one hundred feet tall. Large hills were located within and around the northern part of the project site, while smaller bluffs ran through the southern end of the APE (Figure 3). The largest was known as “Jones’ Hill” or “Mount Pitt” and was immediately north of (and possibly partially within) the project site. This hill was one of the tallest in Lower Manhattan and rose to heights of approximately 80 feet; more than 60 feet higher than the street level of Montgomery Street during the first half of the 19th century (Cozzens 1843). As the area became developed in the 19th and 20th centuries, the hills were cut down and their vestigial bedrock bases had to be broken up and were often re-used to construct the foundations of the houses to be built there (ibid).

Manhattan had a much narrower and more irregular shape in the days before systematic landfilling created the regimented shoreline of piers and promenades that we see today. The southern tip of Manhattan, known as *Kapsee*, was a rocky point jutting out into the harbor forming a small cove that was possibly used as a canoe landing by Native Americans. Throughout the historic period, the landscape was permanently altered not only by the creation of land, but also by filling in streams and leveling hills. Several historic maps include data regarding elevations at street corners. This data is presented in Table 2, below, which shows that minimal changes have occurred to the elevation of the project site streetbeds since the late 19th century.

Table 2
Street Elevation Changes

Year/Source	Elevation of Montgomery Street at its intersection with:				
	Madison Street	Monroe Street	Cherry Street	Water Street	Front/ South Streets
1865 Viele Map	30	26	21	17	Not provided
1885 Robinson Atlas	29	26.6	21	17	10
1891 through 1930 Bromley Atlases	29.1	26.8	26.2	17.4	10.2
1922 through 2007 Sanborn Maps	30	27	21	17	10
Notes:	Some of the maps included above do not indicate the datum from which the elevation was measured while others present elevations “above high tide.” Therefore, it is assumed that all measurements are with respect to sea level.				

B. HYDROLOGY

Although the entire APE is currently composed of dry land, before European contact, a small portion was inundated by swampland or the East River. In the vicinity of Montgomery Street, the original shoreline's high water mark, where the water line reached its highest point, was located near the northern line of modern Front Street and the low water mark, where the water line was situated at low tide, was near the southern line of former Front Street (Figure 4). In addition, a large marshy tract was located immediately west of the project site, as depicted on the Viele map of 1865 (Figure 3).

C. SOILS

Soils in this area are defined as urban land and are characterized by wet substratum, 0 to 5 percent slopes, and more than 80 percent covered by impervious pavement or buildings (New York City Soil Survey Staff 2005). These soils are generally found over filled swamp or areas in urban centers that were formerly inundated by water (ibid). The portion of the project site that is south of modern Water Street is composed of landfill while the area between Madison and Water Streets was originally fast land, portions of which were inundated by marshland.

D. PALEOENVIRONMENT

Due to the extended glacial period that left the Northeast blanketed in thick ice sheets for thousands of years, the area was not inhabited by humans until approximately 11,000 years ago. As temperatures increased, a variety of flora and fauna spread through the region. At this time, large open forests of spruce, fir, pine, and other tree species expanded across the Northeast, interspersed with open meadows and marshland. A wide variety of animal life could also be found, including large mammals such as mammoth, mastodon, caribou, musk ox, moose, as well as smaller mammals such as fox, beaver, hare, and many kinds of marine animals.

Climate changes continued to re-shape the environment of the Northeast as time progressed. As the climate grew increasingly warmer, jack pine, fir, spruce, and birch trees were replaced with hardwood forests of red and white pine, oak, and beech (Ritchie 1980). Furthermore, a decrease in glacial runoff resulted in the creation of small bodies of water such as lakes as well as, later on, low-lying marshes and swampy areas. By the time of the Early Archaic period, beginning approximately 10,000 BP, there was "considerable environmental diversity, with a mosaic of wetlands, oak stands, and a variety of other plant resources...[making it]...an attractive and hospitable quarter for both human and animal populations" (Cantwell and Wall 2001: 53).

Warmer temperatures forced the herds of large mammals to travel north before eventually dying out. The new surroundings attracted other animals such as rabbit, turkey, waterfowl, bear, turtles, and white-tailed deer. The expanded water courses became home to a variety of marine life, including many varieties of fish, clams, oysters, scallops, seals, and porpoises, among others (Cantwell and Wall 2001).

By 5,000 BP, sea levels were only a few meters lower than their current locations (Hunter Research 1996) and the modern climate in the northeast was established by approximately 2,000 BP (Louis Berger & Associates, Inc. 2001). By that time, the Native American population was flourishing in the area and had developed an intricate culture tied to the natural resources of the region (see Chapter 3).

E. CURRENT CONDITIONS

Both natural forces and the actions of humans have permanently changed the geographic setting of Lower Manhattan. A portion of the Montgomery Street project site was once inundated by the East River. It was human intervention, through landfilling, slip, dock, pier, and wharf building and bulkheading, which transformed the waterfront. Montgomery Street is currently an active two-way roadway running between East Broadway and South Street. The street is 90 feet wide and is paved with asphalt. A striped median is present in the center of the streetbed and there are designated curbside parallel parking lanes (see Photographs 1 through 9).

A. PREHISTORIC CONTEXT

Archaeologists have divided the time between the arrival of the first humans in northeastern North America and the arrival of Europeans more than 10,000 years later into three periods: Paleo-Indian (11,000-10,000 BP), Archaic (10,000-2,700 BP), and Woodland (2,700 BP–AD 1500). These divisions are based on certain changes in environmental conditions, technological advancements, and cultural adaptations, which are observable in the archaeological record.

As mentioned in Chapter 2, human populations did not inhabit the Northeast until the glaciers retreated some 11,000 years ago. These new occupants included Native American populations referred to by archaeologists as Paleo-Indians, the forbearers of the Delaware—also called the Lenape Indians—who would inhabit the land in later years. Archaeological evidence suggests that the Paleo-Indians were likely highly mobile hunters and gatherers who utilized a distinct style of lithic technology, typified by fluted points. They appear to have lived in small groups of fewer than 50 individuals (Dincauze 2000) and did not maintain permanent campsites. In addition, most of the Paleo-Indian sites that have been investigated were located near water sources. Because of the close proximity of Paleo-Indian sites to the coastline, few have been preserved in the New York City area.

The Archaic period has been sub-divided into three chronological segments, based on trends identified in the archaeological record which reflect not only the ecological transformations that occurred during this period, but the cultural changes as well. These have been termed the Early Archaic (10,000–8,000 BP), the Middle Archaic (8,000–6,000 BP) and the Late Archaic (6,000–2,700 BP) (Cantwell and Wall 2001). The Late Archaic is sometimes further divided to include the Terminal Archaic (3,000-2,700 BP). The abundance of food resources which arose during this period allowed the Archaic Native Americans to occupy individual sites on a permanent or semi-permanent basis, unlike their nomadic Paleo-Indian predecessors. Fishing technology was developed during the Middle Archaic in response to an increasing dependence on the area's marine resources. Tools continued to be crafted in part from foreign lithic materials, indicating that there was consistent trade among Native American groups from various regions in North America throughout the Archaic period. Few Early and Middle Archaic archaeological sites have been identified in New York City, although numerous Late Archaic sites have been identified in the area.

The Woodland period represents a cultural revolution of sorts for the Northeast. During this time, Native Americans began to alter their way of life, focusing on a settled, agricultural lifestyle rather than one of nomadic hunting and gathering. Social rituals become visible in the archaeological record at this time. Composite tools, bows and arrows, domesticated dogs, and elaborately decorated pottery were introduced to Native American culture at this time and burial sites grew increasingly complex. Woodland-era sites across North America indicate that there was an overall shift toward full-time agriculture and permanently settled villages. Archaic sites in New York City, however, suggest that the Native Americans there continued to hunt and forage on a part-time basis. This was most likely due to the incredibly diverse environmental niches that could be found across the region throughout the Woodland period (Cantwell and Wall 2001, Grumet 1995).

The Woodland period ended with the arrival of the first Europeans in the early 1500s. The Native Americans lived in villages consisting of multiple longhouses and practiced some farming, but subsisted mostly on food resources obtained by hunting, gathering, and fishing (Grumet 1995). With the introduction of European culture into the indigenous society, the way of life once maintained by the Native Americans was thoroughly and rapidly altered. European guns, glass beads, copper kettles, and alcohol soon became incorporated into the Native American economy, while European diseases brought about the demise of huge portions of the population.

Native Americans at first maintained the village sites they had established near water sources and the two groups co-existed. As trade with European settlers intensified, they became increasingly sedentary and as the European population grew and required more land, the relationship between the two groups soured. Fierce wars broke out

between the Dutch and the Indians. Being armed with far more guns than the natives, the Dutch quickly forced the Indians out of the region. According to Grumet (1981), most of the Native Americans left lower Manhattan soon after the island was famously sold to the Dutch in 1626 in exchange for \$24 worth of trade goods. Those who remained in the area (and who managed to survive the violent conflicts with the Dutch that occurred throughout the mid-17th century and the European diseases that ran rampant throughout the native population) had retreated from lower Manhattan before the end of the 18th century (Cantwell and Wall 2001).

B. PREVIOUSLY IDENTIFIED NATIVE AMERICAN ARCHAEOLOGICAL SITES

A review of cultural resource surveys of projects in the immediate vicinity and the files at OPRHP, the New York State Museum (NYSM), LPC indicated that there were at least two Native American archaeological sites, both villages, near the project site (see Table 3). Both sites are located less than one mile from the project site.

Table 3
Previously Identified Native American Archaeological Sites

Site Name	Site #	Approximate Distance from APE	Time Period	Site Type	References
Shell Point/ Werpoes	NYSM: 4059	.75 miles (4,000 feet)	Pre-Historic	Native American village and shell middens	Parker (1922) Bolton (1920)
Nechtanc	NYSM: 4060	.04 miles (200 feet)	Pre-Historic, Contact	Native American village used as a retreat during 17th century wars with the Dutch	Parker (1922) Bolton (1920)
Notes: See Figure 1.					

One village, recorded as NYSM site #4059 was located north of City Hall Park where the Collect Pond, known to the Native Americans as the *Klock* (Bolton 1975) was once located. It has also been referred to as *Warpoes* — possibly derived from the word *Wapu*, meaning “a hare” — or “Shell Point,” a name derived from the many shell middens which characterized the site during the Contact Period (ibid).

Another site, NYSM site #4060, was located at present-day Corlear’s Hook. This site is most commonly referred to as *Nechtanc*, meaning “sandy place” (Grumet 1981), but is also known as *Rechtauck* or *Naghtogack* (Bolton 1975). According to Bolton’s 1922 map of Native American trails and villages the village was located atop a large hill located near the southeastern corner of Manhattan which was later known as Jones’ Hill. The village was accessed by a Native American trail that ran approximately along the line of modern East Broadway before making a ninety degree turn and continuing to the south in the approximate location of modern Clinton Street.

Nechtanc’s high elevation and close proximity to the river’s varied resources would have made it an ideal location for a precontact village. Later in the Contact Period, its natural topography made it an important refuge for the Lower Hudson River Delaware Indians from all over the New York City area, as well. Brutal wars with the Dutch took place in the early 1640s, and forced many Native Americans to flee their homelands. Ultimately, *Nechtanc* was not a safe haven for them, and in 1643, the Dutch staged a nighttime attack on several Native American villages, including *Nechtanc*, at which time many Native Americans were killed in their sleep (Grumet 1981).

Other Native American place names in the area included *Kapsee*, rocky ledge at the southern end of the island between Whitehall Street and Battery Place (Grumet 1981, Bolton 1975); *Catemiuts*, a fort and hill located near the modern-day intersection of Pearl Street and Park Row, and *Ashibic*, a rocky cliff north of today’s Beekman Street that abutted a marshy tract (Grumet 1981). A series of Native American trails connected these locations with the villages discussed above as well as other Native American habitation sites further north. A major Native American thruway — known as *Wickquasgeck* —ran along the southern line of modern Broadway before splitting into two roads; one angling to the northeast and continuing northward along the approximate path of today’s Bowery Road, and the other continuing east towards *Nechtanc*. West of the fork in the trail, two offshoots extended from the main road; one traveling northward towards *Warpoes* and the other heading south towards the East River shore in the vicinity of the Brooklyn Bridge (Grumet 1981, Bolton 1933, Homberger 1994).

A. INTRODUCTION – THE EAST RIVER WATERFRONT

In 1621, the States-General in the Netherlands chartered the Dutch West India Company (WIC) to consolidate Dutch activities in the Atlantic World. New Amsterdam was an ideal company town; a small, easily defensible outpost at the tip of Manhattan Island, situated at the confluence of the East and North (Hudson) Rivers, and with one of the finest harbors in all of North America. The settlement was sustained by trade and it quickly became filled with people of diverse national origins and cultural traditions. New Amsterdam functioned as the major center for commercial activity from Fort Orange in Albany on the upper Hudson River to the Delaware Bay in the south.

In 1626, the Dutch purchased the Island of Manhattan from the *Munsee* for the value of sixty guilders. The Native Americans believed that land was for hunting and planting and did not share the European view that it could be owned in perpetuity. In exchange for furs, entrepreneurs and government officials supplied Native Americans with a wide range of goods. These included not only conventional adornments such as finger rings, glass beads and wampum, but utilitarian objects such as axes, kettles and cloth.

In an era of speculation and opportunity, private traders converged on Manhattan after 1640, motivated by personal gain. They became dissatisfied with the WIC's administration and sought more reliable local protections. On February 2, 1653, New Amsterdam's municipal charter was officially proclaimed, establishing a city government similar in form and function to that of Amsterdam in Holland. This municipal framework remained unchanged throughout the 17th century. Almost immediately, the Dutch set about to alter their landscape. To combat erosion, a seawall was constructed in the 1650s, which extended to the palisade wall at present-day Wall Street.

After the English conquest of New Amsterdam in 1664, the colony was renamed New York and development of the waterfront continued. The Dongan Charter of 1680 had the most profound effect upon the transformation of the waterfront. This charter permitted the city government to raise money by selling water lots (see Figure 3 and Table 4), "or the right to build wharves and 'make land' out into the rivers between the low and high watermarks, a distance of 200 feet" (Cantwell and Wall 2001: 225). These lots would be sold in the same manner as lots composed of solid ground. The Montgomery Charter of 1731 extended the range to 400 feet, well beyond the low water mark. The new owners of these lots were charged with filling them in and with building wharves, piers, and/or bulkheads along the shore to prevent further erosion caused by the swift river currents (Historical Perspectives 2001b). The shoreline in the vicinity of the project site was originally located near modern Water Street and it was extended to South Street, where the shoreline exists today, by the early 19th century.

Table 4
Water Lot Conveyances near Montgomery Street

Modern Block #	Location	Date	Grantee	Liber/Page
245	Between Montgomery and Clinton Streets and the High and Low Water Marks (near modern Front Street)	11/28/1806	Banker, Anna	E/321
		11/28/1806	Rutgers, Henry	E/300
		11/28/1806	McCrea, Mary	E/314
		11/28/1806	Bedlow, Henry	E/306
		11/28/1806	Crosby, William Bedlow	E/317
		11/28/1806	Beekman, John	E/527
259	Between Montgomery, Gouverneur, and Front Streets and the High Water Mark (between modern Front and Water Streets)	11/28/1806	Romain, Nicholas	E/309
244	Between Montgomery, Gouverneur, and Front, and South Streets	3/23/1829	Martin, Joseph	H/64
		7/3/1835	Martin, Joseph	H/101
		4/30/1847	Martin, Isaac P.	H/341
		3/12/1881	Cashman, Michael H.	K/22

Sources: Water Lot Grant Index on file at the Manhattan Topographic Bureau.

Land-making accomplished two goals. First, it extended the shoreline beyond the shallow water near the natural shore so that ships could dock at landside wharves instead of anchoring far out in the East River. Second, the waterfront's close proximity to the trade ships led to the construction of markets, storefronts, warehouses, and other commercial structures which were "conveniently close to landings where farmers could moor their boats and unload livestock and produce for sale." (Cantwell and Wall 2001: 226). In this way, land-making had a crucial impact on the development of New York's burgeoning economy.

After the Revolutionary War, Americans developed new appetites for imports such as tea and porcelain. In the 1790s, merchants established networks for both domestic and foreign trade in the area that is today's South Street Seaport Historic District. With the continued success of New York's trade enterprises, more and more land along the East River was required for commercial purposes and the creation of terrain via landfilling was rapidly augmented. All the materials, parts, and provisions needed to sustain sea-going vessels were now located a stone's throw from where the ships were moored. The opening of the Erie Canal in 1825 and the development of packet services to distant American and European ports, led to expanded reciprocal trade between local merchants and the rest of the country. In the years preceding the American Civil War in the mid-19th century, "New York City handled two-thirds of America's imports, and dominated exports and passenger trade" (Novek 1992:24).

The East River waterfront maintained a prominent role in the shipping industry until the mid-19th century, when the invention of steam-powered ships forced the focus of New York's trade economy to shift to the deeper waters of the Hudson River. In 1879, there were four times as many sailing vessels arriving in New York from abroad as compared to steamships, but the latter—now too large for East River piers—had taken over the lucrative fine cargo and passenger businesses which soon followed the steamships to the west side of Manhattan. Regardless, some steamboats continued to land "daily at [East River] Slips, bringing people and goods from Connecticut and Long Island. Seaport businesses run by people from those locales developed to serve their hometown neighbors. For example, the owners, captains, and crews of vessels from Mystic often did their buying and selling with (other) Connecticut men in the District—banking, receiving mail, and even lodging with them" (Novek 1992:27).

Manhattan's waterfront was unique; unlike other major cities such as Boston and Philadelphia, New Yorkers did not construct many piers that jutted out into the East River. Instead, "fill was added out into the water on either side of the ends of the larger streets that ran perpendicular to the shore, forming slips or inlets where small boats could moor." (Cantwell and Wall 2001: 226). The city's boundaries were pushed further as old slips were filled in and others constructed along the expanding shoreline. The older piers and wharves were therefore transformed into bulkheads which could support new structures (Historical Perspectives 2001a). Landfill construction technology is discussed further in Chapter 5.

B. 17TH CENTURY SITE HISTORY

Overall, the city remained confined to the southern tip of Manhattan during the 1600s, and there was minimal development of roads, structures, or landfill along the waterfront as far north as Montgomery Street at that time. Areas as distant from the city as the project site would have been used primarily for agricultural purposes. Only a small portion of the project site was inundated by the East River during the 17th century, as the original high water mark in the vicinity was located just north of Front Street (Figures 3 and 4). The low water mark was located near the southern line of Front Street and there would have been times when the tides were low and the small section of land along between high and low water would have been exposed.

After the colony of New Amsterdam was first established in the early 17th century, the WIC established several large *bouweries*, or farms, to be granted to settlers. One of these, known as Bouwery Number 6, was immediately to the west of Montgomery Street, extending as far as the "Old Kill," the outlet of the Collect Pond located near Catherine and James Slips, as far south as the East River (although west of Rutgers Street the bouwery terminated at Madison Street), and as far east as the modern Montgomery Street. Montgomery Street served as the boundary between the large plantations to the east and west, later known as the DeLancey and Rutgers Farms, respectively (Stokes 1967). As seen on the 1785 Goerck map, the western 21 feet of the then 50-foot street were part of the Rutgers property while the 29 feet to the east were included within the DeLancey property. Montgomery has since been widened to the east, including more land from the DeLancey Farm.

THE RUTGERS FARM

The Rutgers Farm, to the west of Montgomery Street, was formerly part of Bouwery Number 6. The WIC first granted the bouwery to Wolphert Gerritsen van Couwenhoven in 1630. He held the property until 1636 and as a result, the marshy meadowland to the south became known as “Wolphert’s Marshes” (Stokes 1967). In 1639, Bouwery Number 6 was leased to Jan Cornelissen van Vorst, although a few months later the WIC re-leased the property to Abraham Pietersen Gorter for a period of 20 years (ibid). In 1647, after less than 10 years, the land was transferred to Cornellis Jacobsen Stille. The eastern half of Stille’s property, which included the land adjacent to the project site, was transferred by Stille to Augustine Herman¹ at an unknown date (Stokes 1967). Herman was a “soldier, scholar, artist, merchant, land-surveyor, speculator, and manorial proprietor” from Prague who maintained a warehouse on Pearl Street between Whitehall and Broad Streets, near the southern tip of Manhattan and amassed several large tracts of land on the island in the mid- to late-17th century (Innes 1902: 281).

In 1685, one year before his death (Innes 1902), Herman’s daughter, Francina, transferred the northern part of the property to Wolphert Webber and Hendrick Cornelissen, a descendant of Stille (Stokes 1967). The southern portion was sold by Herman to John Payne² in 1672 (ibid). The deed for the transaction, which was not officially recorded until 1692, described the property as “being upon this Island Manhatans beyond the fresh water neere Corlaers hoeck, having to the East the fresh Mash (sic) or Meddow to the South the River & Schipper Louws point” (Stokes 1967 VI: 135). Schipper Louw’s Point was located to the west of the project site, near the outlet of the Collect Pond in the vicinity of Catherine and James Slips (ibid). Payne and his descendants owned the property through the end of the 17th century.

In 1728, Stille’s heirs sold the property to Harmanus Rutgers, Jr. (Stokes 1967). At the time of this purchase, the property contained a farm house, barns, and several outbuildings. The remainder of the adjacent land was sold to Rutgers by Thomas Fayerweather, the grandson of previous owner John Payne, in 1732 (ibid).

Harmanus Rutgers, Jr. was a brewer, like his father and he grew barley on the property for that purpose. Rutgers’ farmhouse was located to the north of the project site near the intersection of modern Oliver Street and East Broadway, well outside the APE, while a barn was situated along Catherine Street near its intersection with Division Street, north of the project site (ibid). Harmanus Rutgers, Jr. died in 1753, “a very eminent brewer of this city and a worthy, honest man” (ibid: 87). His son, Hendrick, who was born in 1712, had already been living on the property at the time of his father’s passing along with his wife, Catharine.

Hendrick Rutgers sided with the Americans during the war, and after the British captured New York in 1776, he fled to Albany, where he died three years later (Crosby 1886). In his absence, his property was occupied by the British army. The Rutgers home, north of the project site near modern Bowery Lane, was used as a hospital and the “marks of confiscation were visible” throughout the early 19th century (ibid: 90). It is also said that Nathan Hale, a Revolutionary War spy who was executed by the British for treason, was hung in Rutgers’ orchard, although it is more likely that he was hung at an artillery near present-day Third Avenue and 66th Street (Burrows and Wallace 1999).

After the American victory and the subsequent British evacuation of New York City in 1782, Henry Rutgers, son of Hendrick Rutgers, inherited most of his father’s property including the area between Rutgers and Clinton Streets. His siblings, Mary McRea, Catharine Bedlow, and Anne Bancker also received property in the area (Crosby 1886).

THE DELANCEY FARM

To the east of Montgomery Street was the Delancey Farm, originally granted to Edward Marill (Eduart Marrel), by the Dutch government in 1645 (Stokes 1967). Throughout the course of the 17th century it became part of a larger plantation known as the Dominie’s Farm (ibid). The original patent described the property as 11 morgens of meadow land between Stille’s property to the east and the plantation of Jacob van Corlear to the west (Ghering 1980). At an unknown date, Marill transferred the property to Hendrick Pieters, who in turn, transferred the land to Cornelys Aartsen at some time point 1666 (Stokes 1967). After the English had conquered the city, English

¹ Also spelled, Augustyne Heermans or Harmans.

² Also spelled, Paine.

Governor Francis Lovelace re-granted the property to Aartsen's heirs, Ariaen, Hendrick, and Lysbeth Cornelissen (ibid). That same year, a series of immediate land transfers caused the property to change hands from Aartsen's heirs to Captain John Berry, and then to Cornelis Steenwyck and Olof Stevens Van Cortlandt.

Both Steenwyck, who in 1683 was mayor of New York, and Van Cortlandt were influential members of the community and both were signers of the Articles of Surrender through which the Dutch ceded New Amsterdam to the British. Together, they acquired other properties adjacent to the former Marrill farm and soon owned much of today's Lower East Side. The former Marrill farm had been leased to Wolphert Webber, who owned the land to the north, as well, before being sold to Steenwyck and Van Cortlandt and may have continued to have been occupied by Ariaen Cornelissen afterwards (ibid). Steenwyck died circa 1684. His wife, who remarried Dominie Hendricks Selyns in 1686, inherited the land and purchased the remainder of the farm from the heirs of Van Cortlandt (ibid). The Selyns retained the land throughout the remainder of the 17th century.

Dominie Selyns died in 1701 as did his wife in 1712. The land was left to the Selyns' heirs, Isaac and Abraham Gouverneur, for whom Gouverneur Street was named, Isaac De Riemer, and Henry Coerten. Isaac Gouverneur, who may have lived on the farm, died in 1728 and the farm was sold to Lieutenant Governor James DeLancey, Sr., although the deed for the transaction was not recorded until 1741 (Stokes 1967).

DeLancey died in 1760, and his property was inherited by his son James DeLancey, Jr. (Stokes 1967). The family owned a tremendous amount of property in the area and they were "ultra-loyalists" to the British crown (Homburger 1994: 61). DeLancey visited England in the spring of 1775 and because of the impending American rebellion, neither he nor his family ever returned to America. As a result of the *Act of Confiscation* of 1779, the DeLancey estate was divided and sold by Isaac Stoutenburgh and Philip Van Cortlandt, who were Commissioners in Forfeiture (Stokes 1967).

C. 18TH CENTURY SITE HISTORY

ESTABLISHING MONTGOMERY STREET

Montgomery Street was established as "Little Division Street" circa 1765, at which time DeLancey and Rutgers agreed on the boundary, or "division," lines between their properties (Stokes 1967). It was renamed "Montgomery Street" in the late 18th century in honor of British Brigadier General Richard Montgomery. During a failed attempt to conquer Quebec in 1775, Montgomery allegedly said to his troops "Men of New York, you will not fear to follow where your general leads" just before being killed, after which his men retreated to safety (Moscow 1978: 77).

Little Division Street first appears on the Ratzer map, published in 1776 and depicting the city as it was in the late 1760s, although it is not clearly depicted on the 1766 Montresor map. The Ratzer map shows the road to have been located between a large hill to the west and DeGrushe's "ropewalk," which was a long, narrow shed where rope was manufactured. As a result of street widening that took place in the 20th century, this ropewalk appears to have been situated within the boundaries of modern Montgomery Street.

Elias DeGrushe was a renowned rope-maker who was well-known for his ropewalk located near present City Hall Park (Stokes 1967). The Ratzer map depicts DeGrushe's ropewalk as approximately 750 feet long and it is the last maps on which the ropewalk appears (Figure 5). The map also shows that several small structures were located east of Montgomery Street, including a small structure at the southern end of the ropewalk, two connecting structures just east of the ropewalk, and a large structure, presumably a dwelling, with ornamental gardens southeast of the ropewalk. These buildings may have been partially or completely situated within the APE. Although Elias DeGrushe was listed as a resident of the city's "Out Ward," in which Montgomery Street was located, in the 1790 census, it is unclear if he resided in the large house near the ropewalk. A map drawn by an unknown cartographer dating to circa 1776 shows that the property belonged to "Mr. Degrushe," although it is unknown if this refers to Elias DeGrushe or another member of his family. That and all subsequent maps no longer depict a ropewalk in the area.

The Ratzer and Montresor maps do not indicate that a great deal of landfilling had occurred in this portion of Manhattan and therefore the project site remained within a relatively rural area during the mid- to late-18th century. Bluffs located near modern Cherry and Water Streets ran south to the shore. One small pier or dock is depicted on the Ratzer map, located just east of Little Division (Montgomery) Street near modern Water Street. The pier is more

clearly depicted on the “Ratzen” map,¹ on which it appears to extend out into the East River from the top of the hills bordering it.

RISING TENSIONS DURING THE REVOLUTION

As the 18th century drew to a close, tensions between the American colonists and the British government grew fierce. After the beginning of the Revolutionary War in 1776, the British, who had taken control of New York City that same year, began to increase fortifications along the East River, one of their most valuable military assets due to its location. Fortifications were especially heavy in the vicinity of the project site and near Corlear’s Hook, Manhattan’s south-easternmost point, where the tall hills afforded views of the entire harbor and where the British could look out for approaching American ships or troops. The large elevated area to the north and west of the project site, known as Jones’ Hill or Mount Pitt, was the location of an American fort sometimes referred to as the “Crown Point Battery” which was later occupied by the British and strengthened with “fraises and pickets” (New York State Division of Military and Naval Affairs [NYSDMNA] 2006). During the war, several smaller batteries were constructed around the fort as well (ibid). Many Hessians, German mercenaries who fought on the side of the British, were camped in this area during the war (Stokes 1967).

Three maps depicting New York during the Revolutionary War indicate that military fortifications were constructed within and adjacent to Montgomery Street in the late 1770s and early 1780s. These include the 1782 British Headquarters Map, the 1782 Hills map, and Stokes’ “Landmarks Map,” which is partially based on the other two maps and depicts Revolutionary-era fortifications (Figure 6). These maps show that Jones Hill was heavily fortified during the war, and battery walls were constructed across most of the hill as well as along the shoreline to the south. Battery walls and the Jones Hill Fort were originally constructed by American soldiers from Connecticut and New Jersey, led by General Charles Lee, who had been dispatched to the fort by General George Washington, Colonel David Waterbury, and Lord Sterling (Stokes 1967). However, the British demolished these fortifications and replaced them with new walls only to replace them again later in the war. The Hills map reflects the third incarnation of the fortifications in the area (Jones 1879).

Hills’ map depicts Montgomery Street, which was still known as “Little Division Street” at the time. The map shows that a small portion of one of the Jones’ Hill fortification walls may have entered the streetbed of Montgomery Street near the area between modern Monroe and Cherry Streets. Stokes’ map depicts additional fortification walls running along the shoreline across Montgomery Street. However, the Hills and British Headquarters maps suggest that there was a gap in the walls where Montgomery Street continued to the bluffs of the East River shore. Both maps depict a small dock in the East River just east of the foot of the Montgomery Street. In addition to the fortifications, the Hills map depicts two structures on the eastern side of Montgomery Street close to the shoreline. These appear to be some of the structures identified as part of the DeGrushe property on the 1776 Ratzer map, although the rope walk is no longer depicted.

POST-REVOLUTIONARY GROWTH

Because of the military presence in the area, the area surrounding Montgomery Street was not developed until after the Revolutionary War ended and the British left the city in 1783. The development was spurred by the division and sale of the DeLancey farm property by the Commissioners of Forfeiture in the 1780s. The death of Hendrick Rutgers resulted in his property’s division into smaller lots as well. An increase in post-Revolutionary War street development also occurred, as evident on the 1789 McComb map of Manhattan. That map shows that a neat street grid had been constructed throughout the Rutgers and DeLancey farms, including the construction of Cherry and Water Streets west of Montgomery. The map is the first to depict significant shoreline expansion and suggests that landfilling has begun in this area. However, it also indicated that the structures formerly located to the east of Montgomery Street on the former DeGrushe property had been demolished with the exception of one small structure north of modern Cherry Street, which appears to have been located outside of the project site.

Despite the division of the Rutgers and DeLancey farms and the construction of the street grid in the area, little development occurred along Montgomery Street until the end of the century. In 1792, the “Belvedere House” (was

¹ Due to a spelling error on the original map, the *Plan of the City of New York* published by Bernard Ratzer in 1776 is frequently referred to as the “Ratzen” Plan.

constructed on the west side of Montgomery Street between Clinton and Monroe Streets (Stokes 1967). The Belvedere house is reputed to have been the first country club in America (Burrows and Wallace 1999) and included ball rooms, dining rooms, bar rooms, and bedrooms for visiting guests (Stokes 1967). It quickly became a favorite retreat for the wealthy citizens of the city and in the early 19th century it was rented by Jerome Bonaparte, brother of Napoleon, as he evaded the British (Bunyan 1999). The house stood until 1830 (ibid).

In 1794, the club's increasing popularity among the city's elite resulted in the demolition of Mount Pitt to fill in "the hollow below" so that it would be easier to access the club (Stokes 1967 V: 1313). A drawing of the Belvedere dating to circa 1794 (see cover), shows the club's magnificent grounds, which included shrubs, trees, gravel walks, and a bowling green (Stokes 1967). The image depicts Montgomery Street as a tree- and fence-lined lane. The drawing also shows a small, two-story wood frame structure near the northeast corner of Montgomery and Water Streets. This structure appears to have been situated within the project site. A variation of this drawing published by Stokes (1967) indicates that the grounds of this small house protruded into Montgomery Street. Both this structure and Belvedere House are depicted on the 1797 Taylor-Roberts map, as is an additional structure located on the eastern side of Montgomery Street, north of Monroe Street (then known as Lombard Street) (Figure 7). The two structures on the eastern side of Montgomery Street may have been partially situated within the APE.

The Taylor Roberts map also depicts additional landfilling and street construction surrounding the project site. Water Street, then known as Crown Point Street, had been constructed through the project site. The large hills to the north and west had been largely cut down and it is possible that the resulting debris was used to create land along the shoreline. In 1792, Henry Rutgers, who had inherited the land west of Montgomery Street, requested a water lot between Water, Front, Montgomery, and Clinton Streets. The Common Council of the City of New York granted the request with the provision that Rutgers construct a 90-foot slip at the southern end of Montgomery Street. However, based on cartographic evidence, it does not appear that such a slip was constructed at this time (Minutes of the Common Council [MCC] 1784-1831 I: 716).

While the Taylor-Roberts map does not depict a slip at Montgomery Street, a large pier is shown extending out into the East River along the eastern side of Montgomery Street south of Water Street. It is referred to on the map as "Romaine's Wharf." Dr. Nicholas Romaine (or Romayne) was a well-known New York citizen and "perhaps the most eminent physician in America" (Van der Wyde 1925: 444). Romaine owned property along the eastern side of Montgomery Street near the waterfront. While it is not clear if he was responsible for the wharf's initial construction, he requested to improve the wharf in 1799 (MCC II: 557).

D. 19TH CENTURY SITE HISTORY

At the turn of the 19th century, the city's rapidly increasing population continued to spread northward. As a result, the Lower East Side experienced a surge of development as the former farms were divided and developed. Early in the century, Henry Rutgers, who "held a geographic monopoly of the...Seventh Ward" and owned at least twelve houses, divided much of his farm into small lots which he then leased individually (Blackmar 1989: 41). In order to ensure that the land was properly developed, Rutgers, like many landowners at the time, insisted that each lessee construct no more than one "good, substantial, and workmanlike brick building" of at least two stories on each lot and that the lease could not be transferred to another individual without Rutgers' consent (ibid).

The lots on the Rutgers property were leased mostly by the merchants, professionals, entrepreneurs, and shipbuilders, who flooded the Seventh Ward's waterfront during the early 19th century (Blackmar 1989). The more prosperous residents lived in the northern parts of the ward, while the working classes tended to live on or near the new landfill closer to the waterfront. For the first time, domestic residences and workspaces were no longer included within the same building, as the high rents along the East River forced many merchants and shipbuilders to live elsewhere (ibid).

Street improvements were necessary to accommodate the individuals moving into the area. In 1800, the city's Common Council ordered that Montgomery Street should be dug out to create an even road surface (MCC 1784-1831 II: 626). The street was ordered to be regulated in 1804, despite the protests of John J. Glover, who was at one time the owner of the Belvedere House (MCC 1784-1831 III: 529, Barrett 1864). The following year, the Common Council ordered Montgomery Street be opened immediately and "cleared to a proper width" between Water Street and the East River shoreline, which was then near the northern line of Front Street (MCC 1784-1831 III: 718).

In order to construct the street and others in the area, however, hills had to be leveled and water lots had to be granted and filled. The large hills in and near the project site were gradually leveled throughout the first three decades of the 19th century (Cozzens 1843). With respect to landfilling, only a small portion of the Montgomery Street project site was originally inundated by the East River, but the southernmost part of the APE is made up of historic landfill. While most water lots granted in the 18th and 19th centuries were approximately the same size as lots located on fast land, in 1806 a very large water lot grant was given to Nicholas Romaine, who owned much of the land along the eastern side of Montgomery Street (see Table 4). Romaine's grant covered all the underwater land south of the high and low water marks (then located between Water and Front Streets) between Montgomery Street and a point east of modern Gouverneur Street (Figure 4). The MCC indicate that Romaine had previously petitioned for water lots in front of his property in 1792 and again in 1800, but the Common Council rejected his requests each time because that area had been reserved as a "public bason (sic) or landing place" (MCC IV: 495-6). Regardless, Romaine was finally given his grant, although the Common Council referred to it in 1807 as "excessive" and suggested that it may have been given to Romaine "by some mistake or inadvertence" (ibid).

As seen in Table 4, the water lots to the west of Montgomery Street were granted earlier than those to the east. As mentioned previously, in 1792, Henry Rutgers and his sisters had requested water lot grants in front of the Rutgers property between Clinton and Montgomery Streets with a 90 foot slip reserved at the foot of Montgomery Street (MCC 1784-1831 III: 240). It appears that this grant was finally approved by the Common Council in 1803 although no water lot grants were recorded until 1806. The 1813 Bridges and Poppleton map indicates that the block south of Water Street between Clinton and Montgomery, immediately west of the APE, had been almost completely filled in to the approximate location of Front Street and partially lotted out as well.

In addition to the 90 feet of land that was reserved for the slip, additional land was set aside for public streets and wharfage in front of and within the slips (Stokes 1967). The 1804 Bonar and 1808 Longworth maps indicate that wharves had been built to the south of future Water Street which, like nearly all streets east of and including Montgomery, had been proposed, but not yet constructed in the area. Piers were located on either side of the foot of Montgomery Street, but the area is not labeled as a slip on either map and it is shown to have been more than 90 feet wide. Although there are some other references to "Montgomery Slip" in the Minutes of the Common Council, a formal slip, such as those seen at the foot of many other streets west of the project site, may not have been ever built at Montgomery Street.

Regardless of the presence or absence of a formal slip at the foot of Montgomery Street, ship yards were present in that area throughout the early-19th century. One of the first ship yards to be built there was established by Foreman Cheeseman and Charles Bownne circa 1800 (Burrows and Wallace 1999). As seen on the 1824 Hooker map, ship yards lined the East River Water front on either side of Montgomery Street. That map also indicates that Montgomery Street had been filled out to the line of Front Street and the northern half of the adjacent blocks between Water and Front Streets had been developed on either side of Montgomery.

In 1826, the Common Council agreed to order the regulation and paving of the entire length of Montgomery Street (MCC 1784-1831 XV: 447). However, Henry Rutgers protested "the present location of Montgomery Street," although the MCC do not indicate the reason why Rutgers disagreed with the street's location and his protest is not referenced again (ibid XV: 574). That same year, neighborhood residents petitioned for a well and pump to be installed in Montgomery Street (ibid XV: 751). A well with a pump was installed years later near the intersection of Montgomery Street and East Broadway, north of the APE, although it is unknown if another one had been installed after the initial request.

The project site was completely filled in by 1828, when a map created by John F. Morin was published. That map shows that Front Street had been completed between Corlear's Hook on the east to Clinton Street on the west. However, Colton's map of 1836 suggests that Front Street had not yet been opened and the block on the eastern side of Montgomery Street between Water and Front Streets had not been developed. The entire eastern side of Montgomery Street as far south as South Street is shown to have been built upon by 1838, according to a map created by Thomas Bradford that year.

While the area to the east of Montgomery Street developed rather rapidly, the area to the west did not. The 1852 Dripps map shows that Front Street had still not been opened to the west of Montgomery Street and instead the area was occupied by wharves and piers. That map also shows that buildings had been constructed in almost every lot adjacent to Montgomery Street in the vicinity of the project site with the exception of a large undeveloped lot,

described on later maps as a coal yard, at the northwest corner of Monroe and Montgomery Streets. The map depicts a Baptist Church at the southwest corner of Madison and Montgomery Streets and a sugar refinery at the northwest corner of Montgomery and Front Streets, although neither building was situated within the APE.

Because of 20th century construction projects that included the widening of Montgomery Street by 40 feet to the east, many of the structures lining the eastern side of the street in the mid-19th century are included within the current APE (historic domestic lots that have been unaffected by later development are discussed in greater detail below). These structures are clearly depicted for the first time on the 1852 Perris atlas and again on an 1857 update of the atlas (Figure 8), which are virtually identical. The maps show that the eastern side of the APE was covered with a variety of building types, including wood frame dwellings, wood frame dwellings with stores underneath, brick or stone dwellings, brick or stone dwellings with stores underneath, outbuildings, several first-class¹ stores made of either brick or stone or wood, and one third-class² store.

The increased commercialization of the area generated a greater need for public transportation throughout not only the Lower East Side, but throughout all of Manhattan. The 1867 Lloyd map shows that the west-bound track of a belt railroad line to South Ferry ran through the southern part of the APE along Front Street (the east-bound track was one block to the south, along South Street). This line is also depicted on the 1885 Robinson atlas as a horse or cable car line. This portion of the belt line ran along approximately 10 to 12 miles of Manhattan's coastline through the late-19th century (*The New York Times* [NYT] 2/29/1880).

While some of the wood frame buildings depicted adjacent to and within the APE on the mid-19th century Perris maps remained standing through the end of the century, as depicted on the 1885 Robinson, 1891 Bromley (Figure 9), and 1894 Sanborn atlases, others were replaced with brick structures. Many of these new structures were tenement buildings that had been constructed to accommodate the rapidly increasing population of the Lower East Side. During the second half of the 19th century the Hudson River grew more prominent in the shipping industry and the industries that once characterized the neighborhood began to relocate to other parts of the city. The neighborhood's transformation was not limited to commerce, however, and a new class of people moved into the area. In the second half of the century, the Seventh Ward, in which Montgomery Street was situated, was notoriously occupied by the working class, including mechanics, longshoremen, and sailors (Smith 1864). The Lower East Side quickly became littered with overcrowded slums, filth, and disease, and it was considered by many to be one of the worst neighborhoods in New York City. Sanitary inspection reports of the Seventh Ward describe the squalid conditions of the neighborhood in 1864. The tenements were overcrowded, diseases including typhus and small pox ran rampant, and infant mortality rates were higher than 44 percent (Smith 1864). Liquor stores were a constant presence, as "rum and poverty [went] hand in hand" (ibid: 106).

However, there was great variation within the population of the Lower East Side and a block occupied by some of the worst slums could be found next to blocks occupied by wealthier citizens living in clean, disease-free buildings. One block at the corner of Madison and Montgomery Streets was occupied by "good dwellings" and "families well to do" while the adjacent block had "filthy old houses, inhabited by people of the tenant-house kind, and liquors sold on every corner; dirty streets, alleys, and courts; stables not clean, and rows of wretched old wooden frame buildings" (Smith 1864: 100).³

¹ First class stores (marked with one dot) are defined by Perris as being any one of the following: bakers, boat builders, brewers, brush manufactories, comb makers, copper smiths with forges, dyers, floor cloth manufactories, hat manufactories, malt houses, oil manufactories, oil cloth manufactories, private stables, tobacco manufactories, type and stereotype founders, and wheelwrights.

² Third class stores (marked on the map by three dots) are defined by Perris as being any one of the following: blind and sash makers, bleaching works, cabinet makers' work shops, carpenter's shops, candle makers, chair maker's work shops, distillers, gas manufactories, flour mills, ink makers (printer's ink), India rubber or gutta percha manufacturers, lamp black and ivory black manufacturers, looking glass and picture frame makers, musical instrument makers, omnibus stables, organ workers, piano forte makers, rectifiers of liquors by fire heat, soap makers, tallow melters or chandlers, or wool mills.

³ It is not known to which of the four blocks at the corner of Montgomery and Madison Streets the source is referring.

Montgomery Street was lined with a combination of tenements and stores until the end of the 19th century. In 1886, the city attempted to reclaim the row of tenements along the northern side of Front Street east of Montgomery Street. The city argued that Nicholas Romaine’s original water grant had stipulated that the property’s owner would pay taxes yearly and because the current owners hadn’t paid taxes on the structures for 41 years, the city had the right to foreclose upon the property (*NYT* 8/1/1886). These buildings were replaced with larger brick structures during the late-19th or early 20th century.

E. 20TH CENTURY SITE HISTORY

Maps dating to the early 20th century do not suggest that any significant changes occurred within the project site at that time. Some of the structures on the eastern side of Montgomery Street were replaced by more modern brick structures and the street continued to be lined with mixed-use buildings used for both commercial and domestic purposes. By 1915, there were no longer any wood frame structures along either side of the street.

As it did throughout the Lower East Side, the Jewish population increased steadily throughout the early 20th Century. By 1894, Sanborn maps show that a former German church at the southwest corner of Madison and Montgomery Streets had been converted into a synagogue. The 1924 Bromley atlas indicates that an additional synagogue had been established at 63 Montgomery Street, on the east side of the street midway between Cherry and Monroe Streets. A Hebrew Day Nursery, referred to as a Hebrew Orphan’s Home on later maps, was established at 37 Montgomery Street, on the street’s eastern side between Monroe and Madison Streets. The 1951 Sanborn map shows that several of the buildings adjacent to and within the APE were demolished in the first half of the 20th century and replaced with new structures, many of which had basements (see Figure 10).

Throughout the mid-20th century, the city government was proactive in ridding the city of slums and establishing safe and affordable housing for the city’s lower-class citizens. In 1959, the blocks on the eastern side of Montgomery Street were demolished so that a series of six 21-story housing project buildings, known as the “Gouverneur Gardens Apartments,” could be constructed (*NYT* 6/30/1962). It appears that as part of the construction of this housing project, several streets in the area, including Montgomery Street, were widened. As seen in Table 5, below, Montgomery Street was widened by 40 feet to the east, resulting in a new total width of 90 feet. Madison Street was widened to 80 feet and portions of Cherry, Water, and South Streets were demapped.

**Table 5
Street Width Changes Over Time**

Year/ Map Creator	Width of:					
	Montgomery Street	Madison Street	Monroe Street	Cherry Street	Water Street	Front Street
ca. 1785 Georck Map	50 feet	-----	50 feet	60 feet	45 feet	<i>Not extant</i>
1813 Bridges and Poppleton Map	50 feet	61 feet	56 feet	60 feet	50 feet	<i>Not extant</i>
1879 Bromley Atlas	50 feet	61 feet	56 feet	60 feet	50 feet	50 feet
1880 Windwart	South of Front Street = 40 feet North of Front Street = 50 feet	East of Montgomery Street = 45 feet West of Montgomery Street = 61 feet	East of Montgomery Street: 40 feet West of Montgomery Street = 56 feet	60 feet	50 feet	45 feet

Table 5 (continued)
Street Width Changes Over Time

Year/ Map Creator	Width of:					
	Montgomery Street	Madison Street	Monroe Street	Cherry Street	Water Street	Front Street
1891 Bromley	50 feet	-----	East of Montgomery Street = 60 feet	50 feet	50 feet	-----
1905 and 1922 Sanborns	49.5 feet	60 feet	West of Montgomery Street = 55.5 feet	60 feet	50 feet	50 feet
1951 Sanborn	49.5 feet	60 feet	West of Montgomery Street = 55.5 feet	60 feet	50 feet	<i>De-mapped</i>
1976 through 2007 Sanborn Maps	90 feet	80 feet	<i>De-mapped</i>	West of Montgomery Street = 80 feet East of Montgomery Street = <i>De-mapped</i>	West of Montgomery Street = <i>De-mapped</i> East of Montgomery Street = 50 feet	<i>De-mapped</i>

F. HISTORIC DOMESTIC LOTS INCLUDED WITHIN MODERN STREETBED

As previously mentioned, the streetbed of Montgomery Street was extended 40 feet to the west in the mid-19th century. The eastern 40 feet of modern Montgomery Street is situated on land that was once occupied by almost 30 domestic lots. Many open rear yard areas associated with the structures that once occupied those lots are included within the APE. It appears that sewers were not constructed in the vicinity of the project site until the 1850s and 1860s, after the area was developed for residential use (discussed in greater detail in Chapter 5). Therefore, the former rear yards could contain shaft features such as privies, cisterns, and wells that would have been used by area residents for purposes of collecting water, managing waste, and disposing garbage. Because such shaft features were often filled with domestic refuse, they can provide insight into the lives of the individuals who used them and are therefore extremely important to archaeologists.

However, some of the properties now incorporated into the streetbed of Montgomery Street were later redeveloped with structures that had basements. The proposed project is expected to extend to a maximum depth of 4 to 5 feet and therefore these basements are assumed to have disturbed any possible domestic shaft features which may have been situated on the properties to depths which exceed those of the proposed project. These properties include the lots formerly at 35 through 41 Montgomery Street, all the lots between Monroe and Cherry Streets within the APE, and the lots formerly at 300 and 302 Front Street. These lots were not researched for this study. However, the remaining properties, including 292 through 296 Madison Street, 185 to 187 Monroe Street, 73 to 81 Montgomery Street, and 598 to 601 Water Street, were analyzed. Detailed lot history summaries of those lots can be found in Appendices 1 through 12 and include cartographic, deed, census, and historic directory research.

A. CREATING LAND

Work at several archaeological sites along New York City's East River waterfront has uncovered the original wooden cribwork that was used to create artificial land within water lots (Table 1). These sites include the Assay and Barclay's Bank Sites, the Whitehall Ferry Terminal, the Telco Block, the Schermerhorn Row Block, and at the sites located at 175 and 209 Water Street.

Landfill retaining structures built along the New York City waterfront prior to the mid 19th century were most often built of stacked horizontal timbers constructed in a manner similar to log houses. They were most often notched at the corners to create a box like 'crib' form. Less frequently, fill retaining structures were built as log-construction retaining walls, timber-pile bulkhead walls, or stone seawalls.

Archaeologists have theorized two broad categories of fill strata: primary fill and secondary fill. Primary fill, the first-deposited, and largest of the stratum, would be the landfill placed within the cribbing interstices. Few artifacts are to be expected in this stratum (aside from the support structure and clean fill itself, which are technically artifacts), because through time, decaying, artifact-rich garbage would compress unevenly, settle at varying rates, and cause instability. Although the activity is poorly documented, various references suggest that clean landfill material was generally obtained from grading and construction projects (i.e. basement excavation) in other parts of Manhattan. Secondary fill is utilized to cover the rough and rocky primary landfill, providing a working surface for construction. It contains less rock than primary landfill, and is where most of the artifacts recovered by excavations are found. This corresponds to recorded historical observations of the filling of water lots by their owners. Archaeologists have concluded that such landfill included merchandise broken in transit, ballast from ships, garbage dumped on or near the docks, household trash, dredged material from nearby slips, and detritus from artisans' workshops, or clean fill, such as dirt and rock from leveled hills. Many archaeologists believe that the most complete picture of early life in New York often comes from the garbage of the individuals who lived there. These landfill deposits reveal what people ate and wore, the games they played, and how they worked. They also provide useful information about trade networks.

With the invention of the steam-powered pile driver in the 19th century, earlier methods of creating landfill became obsolete in favor of wharves constructed of vertical pilings. Wharves built atop deeply embedded piles quickly became standard (Kardas and Larrabee 1991). Such structures were uncovered at both the Assay and Telco Block sites.

A variety of methods was used to ensure that the retaining structures could support the weight of the buildings constructed atop the fill. The wharf types mentioned in the preceding paragraphs would have worked best when resting directly on a hard, rocky surface, although they were also functional atop soft silt, so long as it had been dredged to produce a flat surface (Bergoffen 2002). A significant amount of dredging took place near most of Manhattan's riverfront slips, piers, and wharves (Greenhouse 1984b). In some cases, stone foundations were placed either directly on the original river floor or atop sturdy platforms of wooden planks (Cantwell and Wall 2001). However, there was a tendency for only the wealthy or industrial institutions to create such sturdy structures, while small private wharves tended to lack these reinforcements and were prone to tipping and/or sinking (Historical Perspectives 2005).

B. SUBSURFACE UTILITIES**HISTORIC UTILITIES IN THE APE**

Despite its status as one of America's largest and most industrial cities, New York did not have running water or a network of sewers until the mid-19th century. Therefore, utilities would not have been installed in the APE until

several years after the area was filled out to South Street. Instead, water and waste management was handled by the use of privies, cisterns, and wells.

The first water pipes were installed in the early 19th century by the Manhattan Company, the precursor to the Chase Manhattan Bank. These wooden pipes carried water from local sources (i.e., the Collect Pond) to other areas of lower Manhattan. Examples of these early pipes were discovered in 1889 during construction for a sewer line under Peck Slip, southwest of the Montgomery Street APE. Those cedar logs measured eight feet in length and twelve inches in diameter, with two-inch holes bored in the center (*New York Times* 7/16/1889). By 1829, the city had constructed a reservoir near the intersection of modern 13th Street and the Bowery (Burrows and Wallace 1999). An iron pipe ran also between the reservoir and Catherine Street (ibid), several blocks west of Montgomery Street.

The initial water supply system could not be sustained for very long before local water resources became too polluted. It was not until 1842, however, that the Croton Aqueduct system brought significant amounts of clean water into Manhattan. A map of the complex distribution system associated with the Croton waterworks published by Endicott in 1842 depicts water lines and stop cocks running through Montgomery Street as far south as Front Street. Although water lines were present by 1842, sewers were likely installed at a later date as none appear on the 1865 Viele map which depicts sewer lines within nearby streetbeds. That map shows only one sewer which ran along Madison Street and terminated at Montgomery Street; near, but not within, the APE. Therefore, the use of privies would have continued until sewers were developed in that part of Manhattan.

Mid-19th century documents published by the Board of Aldermen of the City of New York show that a sewer was installed in Montgomery Street between Monroe and Cherry Streets in 1861 and another between Madison and Henry Streets in 1864. Sewers had been installed in Madison Street and East Broadway between Jefferson and Montgomery Streets in the mid- to late-1850s.

Utilities are not depicted cartographically until the 1879 Bromley atlas. That map depicts four fire hydrants within the streetbed of Montgomery Street between Monroe and Front Streets indicating that water lines were present within the street by this time. Subsequent maps depict additional water mains both within the streetbed of Montgomery Street and in the adjacent side streets. The 1881 Robinson map is the first to depict sewer lines and it shows that a sewer was present in Montgomery Street but that it only ran as far south as Cherry Street. Sewers were also present in Water and Front Streets, but do not appear to have entered the streetbed of Montgomery Street. By the publication of the 1891 Bromley atlas, an additional sewer had been installed within Montgomery Street between Cherry and Water Streets.

MODERN UTILITIES IN THE APE

Water lines are generally installed at a depth of approximately five feet, while sewer lines are generally placed at a depth of 10 feet or more. Twentieth century utilities—such as telecommunications and gas lines—are usually found at depths of 2-3 feet and electrical utilities are usually found 1-2 feet below grade, although they are occasionally located at greater depths.

Current maps of utilities within the APE indicate that numerous utility lines run through APE. These include sewer, water, gas, electric, steam, and telecommunications lines. Several transformer vaults are located in the eastern sidewalk of Montgomery Street. There are also numerous manholes throughout the streetbed.

A. CONCLUSIONS

As part of the background research for this Phase 1A Archaeological Documentary Study, various primary and secondary resources were analyzed, including historic maps and atlases, historic deeds, historic photographs, newspaper articles, local histories, census records, and historic directories. The information provided by these sources was analyzed to reach the following conclusions.

DISTURBANCE ASSESSMENT

Historic maps suggest that towards the end of the 18th century, many of the tall hills located in the vicinity of the project site were leveled. It is likely that the sediments removed from the hills were used to fill in the surrounding low-lying areas. Maps such as the 1865 Viele map, which depicts Manhattan's original topography, suggest that the northern portion of the APE between approximately Madison and Monroe Streets was located on part of a large hill (formerly known as "Jones Hill" or "Mount Pitt") while smaller bluffs were located closer to the East River shore. The landscape was heavily modified at the end of the 18th century and none of these topographical features are depicted on 19th century maps. As seen in Table 2, the elevation of the landscape has changed very little since the late 19th century. Therefore, it is likely that the landscape modifications disturbed precontact and 17th and 18th century historic period archaeological resources within the project site.

The documentary record includes multiple accounts of the paving and grading of the streetbed of Montgomery Street in the early 19th century. The street has been graded and repaved numerous times since that time. As a result, the entire APE is likely disturbed to a depth of 1 to 2 feet below grade as a result of this roadwork. Additional disturbance would have been generated during the installation of utilities within the streetbed. The deepest disturbance would have been associated with the installation of sewers (approximately 8 to 10 feet or more) and water lines (approximately 4 to 6 feet). In the vicinity of the former historic lots that are not located beneath the Montgomery Street roadbed, most utility lines, including two sewers and one water line, run beneath the footprints of the former structures that stood there and few enter former rear yards.

In addition, in the 19th and 20th centuries, some structures with basements were constructed along the eastern side of Montgomery Street before it was widened. The excavation necessary for the construction of these basements could have disturbed archaeological resources related to structures that occupied the same lots at an earlier date.

PRECONTACT SENSITIVITY ASSESSMENT

The precontact sensitivity of project sites in the New York City is generally evaluated by proximity to high ground (but not exceeding 30 percent slopes), fresh water courses, well-drained soils, and previously identified precontact archaeological sites. The tall hills to the north of the project site would have been ideal for a habitation site and the East River to the south would have provided a wide variety of exploitable resources. There has been a great deal of Native American activity documented in the immediate vicinity of the project site and the village of *Nechtanc*, which was occupied during the precontact and contact periods, was located several hundred feet to the north.

The habitation site would likely have been confined to the high ground associated with Jones' Hill. The Viele map suggests that this hill extended across Montgomery Street as far south as Cherry Street, although not all maps depict the hill in the same alignment. This hill was leveled at the end of the 18th century, possibly by as much as 60 feet (Cozzens 1843). Precontact archaeological sites are usually identified at relatively shallow depths within several feet of the precontact ground surface. Therefore, the significant landscape modification that altered the landscape of the project site and vicinity in the late 18th and early 19th centuries would have had a significant impact on precontact archaeological resources in the area. The soils that formerly made up the large hill may have been used to fill in the low lying areas in the southern portion of the project site or as landfill materials in the East River. Because the southern end of the project site is situated in an area that was formerly inundated by the East River, it is unlikely that precontact archaeological resources would be located south of modern Water Street.

Despite the likelihood that Native Americans likely used the project site as a habitation or resource exploitation location, the significant landscape modifications that took place in the late-18th century as well as the excessive development of the area in the 19th and 20th centuries would most likely have disturbed any precontact archaeological resources which could have been located there at one time. Therefore, the project site is determined to have no sensitivity for precontact archaeological resources.

HISTORIC SENSITIVITY ASSESSMENT

The streetbed of Montgomery Street marked the dividing line of the Rutgers and DeLancey farms during the 17th and 18th centuries. An 18th century estate belonging to Elias DeGrushe, a rope maker, appears to have been located immediately east of Montgomery Street and a portion of it may have been located within the APE. During the Revolutionary War, there were many fortifications constructed in the immediate vicinity of the project site and battery walls may have been situated within the streetbed. The area did not experience a significant amount of development by the early 19th century, although the Belvedere House, America's first country club, was located in the area. The landscape modifications that took place during the late 18th and early 19th century could have disturbed historic period archaeological resources dating to before that time.

By the mid-19th century, however, the northward expansion of the city changed the neighborhood's character and soon Montgomery Street was lined with tenements. Because of subsequent street widening, many structures lining the eastern side of the street, which appear to have been constructed before sewer and water lines were installed in the area, were situated within the project site. Any open rear yard areas that were located within the APE and that were not developed at a later date could contain shaft features such as privies, cisterns, and wells.

In addition, a small portion of the project site was formerly inundated by the East River. Late 18th century maps indicate that a small dock or pier was located in the vicinity, likely constructed by and for soldiers during the Revolutionary War. The shoreline in this area was subsequently extended out into the East River. Therefore, landfill deposits and landfill retaining structures such as cribbing, wharves, piers, or docks could be located within the project site between Water and Front Streets.

The Montgomery Street APE is determined to have moderate sensitivity for historic period archaeological resources in the vicinity of undisturbed former rear yard areas and in a small area near Front Street, south of the former shore line. Because of disturbance caused by street construction, grading, and utility installation, it is assumed that historic period archaeological resources in the Montgomery Street roadbed would be located at depths greater than 2 feet below grade. The proposed project is expected to disturb approximately 1 to 2 feet below the ground surface throughout the majority of the APE. In other locations, the depth of disturbance could extend to between 4 and 5 feet. This deeper disturbance will be necessary for proposed tree pits and new storm sewers and catch basins in several locations throughout the APE. However, current project plans show that all of the proposed sewers and associated catch basins are expected to be constructed in areas with no archaeological sensitivity as a result of the lack of development or disturbance caused by landscape modification, basement excavation, or utility installation. New trees are proposed along the eastern edge of the site.

B. RECOMMENDATIONS

As discussed above, several types of potential archaeological resources could be impacted by the proposed project, depending upon the location, size and depth of subsurface impacts. Negative impacts could occur if construction disturbance extends into potentially sensitive levels. Conversely, negative impacts may be avoided if disturbance is restricted to the level above potentially sensitive areas. The majority of the work associated with the proposed project will require excavation in previously disturbed levels, to a maximum depth of 1 to 2 feet. No additional archaeological research is recommended for these areas.

Further study in the form of a Phase 1B archaeological investigation or archaeological monitoring is recommended for former rear yard or landfill areas where excavation for the proposed project will exceed 2 feet below the ground surface. Current project plans do not indicate that all of the historic rear yards located within the APE would be impacted by disturbance to depths of more than two feet below ground surface. Additional archaeological testing or monitoring is only recommended in those areas that would be impacted by the proposed project, as depicted in Figure 11.

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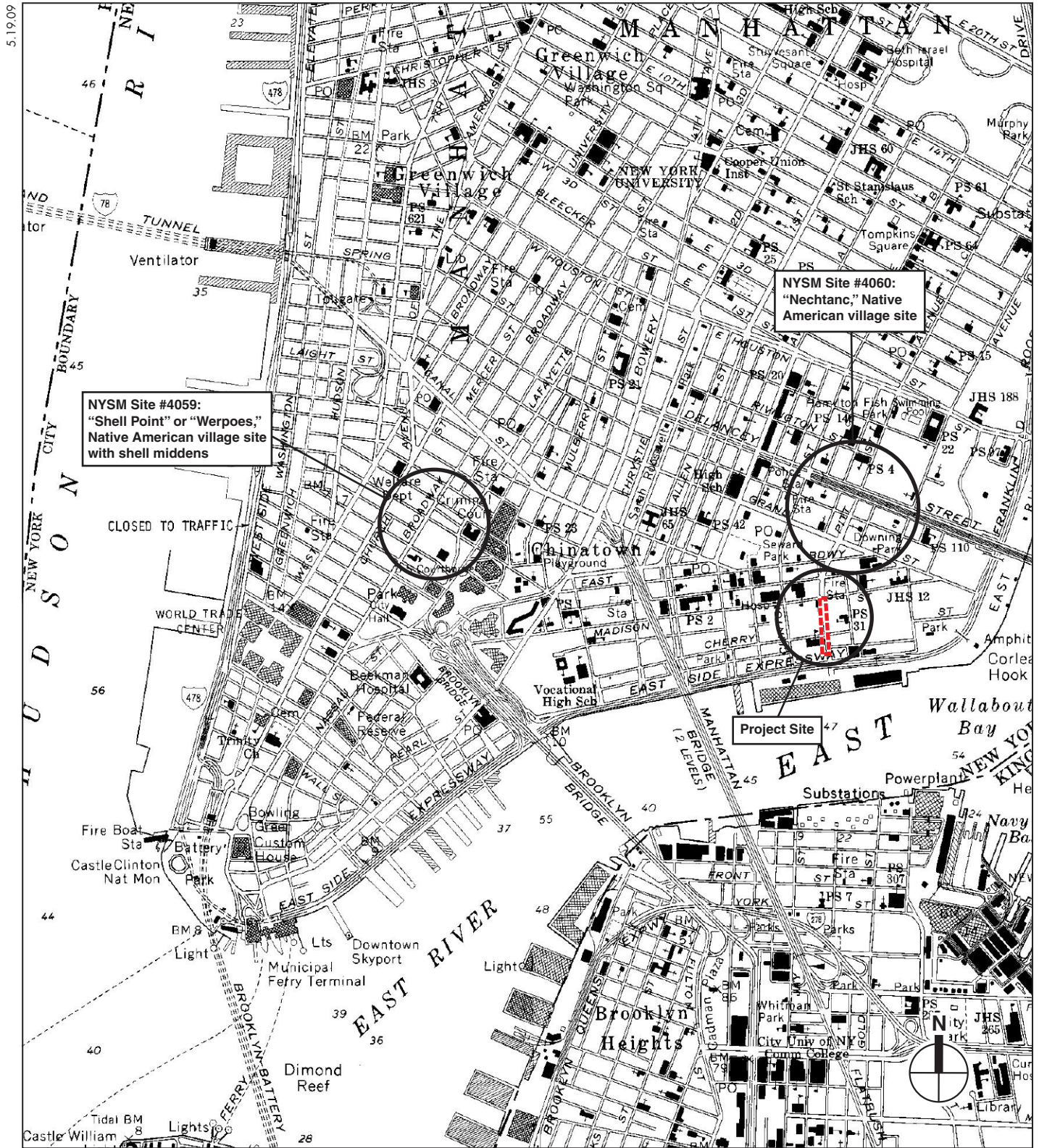
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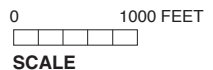
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Figures

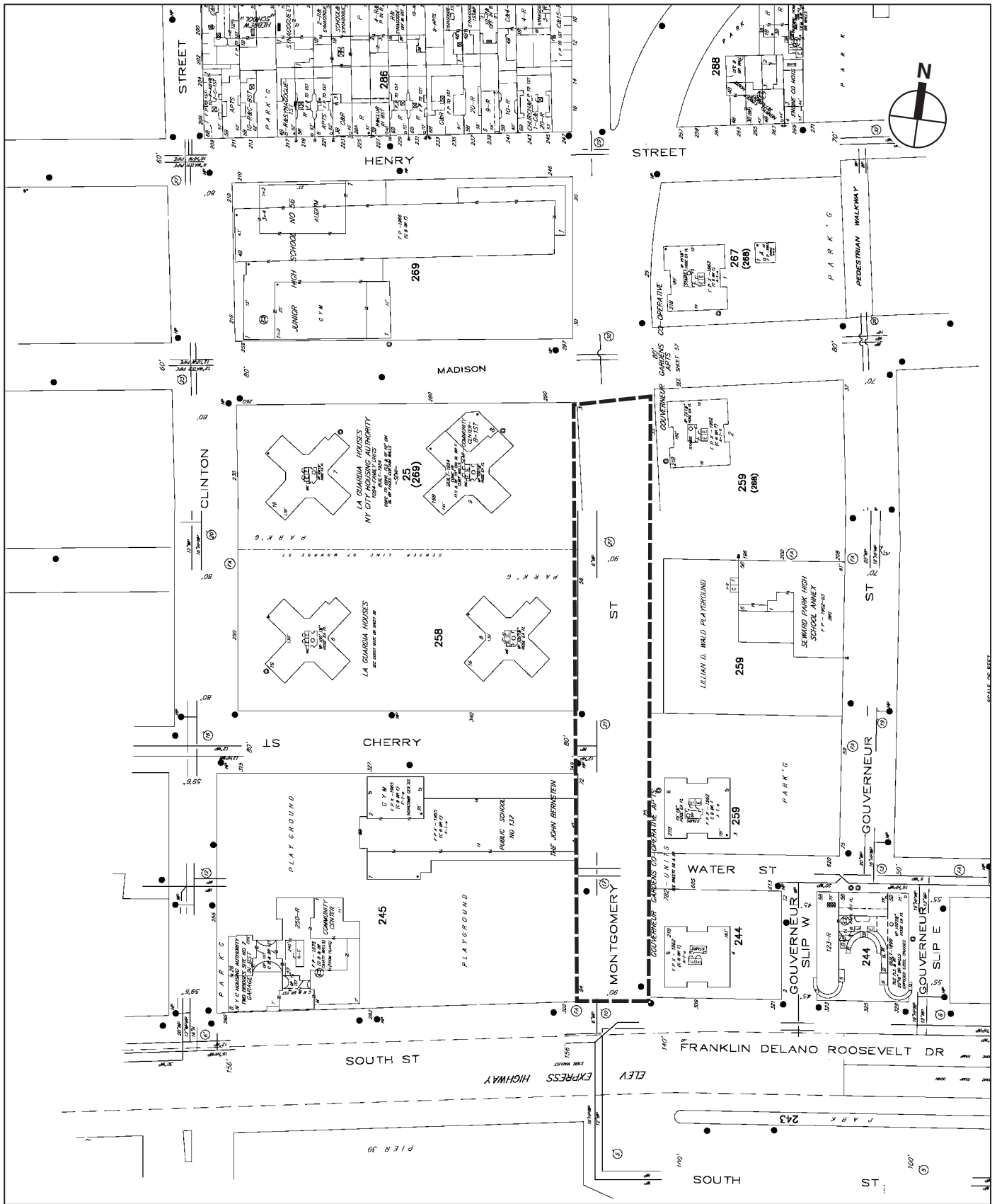


The location for both prehistoric archaeological sites has been approximated based on a map showing Native American place names (Grumet 1981: 68) as well as documentary evidence which describes the site (Historical Perspectives 2003, Louis Berger Group 2004, Sutphin 1997)



 Archaeological APE

Project Location and Location of Precontact Archaeological Sites USGS Map, Brooklyn and Jersey City Quadrangles

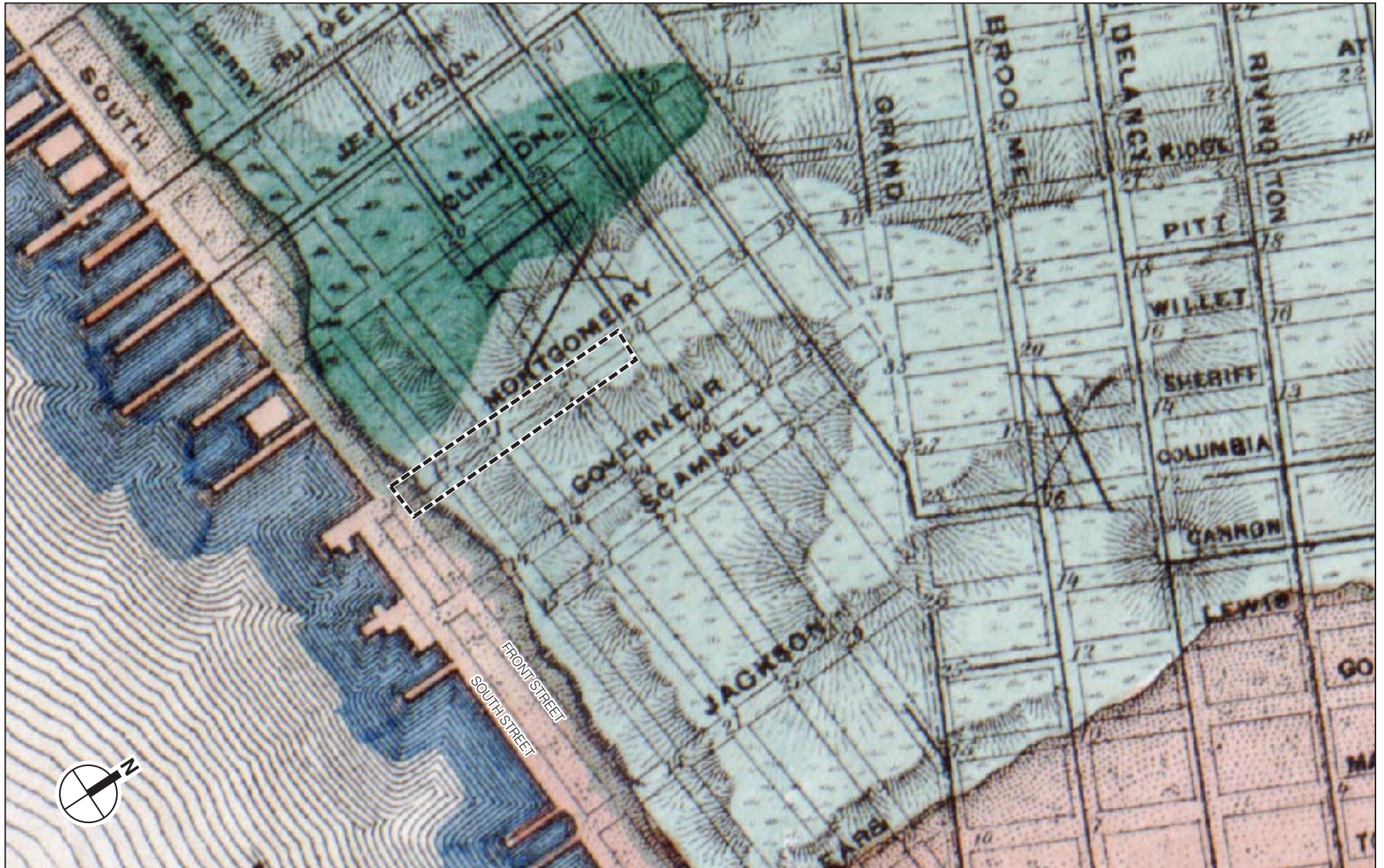


Archaeological APE



Area of Potential Effect Sanborn Insurance Map, 2005

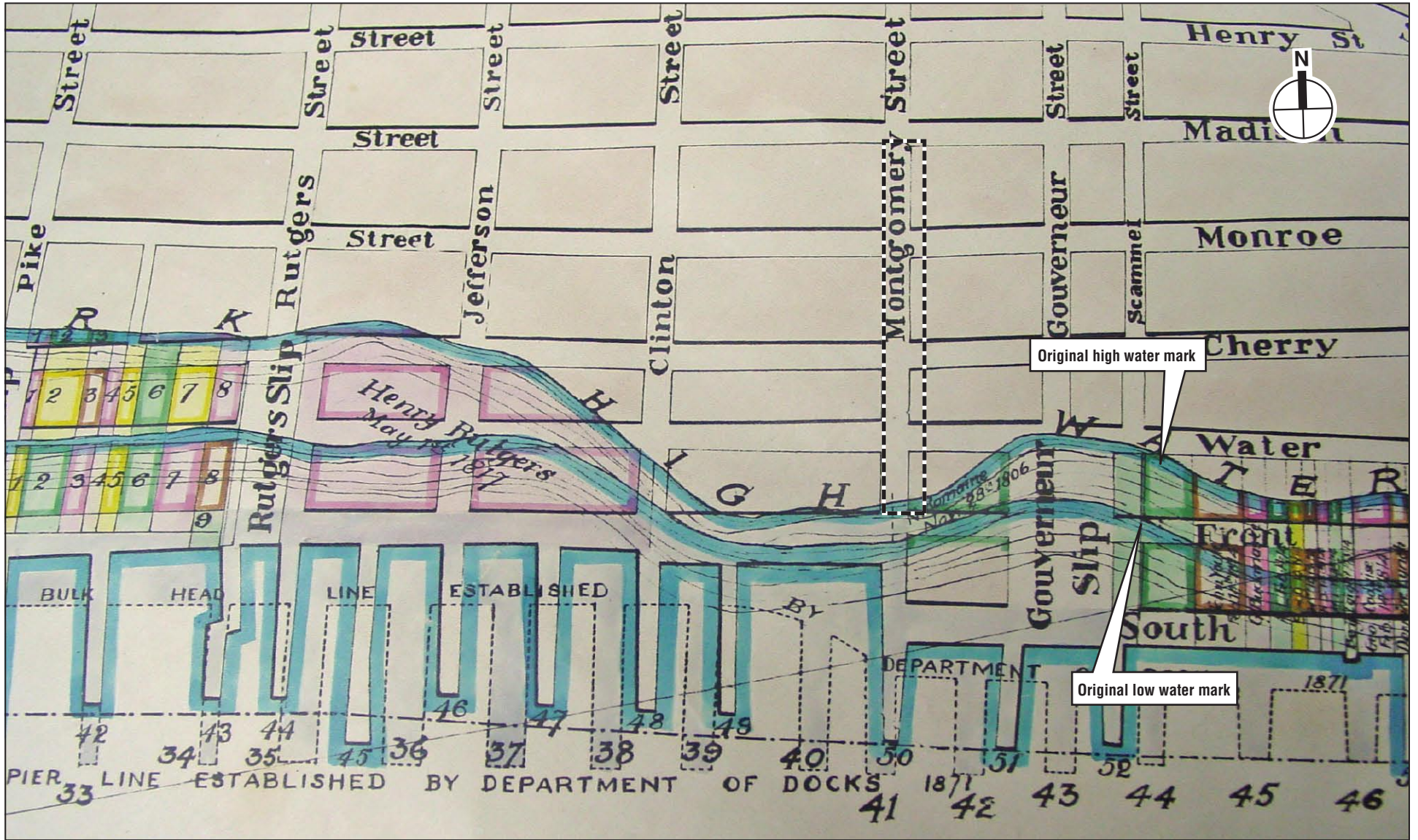
Figure 2



 Approximate Archaeological APE

NO SCALE

Sanitary and Topographical Map of the City and Island of New York
E. Viele, 1865
Figure 3



 Archaeological APE

NOT TO SCALE

Map showing original high and low water marks.
From the Manhattan Topographical Bureau, 1638-1873



 Archaeological APE

0 200 500 FEET
SCALE

NOTE: This map has been georeferenced using ArcGIS software, but due to the realignment of the streetbeds during the historic period, the APE as depicted above may not include the entire modern streetbed of Montgomery Street.

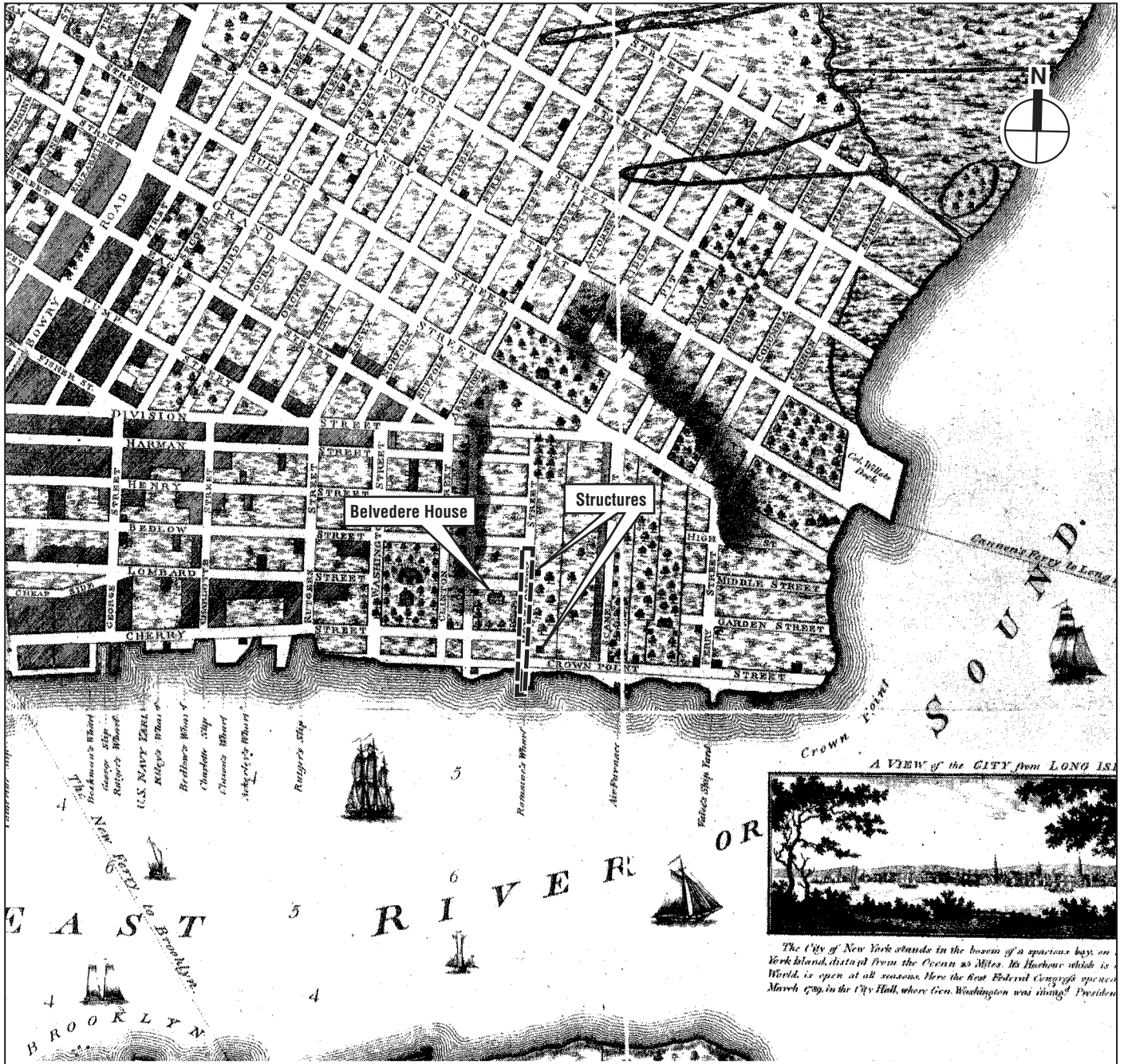
**Plan of the City of New York, 1766
B. Ratzer Map, 1776**



 Archaeological APE

NOT TO SCALE

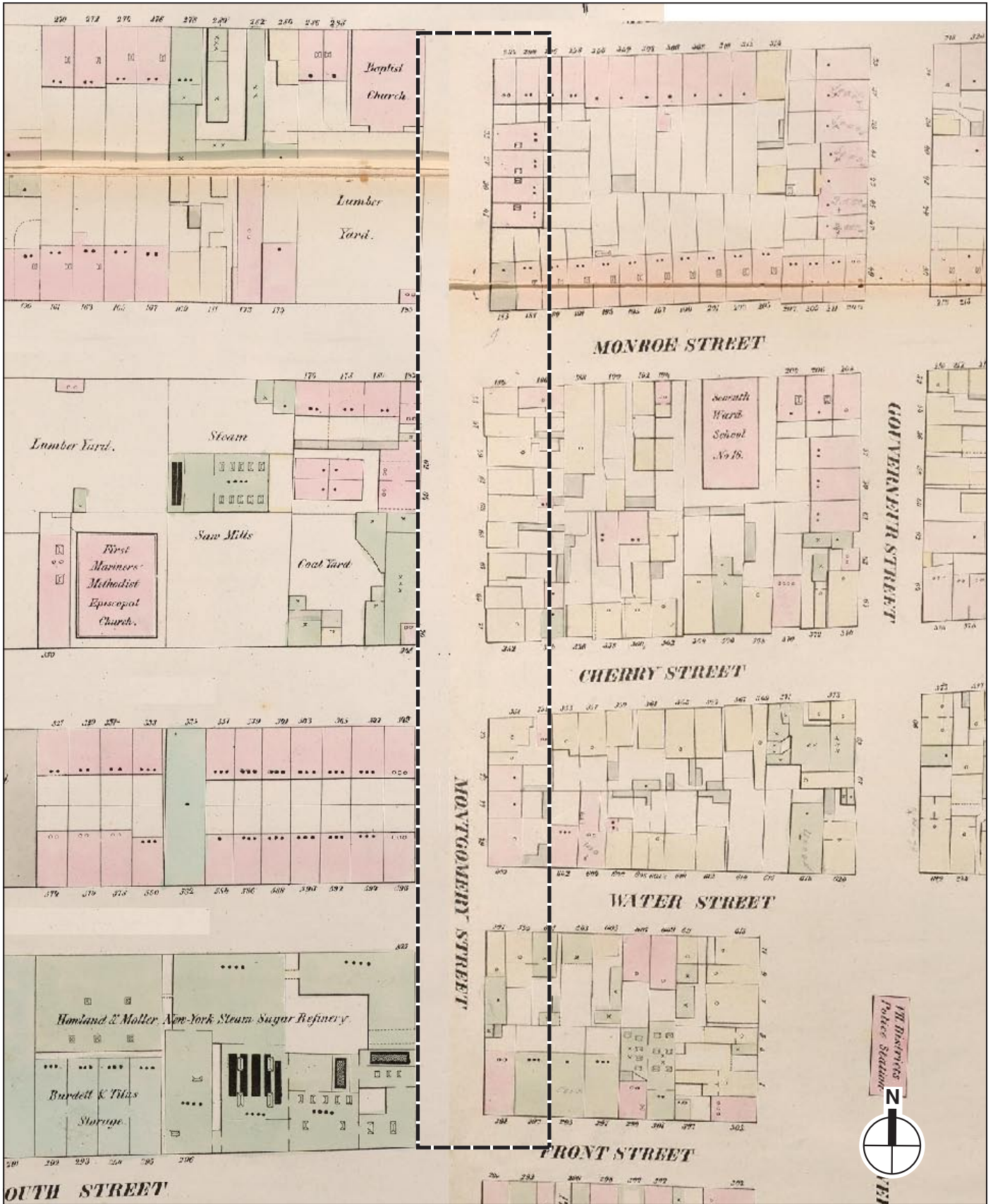
“The Landmark Map”, depicting Revolutionary War fortifications and batteries.
I.N.P. Stokes, 1967



Archaeological APE

NOT TO SCALE

**A New and Accurate Plan of the City of New York.
Taylor and Roberts, 1797**



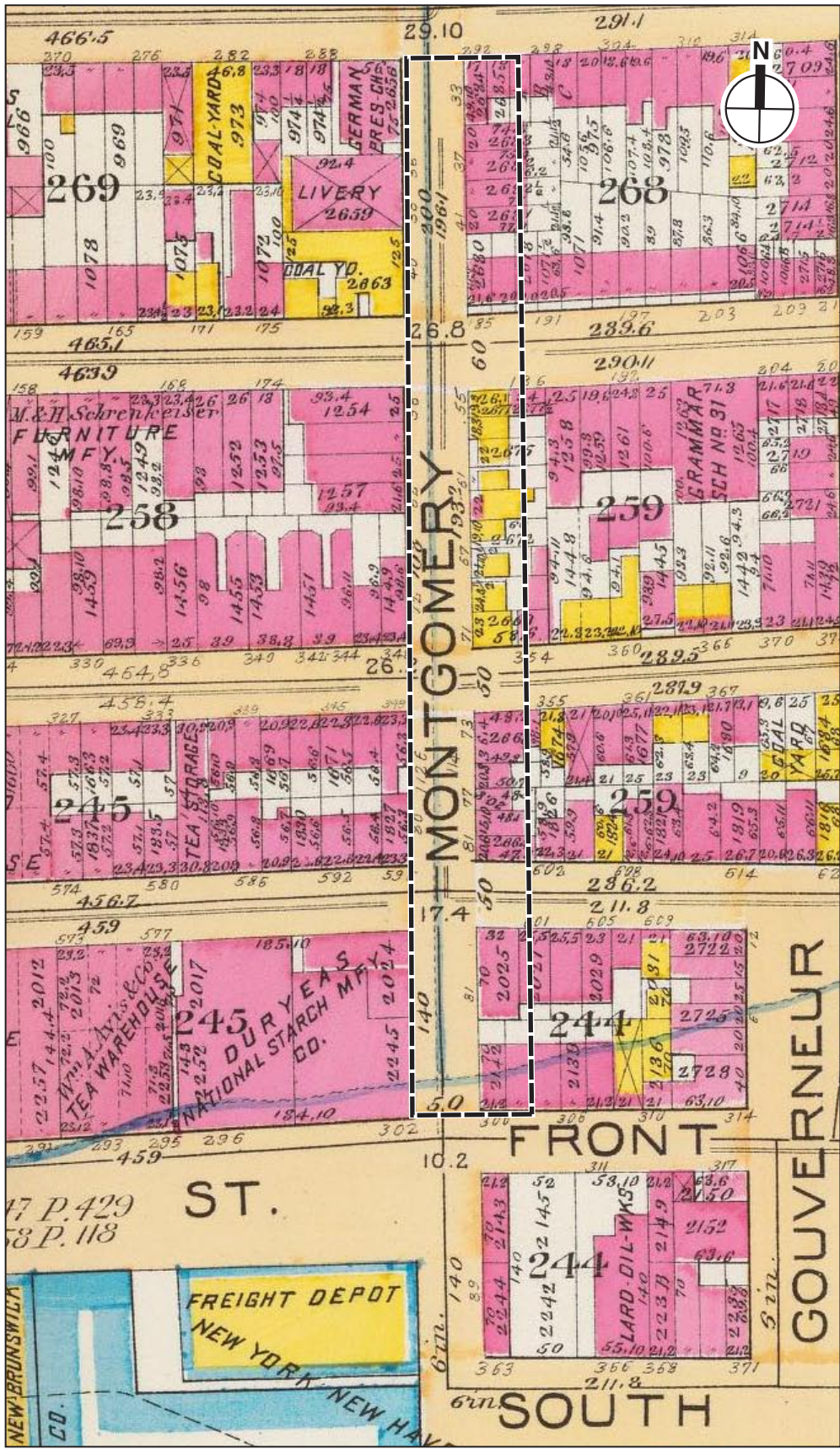
Approximate Archaeological APE

0 200 500 FEET
SCALE

NOTE: The above map is a composite of several plates and because of inaccuracies in the original, the plates cannot be properly aligned.

Map of the City of New York. W. Perris, 1852

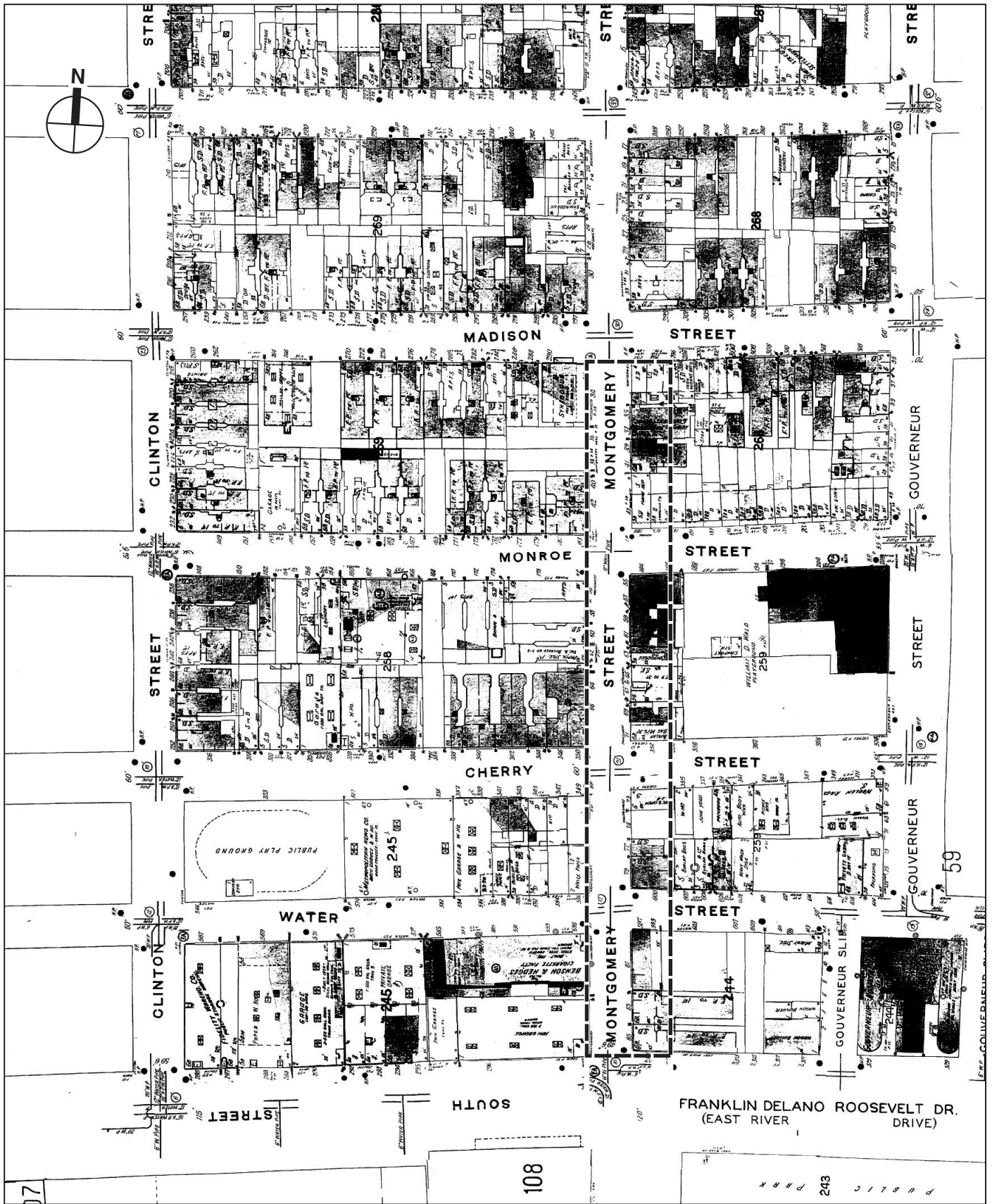
Figure 8



 Archaeological APE







Atlas of the City of New York.
G.W. Bromley, 1891



 Archaeological APE

0 200 FEET
SCALE



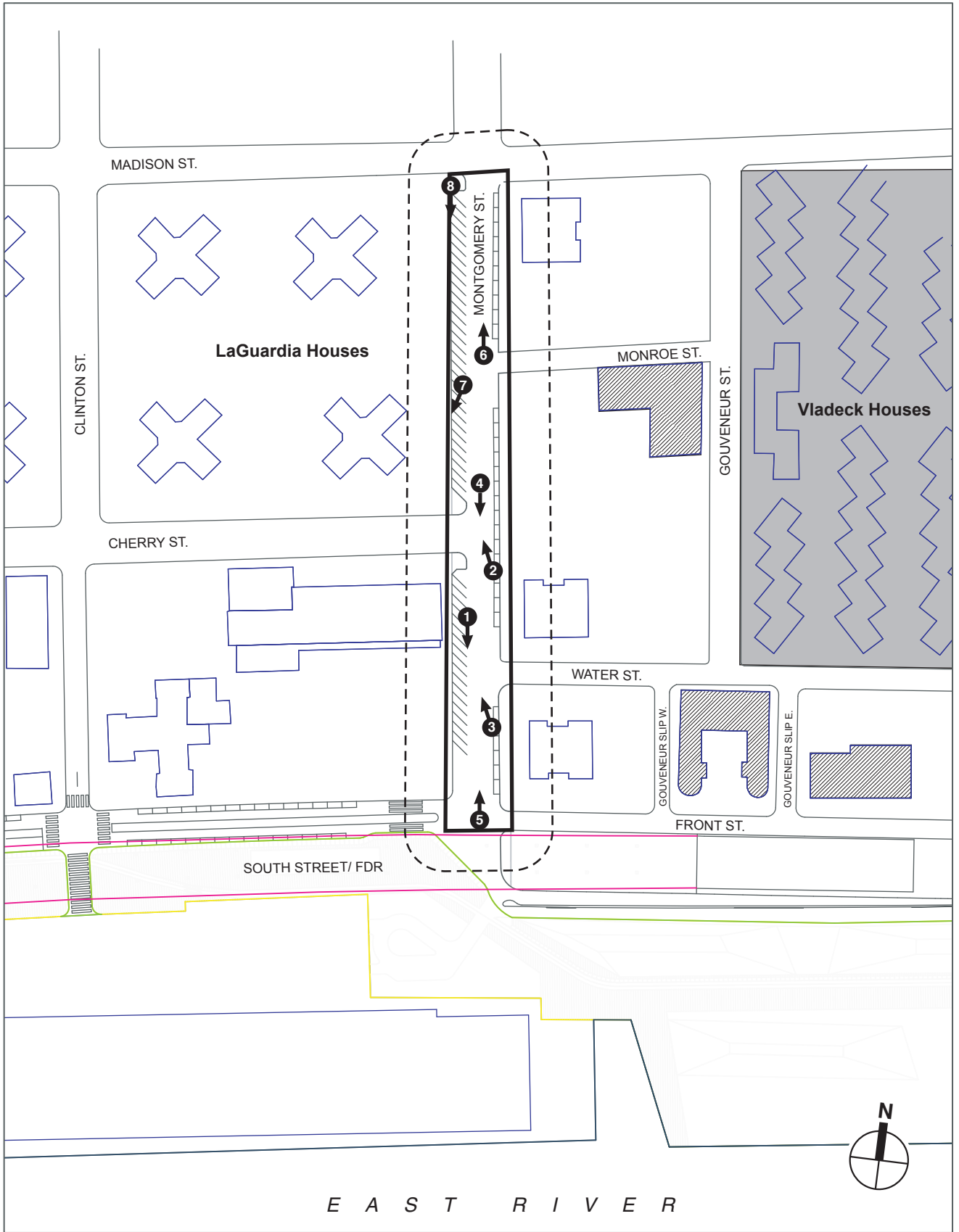
-  Anticipated Boundary of Construction
-  Areas Sensitive for Landfill and Landfill Retaining Devices
-  Areas Sensitive for Shaft Features
-  Areas Disturbed by Basement Excavation
-  Areas Where Additional Archaeological Research is Recommended Based on Current Project Plans

0 100 FEET
SCALE

**Areas of Archaeological Sensitivity.
Sanborn Insurance Map, 1905**

Figure 11

Photographs



-  Project Site Boundary
-  Photograph View Direction and Reference Number





Streetbed of Montgomery Street; looking southwest 1



Southwest corner of Montgomery and Cherry Streets; looking northwest 2



Montgomery Street at Water Street, looking northwest 3



Montgomery Street at Cherry Street; looking south 4



Montgomery Street at South Street; looking north 5



Montgomery Street; looking north toward Cherry Street 6



Western side of Montgomery Street; looking southwest 7



Western side of Montgomery Street; looking south from Cherry Street 8



Aerial Photograph, 2006 9

Appendices

Appendix 1: Lot History: 292 Madison Street (33 Montgomery Street)

Table 1-a
Lot History Summary: 292 Madison Street (33 Montgomery Street)

Year	Map	Directory	Census -- Head of House	Deeds - Grantor	Deeds - Grantee
1822				John Jacob Astor	Samuel Jones, Jr.
1823				Samuel and Catharine S. Jones	Stephen Whitney
				Farmers Fire Insurance and Loan Company	Stephen Whitney
1829		William Orr			
1830			William Orr (Listed as living in Ward 7, no specific address provided)		
1847				Stephen Whitney	Richard C. McCormick
1850			Joseph Carson (Listed as living in Ward 7, District 2, no specific address provided)		
			Stephen Halsey (Listed as living in Ward 7, District 2 no specific address provided)		
1852	Lot is occupied by a second class brick or stone dwelling with a store; structure has an open rear yard to the south.	Joseph Carson			
1853				Richard McCormick	George Jardine
				Richard McCormick	Joseph Carson
1857	A small extension now occupies the western third of the rear yard. It is labeled second class brick or stone dwelling				
1860			George Jardine (Listed as living in Ward 7, District 5, no specific address provided)	Joseph Carson	Henry Stucke
1862				Stephen Whitney (exrs of)	George R.J. Bowdoin, Francis M. Babcock, and Samuel Suydam (commissioners)

Table 1-a
Lot History Summary: 292 Madison Street (33 Montgomery Street)

Year	Map	Directory	Census -- Head of House	Deeds - Grantor	Deeds - Grantee
				Estate of Stephen Whitney	William Whitney (trustee)
				Estate of Stephen Whitney	Ferdinand Suydam, Joan Pore, Phillips Phoenix, George Henry Warren, Trustees Will of Whitney Stephen
1867		Bernard Baumann			
1868				Exc. And Exrs of Stephen and Margaret L. Whitney	George Aery
				Exrs and Trustees of Stephen Whitney	Exrs of Henry Studke
1869		Harris C. Fahrenstock, Thomas Clerke, and Anthony W. Lindemann			
1870			William Linderman Patrick Mone		
1880			John Halgney Mary Higgins Herman Shlo		
1885	The lot is now entirely covered by a brick structure.				
1888				Exrs and Trustees of Stephen Whitney, Phillips Phoenix and George Henry Warren, Trustees	The United States Trust Company of NY, trustee will of Stephen Whitney
1890		James Cusick			
1894	Identical to the 1857 Perris Atlas, rear extension is shown to be 3 stories and the original structure 4 stories.				
1896				Admr of James Cusick	Patrick Courtney
				Patrick F. Courtney	Kate Cusick

Appendix 1: Lot History: 292 Madison Street (33 Montgomery Street)

Table 1-a
Lot History Summary: 292 Madison Street (33 Montgomery Street)

Year	Map	Directory	Census -- Head of House	Deeds - Grantor	Deeds - Grantee
1922	The rear extension has been replaced with a 4-story structure which occupies a greater portion of the rear yard.				
1933				Henrietta KL. Masters, formerly Warner	J. Frederick Kevnochan, trustees of Frederic/Whitney Mary S. Kevnochan
1955				Mary S. Kernochan (trus of Whitney)	Pearl Scholoman
1976	Lot has been razed and is now incorporated into the streetbed of Montgomery Street.				
Notes: Only deeds pertaining to this lot specifically have been included within this summary table; See below for additional information.					

Table 1-b

Historic Directory Entries for 292 Madison Street (33 Montgomery Street)

Directory Year	Name	Occupation	Work or Primary Address	Home Address
1829	William Orr	Grocer	292 Madison	-----
1852	Joseph Carson	grocer	292 Madison	-----
1867	Bernard Baumann	butcher	33 Montgomery	-----
1869	Harris C. Fahrenstock	banker	20 Wall	292 Madison
1869	Thomas Clerke	Carpenter	33 Montgomery	281 Henry
1869	Anthony W. Lindemann	grocer	292 Madison	35 Montgomery
1890	James Cusick	milk	292 Madison	-----
Sources: Directories accessed at www.ancestry.com and www.historicmapworks.com				

Appendix 1: Lot History: 292 Madison Street (33 Montgomery Street)

Table 1-c
Census Records for 292 Madison Street (33 Montgomery Street)

Census Year	Location of Residence	Name	Occupation	Listed Age(s)	Place of Birth
1830	Ward 7, NYC	William Orr	Not listed	1 FWM 40<50 1 FWF 40<50	Not listed
1850	Ward 7, District 2, NYC	Joseph Carson Elizabeth Carson Eliza Carson George Carson Martha Beaty Martha Beaty (sic) Peter Dobson	Grocer Spar maker Clerk	28 62 24 21 17 16 15	N.Y. Ireland N.Y. " " " Ireland
	(same building as above)	Emeline Collins William N. Collins Hannah E. Collins	Clerk	35 19 20	N.Y. " "
	(same building as above)	Wash. J. Anthony Mary N. Anthony	Baker	37 25	Conn. Ireland
	(same building as above)	J.D. Reed Mary Reed Mary Reed [illegible]	Carpenter	35 30 62	N.Y. " "
	Ward 7, District 2, NYC	Stephen L. Halsey Ann Strauss Mary Gelang		26 25 28	N.Y. Germany Ireland
1860	Ward 7, District 5, NYC	George Jardine Hannah Jardine Frederick Jardine Dudley Jardine Ellen O'Brien	Organ Builder Book Seller Organ Builder Servant	58 56 23 21 25	England " " N.Y. Ireland
	(same building as above)	Joseph P. Jardine Grace Jardine Annie Jardine	Organ Builder	25 24 2	England N.Y. "
1870: 1 st enumeration	Ward 7, District 2, NYC	Anthony Lindemann Anne Lindemann John Lindemann Henry Lindemann William Lindemann Charles Lindemann George Lindemann Charles Prousen	Grocer Keeping House	44 27 15 13 11 3 1 20	Prussia " N.Y. " " " " "
	(same building as above)	David Thorn Ann Thorn William Thorn Ann Thorn Louisa Thorn Adoline Thorn Emma Thorn Elena Thorn Jacob Smith Abraham Troy	[illeg] House Carpenter Keeping House Clerk in Store Saleswoman in Store	62 47 24 22 18 15 13 8 21 26	N.J. N.Y. " " " " " " " "
	(same building as above)	Patrick Moan Ann Moan Edward Moan Thomas Moan Mary Moan Catherine Moan	Liquor Dealer Keeping House	37 30 8 6 4 2	Ireland N.Y. " " " "

Table 1-c (continued)
Census Records for 292 Madison Street (33 Montgomery Street)

Census Year	Location of Residence	Name	Occupation	Listed Age(s)	Place of Birth
1870: 2 nd enumeration	33 Montgomery Street	William Linderman	(Ret) Grocer	45	Germany
		Ann Linderman		30	"
		Frederick Linderman		16	N.Y.
		Henry Linderman		12	"
		William Linderman		10	"
		Charles Linderman		4	"
		George Linderman		3	"
		Charles Clausen		20	Germany
		Matilda Nelson		23	Sweden
		Patrick Mone	Laborer	37	Ireland
		Ann Mone		31	"
		Edward Mone		8	N.Y.
		Thomas Mone		7	"
		Mary Mone		5	"
		Catharine Mone		3	"
John Mone		1	"		
1880	33 Montgomery Street	John Halgney	Clerk in Store	32	Ireland
		Bridget Halgney	Keeping House	27	"
		John Halgney	At School	7	"
		Peter Halgney	"	5	"
		Edward Halgney		4	N.Y.
		James Halgney		2	"
		Joseph Halgney		³ / ₁₂	"
		Francis Halgney		³ / ₁₂	"
	(same building as above)	Mary Higgins	Seamstress	29	Ireland
		Nannie Higgins	At School	11	N.Y.
		Maggie Higgins	"	9	"
		Margaret Eustace	Keeping House	32	Ireland
		Marke Baume	Butler	30	Poland
		Jennie Baume	Keeping House	20	N.Y.
	(same building as above)	Philip Baume		1	"
		Herman Shlo	Grocer	29	Hanover
		John Shlo	Clerk in Store	23	"
<p>Notes: FWM = Free White Male, FWF = Free White Female Census records dating prior to 1870 do not list street addresses. Individuals listed in the above table before 1870 may not have lived on the property at the time of each census, even if deed and directory research indicates that they may have lived on or owned the property at one time. In addition, the 2nd enumeration of the 1870 census did not differentiate between households within the same building.</p> <p>Sources: Census ledgers accessed at www.ancestry.com</p>					

Appendix 1: Lot History: 292 Madison Street (33 Montgomery Street)

**Table 1-d
Deeds for Block 268, Lot 34**

Block #	Historic Lot #	Date	Grantor	Grantee	Liber	Page	Remarks
268			NO INSTRUMENTS OF RECORD 1654-1784				
268	not lotted	10/7/1785	Isaac Stoutenburgh and Philip Van Cortlandt (commissioners in forfeiture)	Nicholas Gouverneur	forfeiture estates	93	sale no. 173
268	not lotted	10/16/1788	Isaac Stoutenburgh and Philip Van Cortlandt (Commissioners in Forfeiture)	Lewis Ogden	45	193	
268			NO INSTRUMENTS OF RECORD 1789-1792				
268	not lotted	7/23/1793	Lewis R. Morris	Nicholas Romayne	49	154	
268	not lotted	7/24/1793	Anthony Van Dam	Lewis R. Morris	49	156	
268	not lotted	1/11/1796	Peter Hill; Lewis and Margaret Ogden	Nicholas Gouverneur	51	64	
268	not lotted	3/26/1796	Lewis Ogden	Nicholas Gouverneur	52	37	
268	not lotted	9/24/1796	Evert Byvanck	Nicholas Low	52	85	
268	not lotted	2/28/1799	John and Catharine Quackenbush	Peter Ogilvie	56	227	
268	not lotted	3/5/1799	Lewis and Margaret Ogden	Peter Ogilvie	56	244	
268	not lotted	7/9/1799	Isaac Stoutenburgh and Philip Van Cortlandt (Commissioners in Forfeiture)	Nicholas Romayne	56	499	
268	not lotted	7/9/1799	Nicholas Gouverneur	Nicholas Romayne	56	500	
268	not lotted	7/9/1799	Richard Varick, Alexander Hamilton, Nathaniel Pendleton (Arbitrators to settle boundary between lands of Nicholas Bayard and Nicholas Gouverneur)	Award	56	501	
268	not lotted	7/10/1799	Nicholas Romayne	Nicholas Gouverneur	56	505	
268	not lotted	4/10/1800	Nicholas Gouverneur	Nicholas Romayne	58	64	
268			NO INSTRUMENTS OF RECORD 1801-1805				
268	not lotted	7/2/1806	Nicholas Romayne	Nathaniel Paulding, trustee for Sarah Cornice	72	498	Life Estate
268			NO INSTRUMENTS OF RECORD 1807-1814				

East River Waterfront Access Project – Montgomery Street Phase 1A Archaeological Documentary Study

**Table 1-d
Deeds for Block 268, Lot 34**

Block #	Historic Lot #	Date	Grantor	Grantee	Liber	Page	Remarks
268	1-4 incl, 30-38 incl.	12/28/1822	John Jacob and Sarah Astor	Samuel Jones, Jr.	163	220	
268	1-4 incl, 30-38 incl.	12/26/1823	Samuel and Catharine S. Jones	Stephen Whitney	117	423	
268	1-4 incl, 30-38 incl.	12/26/1823	Farmers Fire Insurance and Loan Company	Stephen Whitney	170	224	
268	not lotted	9/24/1832	Hester Gouverneur, widow of Nicholas	Robert and Emily C. Tillotson and Thomas and Maria C. Cadwalder	288	378	
268	not lotted	3/30/1833	Thomas and Johanna Blydenburgh	George Richard and Thomas Connor	293	433	
268	not lotted	8/13/1845	Eurotas P. Hastings, assignee of Edward B. Bostwick	Thomas R. Lovett	466	279	
268	not lotted	6/8/1846	Exrs of Isaac Halsey	Stephen Ludlam Halsey	479	309	
268	not lotted	6/8/1846	William, Marie, Isaac, Harriet, Isaac Jr., Moses E., and Sarah Halsey, Eliza T. Hunter, William Plummer, Lovin and Rebecca E. Ingersoll, and Ephram Ely	Stephen Ludlam Halsey	479	318	
268	33	10/18/1847	Stephen Whitney	Richard C. McCormick	494	447	Lease
268	not lotted	3/1/1848	Stephen Whitney	Richard C. McCormick	503	180	Lease
268	not lotted	2/3/1849	Stephen L. Halsey	William Halsey	514	340	
268	not lotted	1/31/1851	William B. and John. J. Astor, Jr.	Ellen Godfrey	558	553	Lease
268	not lotted	2/11/1851	Richard C. McCormick	Thomas Warren	561	538	Asst. of lease
268	not lotted	8/4/1852	Richard C. McCormick	Henry Bauscher	605	451	Asst. of lease
268	28-34 incl	8/1/1853	Richard McCormick	George Jardine	638	391	Asst. of lease
268	34	5/17/1853	Richard McCormick	Joseph Carson	648	50	Asst. of lease
268	34	5/10/1860	Joseph Carson	Henry Stucke	814	115	Asst. of lease
268	1-11 incl, 12-25 incl, 28-38 incl.	1/6/1862	Stephen Whitney (exrs of)	George R.J. Bowdoin, Francis M. Babcock, and Samuel Suydam (commissioners)	849	316	Appointment of Commissioners
268	4, 5, 6, 12, 13, 14, 34, 35, 36	1/6/1862	Estate of Stephen Whitney	William Whitney (trustee)	849	350	
268	4, 5, 6, 13, 34, 35, 36	1/6/1862	Estate of Stephen Whitney	Ferdinand Suydam, Joan Pore, Phillips Phoenix, George Henry Warren, Trustees Will of Whitney Stephen	849	408	

Appendix 1: Lot History: 292 Madison Street (33 Montgomery Street)

**Table 1-d
Deeds for Block 268, Lot 34**

Block #	Historic Lot #	Date	Grantor	Grantee	Liber	Page	Remarks
268	not lotted	7/28/1863	James and Anna C. Keane	Samuel B.H. Judah	882	368	
268	not lotted	7/28/1863	Samuel B.H. Judah	James Keane	882	370	
268	34	5/4/1868	Exc. And Exrs of Stephen and Margaret L. Whitney	George Aery	1057	232	Asst. of lease
268	34	5/4/1868	Exrs and Trustees of Stephen Whitney	Exrs of Henry Studke	1057	235	Lease
268	4-6 incl, 9-11 incl, 13, 14, 29, 31, 34-36 incl.	5/3/1888	Exrs and Trustees of Stephen Whitney, Phillips Phoenix and George Henry Warren, Trustees	The United States Trust Company of NY, trustee will of Stephen Whitney	2138	178	
268	not lotted	8/19/1891	Elizabeth Graham, widow of George	Rejctment of provisions under will of George Graham	6	119	
268	34	4/22/1896	Admr of James Cusick	Patrick Courtney	35	250	Asst. of lease
268	34	4/22/1896	Patrick F. Courtney	Kate Cusick	35	252	
268	not lotted	3/10/1897	Agnes M. Moran	Phillip Kotlowsky and Barnet Levy	40	199	
268	not lotted	6/5/1923	Max Hirsch, Morris Talgerman, Margaret Wertzer	Agreement with [illegible] Savings Institution	3363	228	3322/294
268	34	2/2/1933	Henrietta KL. Masters, formerly Warner	J. Frederick Kevnochan, trustees of Frederic/Whitney Mary S. Kevnochan	4190	27	AM/48/14
268	34	11/3/1955	Mary S. Kernochan (trus of Whitney)	Pearl Scholoman	5577	445	
Sources: Grantor/Grantee indices on file at the Manhattan City Register.							

*

Appendix 2:

Lot History: 294 Madison Street

**Table 2-a
Lot History Summary: 294 Madison Street**

Year	Map	Directory	Census - Head of House	Deeds- Grantor	Deeds- Grantee
1822				John Jacob and Sarah Astor	Samuel Jones, Jr.
1823				Samuel and Catharine S. Jones	Stephen Whitney
				Farmers Fire Insurance and Loan Company	Stephen Whitney
1829		Andrew Waters			
		Peter Stalker			
1830			Andrew Waters		
1847				Stephen Whitney	Richard C. McCormick
1852	Lot is occupied by a brick or stone dwelling with an open rear yard to the south.	Jonathan B. Houghton			
1853				Richard McCormick	Stephen Whitney
				Richard McCormick	George Jardine
1862				Stephen Whitney (exrs of)	George R.J. Bowdoin, Francis M. Babcock, and Samuel Suydam (commissioners)
				Estate of Stephen Whitney	Caroline Sudyam Whitney
				Estate of Stephen Whitney	William Whitney, Ferdinand Sudyam, John Dove, George Henry Warren, Phillips Phoenix, Trustees of Stephen Whitney
1867		John Scully			
1869		Edward J. Hogan Michael Leonard John Scully Robert Searles John B. Wallwork			
1870			Edward Hogan Robert McCollugh William Schuyler		

**Table 2-a
Lot History Summary: 294 Madison Street**

Year	Map	Directory	Census - Head of House	Deeds- Grantor	Deeds- Grantee
1878				Supreme Court New York County Report of Commissioners in Partition	Plaintiffs Stephen S. Whitney, Josephine Whitney, his wife, Mary Skerchnan, J. Frederic, her husband; Against Mary C. Warren and George K. Warren, her husband, defendants
1880			Thomas O'Brady, Edward Hogan		
1890		John Chosholm Bartholemew Owens			
1905	Structure is shown to be a 3-story dwelling with basement and attic. Rear yard is undeveloped.				
1925				Miriam Blumberg Hyman and Laura Kohumitsky	Mary C. Warren, exrs and trus of George H. Whitney/trus Simon Brodsky
1926				Hyman and Laura Kohumitsky	Benjamin and Samuel Cohen
1930				Benjamin and Samuel Cohen	Agreement
1931				Samuel Cohen	Benjamin Cohen
1951	Entire lot and lot immediately to the east have been redeveloped with a 4-story structure. The former rear yard area has been developed with a 1-story structure with no basement.				
1976	Montgomery Street has been widened and now covers former lot.				
Notes: Only deeds pertaining to this lot specifically have been included within this summary table; See below for additional information.					

**Table 2-b
Historic Directory Entries for 294 Madison Street**

Directory Year	Name	Occupation	Work or Primary Address	Home Address
1829	Andrew Waters	Cartman	294 Madison	-----
1829	Peter Stalker	Baker	294 Madison	-----
1852	William H. Anderson	Carp.	294 Madison	-----
1852	Jonathan B. Houghton	none	294 Madison	-----
1867	John Scully	none	-----	294 Madison
1869	Edward J. Hogan	Physician	-----	294 Madison
1869	Michael Leonard	Clerk	-----	294 Madison
1869	John Scully	Wire	-----	294 Madison
1869	Robert Searles	Carman	-----	294 Madison
1869	John B. Wallwork	Clerk	-----	294 Madison
1890	John Chosholm	Engineer	-----	294 Madison
1890	Bartholemew Owens	Police	-----	294 Madison
Sources: Directories accessed at www.ancestry.com and www.historicmapworks.com				

Table 2-c
Census Records for 294 Madison Street

Census Year	Location	Name	Occupation	Listed Age	Place of Birth
1830	Ward 7, NYC	Andrew Waters	Not listed	1 FWM 30<40 1 FWF 30<40 1 FWF 0<5 1FWF 5<10 1FWF 10<15	Not listed
1870 (1 st enumeration)	Ward 7, NYC	Edward Hogan H.D. Hogan Emily Flannery	Doctor School Teacher	24 30 16	
	(same building as above)	William Schuyler Louise Schuyler Robert Schuyler Leah Schuyler George Schuyler Cora Schuyler James Hamlin	Shipwright Keeping House Steward on Ship	35 29 7 5 3 3 mos. 38	N.Y. " " " " " England
	(same building as above)	Robert L. McCullery Catherine McCullery	Car man Keeping House	22 21	N.Y. " "
	(same building as above)	John Scully	Wine Dealer	27	N.Y.
1870 (2 nd enumeration)	294 Madison Street	Edward Hogan Honora Hogan Emily Flannery Mary Tighe Robert McCollugh Catharine McCollugh William Schuyler Louisa Schuyler Robert Schuyler Leah Schuyler George Schuyler	Physician Cartman Caulker	26 34 17 62 21 21 32 30 9 6 3	N.Y. " " Ireland N.Y. " " " " " "
1880	294 Madison Street	Thomas O'Brady Helisha O'Brady	Clerk in Store Keeping House	41 35	Ireland "
1880	294 Madison Street	Edward Hogan Nora Hogan Annie Rogers Mary Mulloy	Physician School Teacher Domestic Servant "	33 42 28 20	Ireland " Prussia Ireland

Notes:

FWM = Free White Male, FWF = Free White Female

Census records dating prior to 1870 do not list street addresses. Individuals listed in the above table before 1870 may not have lived on the property at the time of each census, even if deed and directory research indicates that they may have lived on or owned the property at one time. In addition, the 2nd enumeration of the 1870 census did not differentiate between households within the same building.

Sources: Census ledgers accessed at www.ancestry.com.

Appendix 2: Lot History: 294 Madison Street

**Table 2-d
Deeds for Block 268, Lot 33**

Block #	Historic Lot #	Date	Grantor	Grantee	Liber	Page	Remarks
268	1-4 incl, 30-38 incl.	12/28/1822	John Jacob and Sarah Astor	Samuel Jones, Jr.	163	220	
268	1-4 incl, 30-38 incl.	12/26/1823	Samuel and Catharine S. Jones	Stephen Whitney	117	423	
268	1-4 incl, 30-38 incl.	12/26/1823	Farmers Fire Insurance and Loan Company	Stephen Whitney	170	224	
268	33	10/18/1847	Stephen Whitney	Richard C. McCormick	494	447	Lease
268	33	11/21/1853	Richard McCormick	Stephen Whitney	634	470	Asst. of lease
268	28-34 incl	8/1/1853	Richard McCormick	George Jardine	638	391	Asst. of lease
268	1-11 incl, 12-25 incl, 28-38 incl.	1/6/1862	Stephen Whitney (exrs of)	George R.J. Bowdoin, Francis M. Babcock, and Samuel Suydam (commissioners)	849	316	Appointment of Commissioners
268	7-11, 14, 15, 30-33, 39	1/6/1862	Estate of Stephen Whitney	Caroline Sudyam Whitney	849	350	Examine 6
268	7, 8, 15, 30, 32, 33	1/6/1862	Estate of Stephen Whitney	William Whitney, Ferdinand Sudyam, John Dove, George Henry Warren, Phillips Phoenix, Trustees of Stephen Whitney	849	370	
268	32, 33	2/8/1878	Supreme Court New York County Report of Commissioners in Partition	Plaintiffs Stephen S. Whitney, Josephine Whitney, his wife, Mary Skernochnan, J. Frederic, her husband; Against Mary C. Warren and George K. Warren, her husband, defendants	1435	324	
268	32, 33	3/27/1925	Miriam Blumberg	Mary C. Warren, exrs and trus of George H. Whitney/trus	3552	128	
268	32, 33	10/8/1925	Hyman and Laura Kohumitsky	Simon Brodsky	3632	239	
268	32, 33	1/5/1926	Hyman and Laura Kohumitsky	Benjamin and Samuel Cohen	3622	285	
268	32, 33	8/7/1930	Benjamin and Samuel Cohen	Agreement	4066	180	3622/285
268	32, 33	10/19/1931	Samuel Cohen	Benjamin Cohen	4149	24	3622/285
Notes: Additional deed records for Block 268 not categorized by individual lot numbers may be found in Table 1-d , in the previous appendix.							
Sources: Grantor/Grantee indices on file at the Manhattan City Register.							

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Appendix 3:

Lot History: 296 Madison Street

**Table 3-a
Lot History Summary: 296 Madison Street**

Year	Map	Directory	Census -- Head of Household	Deeds - Grantor	Deeds-Grantee
1822				John Jacob and Sarah Astor	Samuel Jones, Jr.
1823				Samuel and Catharine S. Jones	Stephen Whitney
				Farmers Fire Insurance and Loan Company	Stephen Whitney
1829		Erastus Thompson; Sayres Ames David Redner			
1830			Erastus Thompson Sayre Ames (Listed as living in Ward 7, no specific address provided)		
1840			Erastus Thompson (Listed as living in Ward 7, no specific address provided)		
1847				Stephen Whitney	Richard C. McCormick
1850			George C. Baker (Listed as living in Ward 7, District 2, no specific address provided)		
1852	Lot is occupied by a second class brick or stone dwelling; structure has an open rear yard to the south.	George C. Baker			
1853				Richard C. McCormick	Stephen Whitney
				Richard McCormick	George Jardine
1862				Stephen Whitney (exrs of)	George R.J. Bowdoin, Francis M. Babcock, and Samuel Suydam (commissioners)
1862				Estate of Stephen Whitney	Caroline Sudyam Whitney

**Table 3-a
Lot History Summary: 296 Madison Street**

Year	Map	Directory	Census -- Head of Household	Deeds - Grantor	Deeds- Grantee
1862 (cont'd)				Estate of Stephen Whitney	William Whitney, Ferdinand Sudyam, John Dove, George Henry Warren, Phillips Phoenix, Trustees of Stephen Whitney
1867		Walter O. Clegg			
1869		Miles B. Wheaton			
		John Young			
1870			John Young Miles B. Wheaton		
1878				Supreme Court New York County Report of Commissioners in Partition	Plaintiffs Stephen S. Whitney, Josephine Whitney, his wife, Mary Skernochnan, J. Frederic, her husband; Against Mary C. Warren and George K. Warren, her husband, defendants
1879					
1880			Thomas Millard Rudolph Zahn		
1890		Richard Miller; Ida Snell			
1896	A small 1-story extension has been constructed at the southern end of the structure; half of the rear yard remains open.				
1906	Structure is shown to be a 3-story dwelling with basement and attic.				
1925				Miriam Blumberg	Mary C. Warren, exrs and trus of George H. Whitney/trus
				Hyman and Laura Kohumitsky	Simon Brodsky
1926				Hyman and Laura Kohumitsky	Benjamin and Samuel Cohen

Appendix 3: Lot History: 296 Madison Street

**Table 3-a
Lot History Summary: 296 Madison Street**

Year	Map	Directory	Census -- Head of Household	Deeds - Grantor	Deeds-Grantee
1930				Benjamin and Samuel Cohen	Agreement
1931				Samuel Cohen	Benjamin Cohen
1943				Abraham Farber	Benjamin Cohen
1946				Benjamin Cohen	Esther Steinlaif, Sarah Kaplan, Jessie Feldman, Sadie Harris
1947				Esther Steinlaif, Sarah Kaplan, Jessie Feldman, Sadie Harris	Nathan and Rosalyn Schleifer
				Nathan and Rosalyn Schleifer and Abraham Farber	Extension and Agreement
1951	Entire lot and lot immediately to the west have been redeveloped with a 4-story structure. The former rear yard area has been developed with a 1-story structure with no basement.				
1976	Montgomery Street has been widened and now covers former lot.				
Notes: Only deeds pertaining to this lot specifically have been included within this summary table; See below for additional information.					

Table 3-b
Historic Directory Entries for 296 Madison Street

Directory Year	Name	Occupation	Work or Primary Address	Home Address
1829	Erastus Thompson	none	296 Madison	-----
1829	Sayres Ames	mariner	296 Madison	-----
1829	David Redner	shoemaker	296 Madison	-----
1852	George C. Baker	stationer	158 Pearl	296 Madison
1867	Walter O. Clegg	Clerk	6 Broome	296 Madison
1869	Miles B. Wheaton	Carpenter	-----	296 Madison
1869	John Young	insp.	-----	296 Madison
1890	Richard Miller	Carpenter	-----	296 Madison
1890	Ida Snell	dressmaker	-----	296 Madison

Sources: Directories accessed at www.ancestry.com and www.historicmapworks.com

Table 3-c
Census Records for 296 Madison Street

Census Year	Location	Name	Occupation	Listed Age	Place of Birth
1830	Ward 7, NYC	Erastus Thompson	Not listed	1 FWM 5<10 1 FWM 30<40 1FWF 30<40	Not listed
	Ward 7, NYC	Sayres Ames	Not listed	1 FWM 15<20 1 FWM 40<50 1 FWF 15<20 1 FWF 30<40	Not listed
1840	Ward 7, NYC	Erastus Thompson	Not listed	1 FWM 10<15 1FWM 15<20 1 FWM 40<50 1FWF 40<50	Not listed
1850	Ward 7, District 2, NYC	George C. Baker Phoebe Baker Mary Baker Hannah Baker Benjamin Corties Mary Henry Catherine Henry	Books Clerk	27 26 1 4 22 27 24	N.Y. N.J. N.Y. " N.J. Ireland "
1870 (1 st enumeration)	Ward 7, District 2, NYC	John Young Jane Young George Young Harriet Jackson	Insp. In Corporation Keeping House [illegible] in School	59 70 28 24	Ireland " N.Y. "
	(same building as above)	Miles Wheaton Julia Wheaton Fanny Wheaton Nettie Wheaton Warren Wheaton	[illegible] Carpenter Keeping House	57 41 14 8 3	N.Y. " " " "
1870 (2 nd enumeration)	296 Madison Street	John Young Jane Young George Young Harriet Young Miles B. Wheaton Julia Wheaton Frances Wheaton Nettie Wheaton Warren Wheaton	Clerk in Store House Carpenter	59 70 29 25 50 41 15 9 3	Scotland " N.Y. " " " " " "
1880	296 Madison Street	Thomas Millard Lena Millard Mary Millard Joseph Millard	Printer Keeping House At Home Clerk in office	30 25 18 17	Ireland " N.Y. "
	(same building as above)	Rudolph Zahn Josephine Zahn Rudolph Althere	Druggist Keeping House Clerk in Store	33 26 15	Prussia Austria Prussia

Notes:

FWM = Free White Male, FWF = Free White Female

Census records dating prior to 1870 do not list street addresses. Individuals listed in the above before 1870 may not have lived on the property at the time of each census, even if deed and directory research indicates that they may have lived on or owned the property at one time. In addition, the 2nd enumeration of the 1870 census did not differentiate between households within the same building.

Sources: Census ledgers accessed at www.ancestry.com.

Table 3-d
Deeds for Block 268, Lot 32

Block #	Historic Lot #	Date	Grantor	Grantee	Liber	Page	Remarks
268	1-4 incl, 30-38 incl.	12/28/1822	John Jacob and Sarah Astor	Samuel Jones, Jr.	163	220	
268	1-4 incl, 30-38 incl.	12/26/1823	Samuel and Catharine S. Jones	Stephen Whitney	117	423	
268	1-4 incl, 30-38 incl.	12/26/1823	Farmers Fire Insurance and Loan Company	Stephen Whitney	170	224	
268	32	10/18/1847	Stephen Whitney	Richard C. McCormick	494	443	
268	32	11/21/1853	Richard C. McCormick	Stephen Whitney	634	471	Asst. of lease
268	28-34 incl	8/1/1853	Richard McCormick	George Jardine	638	391	Asst. of lease
268	1-11 incl, 12-25 incl, 28-38 incl.	1/6/1862	Stephen Whitney (exrs of)	George R.J. Bowdoin, Francis M. Babcock, and Samuel Suydam (commissioners)	849	316	Appointment of Commissioners
268	7-11, 14, 15, 30-33, 39	1/6/1862	Estate of Stephen Whitney	Caroline Sudyam Whitney	849	350	Examine 6
268	7, 8, 15, 30, 32, 33	1/6/1862	Estate of Stephen Whitney	William Whitney, Ferdinand Sudyam, John Dove, George Henry Warren, Phillips Phoenix, Trustees of Stephen Whitney	849	370	
268	32, 33	2/8/1878	Supreme Court New York County Report of Commissioners in Partition	Plaintiffs Stephen S. Whitney, Josephine Whitney, his wife, Mary Skernochnan, J. Frederic, her husband; Against Mary C. Warren and George K. Warren, her husband, defendants	1435	324	
268	32, 33	3/27/1925	Miriam Blumberg	Mary C. Warren, exrs and trus of George H. Whitney/trus	3552	128	
268	32, 33	10/8/1925	Hyman and Laura Kohumitsky	Simon Brodsky	3632	239	

Appendix 3: Lot History: 296 Madison Street

**Table 3-d
Deeds for Block 268, Lot 32**

Block #	Historic Lot #	Date	Grantor	Grantee	Liber	Page	Remarks
268	32, 33	1/5/1926	Hyman and Laura Kohumitsky	Benjamin and Samuel Cohen	3622	285	
268	32, 33	8/7/1930	Benjamin and Samuel Cohen	Agreement	4066	180	3622/285
268	32, 33	10/19/1931	Samuel Cohen	Benjamin Cohen	4149	24	3622/285
268	32	4/2/1943	Abraham Farber	Benjamin Cohen	4603	222	
268	32	1/12/1946	Benjamin Cohen	Esther Steinlaif, Sarah Kaplan, Jessie Feldman, Sadie Harris	4792	36	
268	32	4/8/1947	Esther Steinlaif, Sarah Kaplan, Jessie Feldman, Sadie Harris	Nathan and Rosalyn Schleifer	4985	326	AM 4603/222
268	32	4/8/1947	Nathan and Rosalyn Schleifer and Abraham Farber	Extension and Agreement	4985	330	
Notes: Additional deed records for Block 268 not categorized by individual lot numbers may be found in Table 1-d .							
Sources: Grantor/Grantee indices on file at the Manhattan City Register.							

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Appendix 4: Lot History: 185 Monroe Street (43 Montgomery Street)

Table 4-a

Lot History Summary: 185 Monroe Street (43 Montgomery Street)

Year	Map	Directory	Census -- Head of House	Deeds-Grantor	Deeds - Grantee
1797	A structure appears at the northeast corner of Montgomery and Monroe Streets.				
1822				John Jacob and Sarah Astor	Samuel Jones, Jr.
1823				Samuel and Catharine S. Jones	Stephen Whitney
				Farmers Fire Insurance and Loan Company	Stephen Whitney
1827				Henry and Marion Eckford	Peter Smith
1848				Stephen Whitney	Richard C. McCormick
1850			Thomas Warren (Listed as living in Ward 7, no specific address provided)		
1852	Lot is occupied by a first-class brick or stone store; structure has an open rear yard to the north.	Thomas Warren			
1857	An additional first-class brick or stone store has been constructed in the northwest corner of the lot; the remainder of the rear yard remains undeveloped.				
1862				Stephen Whitney (exrs of)	George R.J. Bowdoin, Francis M. Babcock, and Samuel Suydam (commissioners)
1862				George R.J. Bowdoin, Francis M. Babcock and Samuel Suydam (Commissioners in Partition), estate of Stephen Whitney	Lloyd Phoenix
1867		Albert D. Riedemann; Michael Corcoran			

Table 4-a

Lot History Summary: 185 Monroe Street (43 Montgomery Street)

Year	Map	Directory	Census -- Head of House	Deeds-Grantor	Deeds - Grantee
1869		Albert D. Riedemann; Michael Corcoran; Edward McIntyre; Ann Mitchell; Nicholas Peak; James Tucker		Lloyd Phoenix, heir of Stephen Whitney	Thomas Warren
1870			William Bryner; Samuel Clements; William McIntyre; Ann Mitchell; James McCarthy; Michael Corcoran		
1880			John Croke; Francis O'Brien; Micahel Ryan; James Mitchell; Ferdinand Cook; Mary Clark		
1885	Additional structure in rear yard is not visible.				
1890		Ferdinand Cook		Lloyd Phoenix	Thomas Warren
1894	Building in rear yard has been extended to span the width of the lot; yard area between the structures on the lot remains open.				
1905	Extension of the rear building depicted in the 1894 Sanborn is not visible; the lot's main structure is shown to be a 4-story store and dwelling.				
1910				Susan C. Rowland	Lloyd Phoenix
1926				Lloyd Phoenix	James G. Bennett
1927				James G. and Anna Bennett	Lloyd Phoenix (exrs of)
1928				Lloyd Phoenix (exrs of)	George H. and Whitney Warren
1951	Entire lot redeveloped with a structure used for furniture repair. The store and dwelling fronting on Monroe Street has been replaced with a 3-story structure with a basement and the rear yard is covered with a 1-story store without a basement.				

Appendix 4: Lot History: 185 Monroe Street (43 Montgomery Street)

Table 4-a

Lot History Summary: 185 Monroe Street (43 Montgomery Street)

Year	Map	Directory	Census -- Head of House	Deeds-Grantor	Deeds - Grantee
1954				Gabrielle W. Rives, Whitney Warren and Charlotte W. Greenough	Alfred Fayer
				George H. Warren (trustee of), United States Trust Company of New York (as trustee), George H. Warren, Jr. (benefit of), and George H. Warren (exr and trustee of)	Alfred Fayer
				Alfred Fayer	Wiljack Realty, Inc.
1958				City of New York	New York City Housing Authority
1960				Selected for a City Housing Project known as Mary K. Sinkovitch Houses	Final Decree
1976	Lot has been razed and is now incorporated into the streetbed of Montgomery Street.				
Notes: Only deeds pertaining to this lot specifically have been included within this summary table; See below for additional information.					

Table 4-b
Historic Directory Entries for 185 Monroe Street (43 Montgomery Street)

Directory Year	Name	Occupation	Work or Primary Address	Home Address
1852	Thomas Warren	Baker	185 Monroe	-----
1867	Albert D. Riedemann	Baker	185 Monroe	-----
1867	Michael Corcoran	Carpenter	-----	43 Montgomery
1869	Albert D. Riedemann	Baker	185 Monroe	43 Montgomery
1869	Michael Corcoran	Carpenter	-----	43 Montgomery
1869	Edward A. McIntyre	Printer	-----	43 Montgomery
1869	Ann Mitchell	Sewing	-----	43 Montgomery
1869	Nicholas Peak	Laborer	-----	43 Montgomery
1869	James Tucker	Carpenter	-----	43 Montgomery
1890	Ferdinand Cook	Baker	185 Monroe	43 Montgomery

Sources: Directories accessed at www.ancestry.com and www.historicmapworks.com

Appendix 4: Lot History: 185 Monroe Street (43 Montgomery Street)

**Table 4-c
Census Records for 185 Monroe Street (43 Montgomery Street)**

Census Year	Location	Name	Occupation	Listed Age	Place of Birth		
1850	Ward 7, District 2, NYC	Thomas Warren	Baker	44	N.Y.		
		Eliza Warren		46	England		
		Louisa Warren		19	"		
		Sarah Warren		17	"		
		[illegible] Warren		15	N.Y.		
		Charles Warren		14	"		
		Henry Mara	Baker	25	"		
		Peter McCartin	Baker	17	Germany		
			(same building as above)	James Farley	Mariner	50	Ireland
			(same building as above)	William Farley		29	Scotland
	(same building as above)	[Mrs. Miderhill?] Elizabeth Broshaw		60 3	England N.Y.		
	(same building as above)	Samuel Young	Mahogany	55	England		
		Mara Young		55	"		
		James Young	Pianoforte Maker	27	N.Y.		
		John Young	"	21	"		
		Joseph Young	"	19	"		
		Mary Young		15	"		
1870 (2 nd enumeration)	185 Monroe Street	William Bryner	Bread & Cake Baker	30	Sweden		
		Eliza Bryner		25	Russia		
		George Bryner		2	New York		
		Margaret Finch		16	"		
		Samuel Clements	House Carpenter	28	Germany		
		Sarah Clements		29	England		
		Louisa Clements		5	New York		
		Laura Clements		3	"		
		William Clements		1	"		
		William McIntyre	Painter	28	Ireland		
		Mary McIntyre		23	"		
		William McIntyre		5	New York		
		Mary McIntyre		3	"		
		Ann McIntyre		1	"		
		Ann Mitchell	Washerwoman	47	"		
		James Mitchell		13	"		
		Ann Mitchell		9	"		
		James McCarthy	Cartman	39	Ireland		
		Ann McCarthy		40	Mass.		
		Mary McCarthy		10	New York		
		Jane McCarthy		6	"		
		Charles McCarthy		5	"		
		Edward Brady		19	"		
		Michael Corcoran	Ship Carpenter	36	"		
		Ellen Corcoran		36	Ireland		
		Thomas Corcoran		6	"		
		Mary Corcoran		4	New York		
		Catharine Corcoran		2	"		
John Corcoran		1	"				

Table 4-c
Census Records for 185 Monroe Street (43 Montgomery Street)

Census Year	Location	Name	Occupation	Listed Age	Place of Birth
1880	43 Montgomery Street	John Croke	Cooper	40	Ireland
		Mary Croke	Keeping House	35	"
		Catharine Croke	Clerk in Store	17	New York
		Robert Croke	Clerk in Store	15	"
		William Croke	At School	12	"
	(same building as above)	Francis O'Brien	Driver	36	New York
		Catharine O'Brien	Keeping House	32	Ireland
		Jane O'Brien	[illegible]	4	New York
	(same building as above)	Michael Ryan	[illegible] Cutter	32	Canada
		Anna Ryan	Keeping House	29	New York
		John Ryan	At School	10	"
		Edwin Ryan		5	"
		Margaret Calvin	Factory Girl	13	"
	(same building as above)	James Mitchell	Clerk in Store	23	New York
		Anna Mitchell	Keeping House	45	"
		Anna Mitchell	Clerk in Store	19	"
	(same building as above)	Ferdinand Cook	Baker	28	Germany
		Caroline Cook	Keeping House	28	New York
		Annie Cook		1	"
		Frederick Brennie	At School	9	"
		Charles Delaria	Baker	17	"
		Joseph Heazel	Baker	23	"
		Michael Knapp	Baker	24	Germany
		Maggie Schlichler	Domestic servant	17	"
		Mary Schlichler	Cook	19	"
	(same building as above)	Mary Clark	Keeping House	53	Ireland
		Catharine Clark	Box Maker	34	New York
		Margaret Clark	Box Maker	22	"

Notes:
 FWM = Free White Male, FWF = Free White Female
 Census records dating prior to 1870 do not list street addresses. Individuals listed in the above table before 1870 may not have lived on the property at the time of each census, even if deed and directory research indicates that they may have lived on or owned the property at one time. In addition, the 2nd enumeration of the 1870 census did not differentiate between households within the same building.

Sources: Census ledgers accessed at www.ancestry.com.

Appendix 4: Lot History: 185 Monroe Street (43 Montgomery Street)

**Table 4-d
Deeds for Block 268, Lot 1**

Block #	Historic Lot #	Date	Grantor	Grantee	Liber	Page	Remarks
268	1-4 incl, 30-38 incl.	12/28/1822	John Jacob and Sarah Astor	Samuel Jones, Jr.	163	220	
268	1-4 incl, 30-38 incl.	12/26/1823	Samuel and Catharine S. Jones	Stephen Whitney	117	423	
268	1-4 incl, 30-38 incl.	12/26/1823	Farmers Fire Insurance and Loan Company	Stephen Whitney	170	224	
268	1-4 incl.	3/7/1827	Henry and Marion Eckford	Peter Smith	215	440	
268	1	3/1/1848	Stephen Whitney	Richard C. McCormick	503	183	Lease
268	1-11 incl, 12-25 incl, 28-38 incl.	1/6/1862	Stephen Whitney (exrs of)	George R.J. Bowdoin, Francis M. Babcock, and Samuel Suydam (commissioners)	849	316	Appointment of Commissioners
268	1, 28	1/6/1862	George R.J. Bowdoin, Francis M. Babcock and Samuel Suydam (Commissioners in Partition), estate of Stephen Whitney	Lloyd Phoenix	849	445	
268	1	6/2/8/1869	Lloyd Phoenix, heir of Stephen Whitney	Thomas Warren	1121	179	Lease
268	1	5/21/1890	Lloyd Phoenix	Thomas Warren	2321	150	
268	1	4/16/1910	Susan C. Rowland	Lloyd Phoenix	127	252	
268	1	3/25/1926	Lloyd Phoenix	James G. Bennett	3542	28	
268	1	9/16/1927	James G. and Anna Bennett	Lloyd Phoenix (exrs of)	3621	151	
268	1	3/27/1928	Lloyd Phoenix (exrs of)	George H. and Whitney Warren	3654	442	
268	1	1/22/1954	Gabrielle W. Rives, Whitney Warren and Charlotte W. Greenough	Alfred Fayer	4866	653	
268	1	1/22/1954	George H. Warren (trustee of), United States Trust Company of New York (as trustee), George H. Warren, Jr. (benefit of), and George H. Warren (exr and trustee of)	Alfred Fayer	4866	656	

**Table 4-d
Deeds for Block 268, Lot 1**

Block #	Historic Lot #	Date	Grantor	Grantee	Liber	Page	Remarks
268	1	1/22/1954	Alfred Fayer	Wiljack Realty, Inc.	4866	658	
268	1-11	1/28/1958	City of New York	New York City Housing Authority	5058	87	
268	n/a	3/16/1960	Selected for a City Housing Project known as Mary K. Sinkovitch Houses	Final Decree	C-1845-Filed Paper	n/a	
<p>Notes: Additional deed records for Block 268 not categorized by individual lot numbers may be found in Table 1-d.</p> <p>Sources: Grantor/Grantee indices on file at the Manhattan City Register.</p>							

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Appendix 5:

Lot History: 187 Monroe Street

**Table 5-a
Lot History Summary: 187 Monroe Street**

Year	Map	Directory	Census -- Head of House	Deeds-Grantor	Deeds - Grantee
1797	A structure appears at the northeast corner of Montgomery and Monroe Streets.				
1822				John Jacob and Sarah Astor	Samuel Jones, Jr.
1823				Samuel and Catharine S. Jones	Stephen Whitney
				Farmers Fire Insurance and Loan Company	Stephen Whitney
1827				Henry and Marion Eckford	Peter Smith
1848				Stephen Whitney	Richard C. McCormick
1850			John Roberts; Patrick Grady; James Stevenson (Listed as living in Ward 7, no specific address provided)		
1852	Lot is occupied by a first-class brick or stone dwelling; structure has an open rear yard to the north.	John Roberts; Patrick Brady		Isaac Green Pearson	Edward Merritt
1856				Edward Merritt	Edmund P. Barrow
				Edmund P. Barrow	Mary J. Merritt
1860			Edward J. Merrett; (Listed as living in Ward 7, District 5, no specific address provided)		
1862				Stephen Whitney (exrs of)	George R.J. Bowdoin, Francis M. Babcock, and Samuel Suydam (commissioners)
				George R.J. Bowdoin, Francis M. Babcock and Samuel Suydam (Commissioners in Partition), estate of Stephen Whitney, Mary W. Phoenix (trustee)	Stephen Whitney
				George R.J. Bowdoin, Francis M. Babcock and Samuel Suydam (Commissioners in Partition), estate of Stephen Whitney	Stephen Whitney
1863				John B. Haskin (referee)	Stephen Whitney

**Table 5-a
Lot History Summary: 187 Monroe Street**

Year	Map	Directory	Census -- Head of House	Deeds-Grantor	Deeds - Grantee
1867		John Barry; Henry Boyles; Edward Merritt			
1868				Stephen and Margaret L. Whitney	Michael Doran
1869		Lewis P. Dean; Doran (refused) [sic]			
1870			Honora O'Neill; Samuel Estorn; Harry Broomhead		
1880			Anthony Griffin; Michael Doran; Mary Foley		
1885				Michael Doran	Selig Falk
1890		Celia Langdon; Selig Falk			
1896				Selig and Sarah Falk	Bernard Golden
1898				Bernard and Mary Ann Golden	Bridget Foley
1905	Building is shown to be s 3-story dwelling with a basement and attic.				
1910				Bridget Foley	Catharine Agnes Foley
1925				Catharine A. Foley	Beth Hilel Chevra and Krevo Anshei (?)
1951	Lot has been redeveloped with a 4-story Synagogue with a basement. The rear yard remains open.				
1958				City of New York	New York City Housing Authority
1960				Selected for a City Housing Project known as Mary K. Sinkovitch Houses	Final Decree
1976	Lot has been razed and is now incorporated into the streetbed of Montgomery Street.				

Notes: Only deeds pertaining to this lot specifically have been included within this summary table; See below for additional information.

**Table 5-b
Historic Directory Entries for 187 Monroe Street**

Directory Year	Name	Occupation	Work or Primary Address	Home Address
1852	John Roberts	Hatter	197 Pearl	187 Monroe
1852	Patrick Brady	Laborer	187 Monroe	-----
1867	John Barry	Caulker	-----	187 Monroe
1867	Henry Boyles	Photographer	-----	187 Monroe
1867	Edward Merritt	Clerk	-----	187 Monroe
1869	Lewis P. Delan	Clerk	-----	187 Monroe
1869	Doran (refused) [sic]	-----	-----	187 Monroe
1890	Celia Langdon	Wid. James	-----	187 Monroe
1890	Selig Falk	Tailor	329 Canal	187 Monroe

Sources: Directories accessed at www.ancestry.com and www.historicmapworks.com

**Table 5-c
Census Records for 187 Monroe Street**

Census Year	Location	Name	Occupation	Listed Age	Place of Birth
1850	Ward 7, District 1, NYC	John Roberts	Hatter (store)	30	England
		Susan Roberts		27	Penn.
		Ida Roberts		3	N.Y.
		Charles Roberts		2	"
		Melinda Roberts		1 mo.	"
		Rosanna McEmott		17	Ireland
	(Same building as above)	James Stevenson	Hatter	45	England
		Eliza Stevenson		43	"
		Eliza M. Stevenson		16	N.Y.
	(Same building as above)	Patrick Grady	Huckster Market	50	Ireland
		Mary Grady		49	"
		Cecilia Grady		22	"
		Maria Grady		20	"
		Georgeanna Grady		19	"
		Ann Grady		16	"
		James Grady		14	"
		Johanna Grady		10	"
		John Grady		5	"
		Catherine Grady		3	N.Y.
1860	Ward 7, District 5	Edward Merrett	Policeman	47	N.Y.
		Mary J. Merrett		31	"
		Edward Merrett		9	"
		Annie Merrett		6	"
		Sara M. Reeves		24	"
	(Same building as above)	Edgar A. Roberts	Book Binder	26	N.Y.
		Anni A. Roberts		21	Penn.
	(Same building as above)	Charles W. Carpenter	Ship Carpenter	31	N.Y.
		Elizabeth A. Carpenter		31	"
		Mary E. Carpenter		12	"
		William Boggs		33	"
1870 (2nd enumeration)	187 Monroe Street	Honora O'Neill	Keeping House	55	Ireland
		Rose O'Neill		27	New York
		Hugh O'Neill		26	"
		Henry O'Neill		24	"
		James O'Neill		22	"
		Honora O'Neill		21	"
		Catharine O'Neill		18	"
		Felix O'Neill		17	"
		Mary O'Neill		10	"
		Honora O'Neill		9	"
		Hugh O'Neill		2	"
		Mary Popp		16	"
		Samuel Estorn		56	"
		Caroline Estorn		49	"
		Emma Estorn	20	"	
		Cecilia Estorn	13	"	
		Harry Broomhead	62	England	
		Adelaide Broomhead	50	New York	
		Imogene Broomhead	18	"	
		1880	187 Monroe Street	Anthony Griffin	School Teacher
Mary Griffin	Keeping House			58	New York
Anna Griffin	At School			9	"
Cecilia Griffin	At School			6	"
Mary Griffin				5	"
Grace Griffin				1	"
Ann Griffin	At Home			60	Ireland
	(Same building as above)	Michael Doran	At Home	70	Ireland
		Mary Richard	Keeping House	38	"
		Michael Doran, Jr.	Coppersmith	20	New York

Appendix 5: Lot History: 187 Monroe Street

**Table 5-c
Census Records for 187 Monroe Street**

Census Year	Location	Name	Occupation	Listed Age	Place of Birth
1880 (continued)	(Same building as above)	Mary Foley	Keeping House	40	Ireland
		Patrick Foley	Truck Driver	24	New York
		Edward Foley	Truck Driver	21	"
		Mary Foley	At Home	15	"
		William Foley	At School	10	"
		John Foley		7	"
<p>Notes: FWM = Free White Male, FWF = Free White Female Census records dating prior to 1870 do not list street addresses. Individuals listed in the above table before 1870 may not have lived on the property at the time of each census, even if deed and directory research indicates that they may have lived on or owned the property at one time. In addition, the 2nd enumeration of the 1870 census did not differentiate between households within the same building.</p> <p>Sources: Census ledgers accessed at www.ancestry.com.</p>					

East River Waterfront Access Project – Montgomery Street Phase 1A Archaeological Documentary Study

**Table 5-d
Deeds for Block 268, Lot 2**

Block #	Historic Lot #	Date	Grantor	Grantee	Liber	Page	Remarks
268	1-4 incl, 30-38 incl.	12/28/1822	John Jacob and Sarah Astor	Samuel Jones, Jr.	163	220	
268	1-4 incl, 30-38 incl.	12/26/1823	Samuel and Catharine S. Jones	Stephen Whitney	117	423	
268	1-4 incl, 30-38 incl.	12/26/1823	Farmers Fire Insurance and Loan Company	Stephen Whitney	170	224	
268	1-4 incl.	3/7/1827	Henry and Marion Eckford	Peter Smith	215	440	
268	2	3/1/1848	Stephen Whitney	Richard C. McCormick	503	187	Lease
268	2	5/29/1852	Isaac Green Pearson	Edward Merritt	607	203	Asst of Lease
268	2	2/23/1856	Edward Merritt	Edmund P. Barrow	695	620	Asst of Lease
268	2	2/23/1856	Edmund P. Barrow	Mary J. Merritt	695	622	Asst of Lease
268	1-11 incl, 12-25 incl, 28-38 incl.	1/6/1862	Stephen Whitney (exrs of)	George R.J. Bowdoin, Francis M. Babcock, and Samuel Suydam (commissioners)	849	316	Appointment of Commissioners
268	2, 3	1/6/1862	George R.J. Bowdoin, Francis M. Babcock and Samuel Suydam (Commissioners in Partition), estate of Stephen Whitney, Mary W. Phoenix (trustee)	Stephen Whitney	849	350	
268	2	1/6/1862	George R.J. Bowdoin, Francis M. Babcock and Samuel Suydam (Commissioners in Partition), estate of Stephen Whitney	Stephen Whitney	849	462	
268	2	7/24/1863	John B. Haskin (referee)	Stephen Whitney	878	554	Conveyance of Lease
268	2	5/4/1868	Stephen and Margaret L. Whitney	Michael Doran	1057	467	
268	2	12/1/1885	Michael Doran	Selig Falk	1923	89	
268	2	7/22/1896	Selig and Sarah Falk	Bernard Golden	37	225	

Appendix 5: Lot History: 187 Monroe Street

**Table 5-d
Deeds for Block 268, Lot 2**

Block #	Historic Lot #	Date	Grantor	Grantee	Liber	Page	Remarks
268	2	9/15/1898	Bernard and Mary Ann Golden	Bridget Foley	51	127	
268	2	3/9/1910	Bridget Foley	Catharine Agnes Foley	128	95	
268	2	1/16/1925	Catharine A. Foley	Beth Hilel Chevra and Krevo Anshei (?)	3452	266	
268	1-11	1/28/1958	City of New York	New York City Housing Authority	5058	87	
268	n/a	3/16/1960	Selected for a City Housing Project known as Mary K. Sinkovitch Houses	Final Decree	C-1845-Filed Paper	n/a	
Notes:		Additional deed records for Block 268 not categorized by individual lot numbers may be found in Table 1-d .					
Sources:		Grantor/Grantee indices on file at the Manhattan City Register.					

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Appendix 6: Lot History: 73 Montgomery Street (351-353 Cherry Street)

Table 6-a
Lot History Summary: 73 Montgomery Street (351-353 Cherry Street)

Year	Map	Directory	Census -- Head of House	Deeds-Grantor	Deeds - Grantee
1793				Lewis R. Morris	Nicholas Romayne
				Anthony Van Dam	Lewis R. Morris
1799				Isaac Stoutenberg and Phillip VanCortlandt (Commissioners of Forfeiture)	Nicholas Romayne
1812				Nicholas Romayne	Rachel Romayne
1824				Jesse and Susan Oakley, John and Jane Daniels, Herman M., Ann, Rebecca, Julianna, Rachel M., Maria, Susannah, John T., Jane A., Jeremiah, and William H. Romayne, and Edward Griswold	John Wells and Jesse Oakley, Jr.
				Mary Hoffman (Master in Chancery), Jesse Oakley, et al. defendants	Daniel Ewen
1829		John Fowler			
1830			John Fowler (Listed as living in Ward 7, no specific address provided)		
1850			Pat Burns; Patrick Coglan (sic); John Donovan; James Riley; Jacob Gale, Bridget Giblan (Listed as living in Ward 7, District 2, no specific address provided)		

Table 6-a

Lot History Summary: 73 Montgomery Street (351-353 Cherry Street)

Year	Map	Directory	Census -- Head of House	Deeds-Grantor	Deeds - Grantee
1852	73 Montgomery Street: occupied by an irregular, wood frame store and dwelling as well as an additional, unconnected wood frame store and dwelling. Open rear yards are to the east of both structures. 353 Cherry Street: occupied by a brick store and dwelling with an open rear yard to the south.	Robert Lindsay; David Walsh; Cort Stiffens; Patric Burns (sic); Patrick Coughlin; Henry Cordis; John Donovan; John McCarthy; James Riley			
1860			James Dolan; Robert Lindsay; Patrick Coughlin; Jonathan Daly; Joseph Gillespie; Mary Cunningham (Listed as living in Ward 7, District 5, no specific address provided)		
1869		Anderson Francis; Cornelius Crowley; William G. Flanagan; John Ford; Edward Garman; George W. Hutchinson; James Langdon; James Nanrey; Charles Prahm; Frederick Wolf			
1870			Micahel Hohl; Frederick Wolf; Dennis Leary; James Lynch; Charles Prane; James Kennedy		

Appendix 6: Lot History: 73 Montgomery Street

Table 6-a

Lot History Summary: 73 Montgomery Street (351-353 Cherry Street)

Year	Map	Directory	Census -- Head of House	Deeds-Grantor	Deeds - Grantee
1880			William Baker; Peter Glynn; [illeg.] Kelley; Thomas McLaughlin; Henry C. [Vagthen?]; Patrick Bolden; Patrick Gallagher; Bernard Mullin; John Brady; Michael Cranelly; Michael Clemens; John T. Hines		
1885	The entire area has been redeveloped and is now covered with an irregularly-shaped brick structure. A small rear yard is present to the east.				
1890		Anton Wiemers; Benjamin Cohen; George Gallagher; Patrick Gallagher; James Lawton; Samuel Little; Thomas McTiernan; Thomas Mitchell; Margaret Reilly; Richard Robbins; James Mackin			
1891	Building has been extended to the east; only a small portion of the rear yard remains open at the southeast corner of the lot.				
1894	Building is shown to be 5-story store and dwelling with attached 5-story dwelling.				
1905	An additional 1-story structure without basement has been constructed in part of the rear yard.				

Table 6-a

Lot History Summary: 73 Montgomery Street (351-353 Cherry Street)

Year	Map	Directory	Census -- Head of House	Deeds-Grantor	Deeds - Grantee
1919				Title Guarantee Trust Co.	Meta Malchow
				Exrs of John D. Huber	Meta Malchow
1922	Both structures are shown to contain both stores and dwellings.				
1923				Morris Miller	Meta Malchow, Grace M. Borchard, Anna M., John T., Edwin F., and Franklin K. Huber
				Meta Malchow, Anna M., John T., Edwin F., and Franklin K. Huber	Grace M. Borchardt
1935				Israel Carmel	Lillian Kramer
1951	Lot has been redeveloped with a smaller 6-story structure labeled "vac & open" at corner of Cherry and Montgomery Streets. Remaining portion of the lot is now vacant and appears to have been incorporated into the lot immediately to the west.				
1976	Lot has been razed and is now incorporated into the streetbed of Montgomery Street.				
Notes: Only deeds pertaining to this lot specifically have been included within this summary table; See below for additional information.					

Table 6-b
Historic Directory Entries for 73 Montgomery Street (351-353 Cherry Street)

Directory Year	Name	Occupation	Work or Primary Address	Home Address
1829	John Fowler	rigger	73 Montgomery	-----
1852	Robert Lindsay	stevedore	73 Montgomery	-----
1852	David Walsh	bootmaker	73 Montgomery	-----
1852	Cort Stiffens	Grocer	599 Water	351 Cherry
1852	Patric Burns (sic)	Laborer	351 Cherry	-----
1852	Patrick Coughlin	Laborer	351 Cherry	-----
1852	Henry Cordis	Grocer	351 Cherry	-----
1852	John Donovan	farmer	351 Cherry	-----
1852	John McCarthy	ropes	351 Cherry	-----
1852	James Riley	Grocer	351 Cherry	-----
1869	Anderson Francis	Asst. Assessor	-----	73 Montgomery
1869	Cornelius Crowley	rigger	-----	73 Montgomery
1869	William G. Finnegan	Clerk	-----	73 Montgomery
1869	John Ford	Carpenter	-----	73 Montgomery
1869	Edward Garman	Laborer	-----	73 Montgomery
1869	George W. Hutchinson	seaman	-----	73 Montgomery
1869	James Langdon	Clerk	-----	73 Montgomery
1869	James Nanrey	printer	-----	73 Montgomery
1869	Charles Prahm	seaman	-----	73 Montgomery
1869	Frederick Wolf	baker	-----	73 Montgomery
1890	Anton Wiemers	grocer	351 Cherry	-----
1890	Benjamin Cohen	carrier	-----	73 Montgomery
1890	George Gallagher	varnisher	-----	73 Montgomery
1890	Patrick Gallagher	shoemaker	-----	73 Montgomery
1890	James Lawton	packer	-----	73 Montgomery
1890	Samuel Little	polisher	-----	73 Montgomery
1890	Thomas Mctiernan	trucks	-----	73 Montgomery
1890	Thomas Mitchell	Laborer	-----	73 Montgomery
1890	Margaret Riley	Wid. James	-----	73 Montgomery
1890	Richard Robbins	Laborer	-----	73 Montgomery
1890	James Mackin	Laborer	-----	351 Cherry

Sources: Directories accessed at www.ancestry.com and www.historicmapworks.com

Table 6-c
Census Records for 73 Montgomery Street (351-353 Cherry Street)

Census Year	Location	Name	Occupation	Listed Age	Place of Birth
1830	Ward 7, NYC	John Fowler	None listed	1 FWM 50<60 1 FWF 15<20 1 FWF 40<50	Not listed
1850	Ward 7, District 2	Pat. Burns Mary Burns Ann Burns	Laborer	454421	Ireland " "
	(Same building as above)	Patrick Coglan (sic) Mary Coglan Cornelius Coglan John Coglan Daniel Coglan	Laborer	50 48 14 13 11	Ireland " N.Y. " "
	(Same building as above)	John Donnavan (sic) Mary A. Donnavan [illegible] Donnavan	Laborer	62 56 17	Ireland "
	Ward 7, District 2 NYC	James Riley Mary Riley Edward Fitzgerald Hugh Riley	Grocer Laborer Laborer	50 20 50 27	Ireland " " "
	(entry adjacent to the one above, suggesting neighboring houses at 351 Cherry and 73 Montgomery Streets, respectively)	Jacob Gale John Rickes	Grocer Grocer	22 23	Germany "
	(same as building above)	Bridget Giblan John Giblan Agnes Giblin James Giblin John Giblin	[illegible] Same as above Pealer	28 53 65 28 25	Ireland " " " "
1860	Ward 7, District 3	James Dolan Mary Dolan James Dolan Franklin Dolan Michael Dolan William Dolan	Carver	35 32 12 5 3 1	Ireland " N.Y. " " "
	(Same building as above)	Robert Lindsay Bridget Lindsay Daniel Lindsay Lucy Lindsay	Stevedore Coach Driver Cap Maker	42 50 20 18	Ireland " N.Y. "
	(Same building as above)	Patrick Coughlin Jonathan Coughlin James Coughlin Mary Sheehan	Hatter Hatter Housekeeper	61 19 16 39	Ireland N.Y. " Ireland
	(Same building as above)	Jonathan Daly Ann Daly Mary Daly Catherine Daly Eliza Daly	Boot maker	60 40 17 15 13	Ireland " " " "

Appendix 6: Lot History: 73 Montgomery Street

**Table 6-c
Census Records for 73 Montgomery Street (351-353 Cherry Street)**

Census Year	Location	Name	Occupation	Listed Age	Place of Birth
1860 (continued)	(Same building as above)	Joseph Gillespie	Engineer	51	N.Y.>
		Rachel Gillespie		34	"
		Charlotte Gillespie		5	"
		Lavinus Gillespie		3	"
		Mary Gillespie		1 mo.	"
	(Same building as above)	Mary Cunningham		65	Ireland
1870 2 nd enumeration	73 Montgomery Street	Michael Hohl	(Ret) Grocer	27	France
		Henry Boscher		19	Germany
		Frederick Wolf	Bread & Cake Baker	31	Prussia
		Louisa Wolf		29	"
		Charles Wolf		4	N.Y.
		Louisa Wolf		2	"
		Christian Millerle		32	Germany
		Dennis Leary		18	N.Y.
		Ellen Leary		70	Ireland
		James Lynch	Laborer	55	"
		Mary Lynch		52	"
		John Lynch		29	"
		Thomas Lynch		21	"
		Ann Lynch		20	N.Y.
		Jane Lynch		16	"
		William Lynch		14	"
		Charles Prane	Rigger	45	Austria
		Christian Prane		18	N.Y.
		Charles Prane		15	"
		John Prane		14	"
		Herman Prane		13	"
		Archibald Prane		10	"
		Frederick Prane		7	"
		Henrietta Prane		4	"
		James Kennedy	Laborer	35	Ireland
		Margaret Kennedy		33	"
		Eugene Kennedy		9	N.Y.
James Kennedy		7	"		
Mary Kennedy		4	"		
Thomas Kennedy		1	"		
1880	73 Montgomery Street	William Baker	Baker	23	Germany
		Dehlia Baker	Keeping House	21	"
		Henrietta Baker		2.5	N.Y.
	(Same building as above)	Peter Glynn	Cartman	25	N.Y.
		Ellen Glynn	Keeping House	23	Ireland
		Mary E. Glynn		9/12	N.Y.
		Maggie O'Brien	Servant	18	Ireland
	(Same building as above)	[illeg] Kelley	Painter	50	Ireland
		Elizabeth Kelley	Keeping House	45	"
		Mirah Kelley	Dressmaker	20	N.Y.
		Lena Kelley	"	19	"
		Daniel Kelley	At School	15	"
		Annie Kelley	"	7	"
		Frederick Eney	Baker	25	Germany
	(Same building as above)	Thomas McLaughlin	Cartman	33	N.Y.
		Catharine McLaughlin	Keeping House	33	"
		Thomas McLaughlin	At School	10	"
		Kate McLaughlin	"	8.5	"
		Mary McLaughlin		4	"
		Ellen McLaughlin		2.5	"
		Catharine Quinn		77	Scotland

Table 6-c
Census Records for 73 Montgomery Street (351-353 Cherry Street)

Census Year	Location	Name	Occupation	Listed Age	Place of Birth
1880 (continued)	73 Montgomery Street (continued)	Henry C. [Vathgen]	Cartman	34	Germany
		Emily	Keeping House	29	"
		Henry A.		7	N.Y.
		Frederick		4	"
		Annie		2.5	"
	(Same building as above)	Patrick Bolden	Laborer	30	Ireland
		Mary Anne Bolden	Keeping House	24	N.J.
		Kate Bolden		1.5	N.Y.
		Peter Bolden	Laborer	24	Ireland
		Annie Hillas	Servant	18	"
		Frances Duffy	Butcher	30	"
		Dehlia Carlise	Keeping House	35	"
	(Same building as above)	Patrick Gallagher	Shoemaker	43	N.Y.
		Ameila Gallagher	Keeping House	35	"
		Mary Gallagher	[Suspenders] Maker	14	"
		Emma Gallagher	At Home	11	"
		Robert Gallagher		3	"
		William Gallagher		[illeg.]	"
		Carrie Gallagher		8/12	"
		George Gallagher	Apprenticed Cabinet Maker	18	"
	(Same building as above)	Bernard Mullin	Cooper	35	Ireland
		Jenny Mullin	Keeping House	24	N.Y.
		Elizabeth Mullin		6/12	"
		Alice Mullin	Keeping House	62	Ireland
		Rose Mullin	Operator	30	"
		Ellen Mullin	Box Maker	19	"
		Martha Mullin	At School	9	N.Y.
	(Same building as above)	John Brady	Laborer	50	N.Y.
		Jane Brady	Keeping House	40	Ireland
		Mary Anne Brady	Box Maker	18	N.Y.
		Victor B. Brady	Saw Factory	16	"
	(Same building as above)	Michael Cranely	Steam Fitter	29	N.Y.
		Margret Cranely	Keeping House	22	"
		Mary Cranely		2	"
		Catharine Cranely		6/12	"
		Mary Evers		65	Ireland
	(Same building as above)	Michael Clemens	Laborer	60	Ireland
		Catharine	Keeping House	40	"
		Catharine	At Home	15	England
		Timothy	Bookbinder	21	"
		Mary	Paper Boxes	18	"
	(Same building as above)	John T. Hines	Retail Grocer	28	N.Y.
		[illeg.] M. Hines	Keeping House	20	"
		John T. Hines, Jr.		9/12	"
		Kate Young	Servant	23	Germany
		Henry Michaelson	Clerk	20	Germany

Notes: FWM = Free White Male, FWF = Free White Female
 Census records dating prior to 1870 do not list street addresses. Individuals listed in the above table before 1870 may not have lived on the property at the time of each census, even if deed and directory research indicates that they may have lived on or owned the property at one time. In addition, the 2nd enumeration of the 1870 census did not differentiate between households within the same building.

Sources: Census ledgers accessed at www.ancestry.com.

Appendix 6: Lot History: 73 Montgomery Street

**Table 6-d
Deeds for Block 259, Lot 24**

Block #	Historic Lot #	Date	Grantor	Grantee	Liber	Page	Remarks
259			NO INSTRUMENTS OF RECORD 1654-1784				
259	not lotted	10/7/1785	Isaac Stoutenberg and Phillip VanCortlandt (Commissioners of Forfeiture)	Nicholas Gouverneur	173	93	
259	1-7 incl., 17-27 incl, 28-32, 44-59	7/23/1793	Lewis R. Morris	Nicholas Romaine	49	154	
259	1-7 incl., 17-27 incl, 28-32, 44-59	7/24/1793	Anthony Van Dam	Lewis R. Morris	49	156	
259	1-7 incl., 17-27 incl, 28-32, 44-59	7/9/1799	Isaac Stoutenberg and Phillip VanCortlandt (Commissioners of Forfeiture)	Nicholas Romaine	56	499	
259	entire block	7/9/1799	Richard Varick, Alexander Hamilton, and Nathaniel Pendleton	Arbitrators chosen to determine boundaries of land of Nicholas Romaine and Nicholas Gouverneur	56	501	
259	1-7 incl, 17-27 incl.	7/28/1812	Nicholas Romaine	Rachel Romaine	99	323	
259	not lotted	8/1/1812	Nicholas Romaine	Sarah Maria Watts	100	98	
259	1-8 incl, 15-27 incl	1/10/1814	Simon Fleet (sheriff), Interest of Nicholas Romaine	Edward Griswold	104	226	
259			NO INSTRUMENTS OF RECORD 1815-1817				
259	1-8 incl, 15-27 incl	12/7/1818	Nicholas Romaine	Robert Bogardus	134	31	
259	1-8 incl, 15-27 incl, 44-59 incl	11/6/1824	Jesse and Susan Oakley, John and Jane Daniels, Herman M., Ann, Rebecca, Julianna, Rachel M., Maria, Susannah, John T., Jane A., Jeremiah, and William H. Romaine, and Edward Griswold	John Wells and Jesse Oakley, Jr.	183	14	
259	23, 24	12/15/1824	Mary Hoffman (Master in Chancery), Jesse Oakley, et al. defendants	Daniel Ewen	183	405	
259	not lotted	9/24/1832	Hester Gouverneur	Robert and Emily C. Tillotsen and Thomas and Maria C. Cadwalder	288	378	Release of Dower

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**Table 6-d
Deeds for Block 259, Lot 24**

Block #	Historic Lot #	Date	Grantor	Grantee	Liber	Page	Remarks
259	23, 24	5/8/1919	Title Guarantee Trust Co.	Meta Malchow	3073	258	Ass. Of M. I. 147 MP239
259	23, 24	7/17/1919	Exrs of John D. Huber	Meta Malchow	3078	354	
259	23, 24	3/7/1923	Morris Miller	Meta Malchow, Grace M. Borchard, Anna M., John T., Edwin F., and Franklin K. Huber	3340	121	
259	23, 24	5/4/1923	Meta Malchow, Anna M., John T., Edwin F., and Franklin K. Huber	Grace M. Borchardt	3355	221	AM 3340/121
259	23, 24	10/21/1935	Israel Carmel	Lillian Kramer	4236	194	
Sources: Grantor/Grantee indices on file at the Manhattan City Register.							

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Appendix 7:

Lot History: 75 Montgomery Street

Table 7-a

Lot History Summary: 75 Montgomery Street

Year	Map	Directory	Census -- Head of House	Deeds-Grantor	Deeds - Grantee
1793				Lewis R. Morris	Nicholas Romaine
				Anthony Van Dam	Lewis R. Morris
1799				Isaac Stoutenberg and Phillip VanCortlandt (Commissioners of Forfeiture)	Nicholas Romaine
1812				Nicholas Romaine	Rachel Romaine
1814				Simon Fleet (sheriff), Interest of Nicholas Romaine	Edward Griswold
1818				Nicholas Romaine	Robert Bogardus
1824				Jesse and Susan Oakley, John and Jane Daniels, Herman M., Ann, Rebecca, Julianna, Rachel M., Maria, Susannah, John T., Jane A., Jeremiah, and William H. Romaine, and Edward Griswold	John Wells and Jesse Oakley, Jr.
				Mary Hoffman (Master in Chancery), Jesse Oakley, et al. defendants	Daniel Ewen
1832				Hester Gouverneur	Robert and Emily C. Tillotsen and Thomas and Maria C. Cadwalder

Table 7-a
Lot History Summary: 75 Montgomery Street

Year	Map	Directory	Census -- Head of House	Deeds-Grantor	Deeds - Grantee
1850			Samuel P. Abbot; Peter Tice (Listed as living in Ward 7, District 2, no specific address provided)		
1852	Lot is occupied by a first-class brick or stone dwelling; structure has an open rear yard with an outbuilding along the southern lot line, spanning the length of the lot.	Samuel Abbot; Peter Tice			
1869		James Doran; Benjamin Hobday			
1870			James Doran; Herman Boroick		
1880			John Williams; Michael Kohlmann; August Trine; Dora Kohlmann; Louis Kretzer		
1885	Out building is no longer visible.				
1890		August Frike; John Williams; John Williams, Jr.			
1894	A 1-story structure has been constructed against the rear (eastern) lot line; the yard between this and the structure fronting on Montgomery Street remains undeveloped.				
1905	Building is shown to be a 3-story dwelling with a basement.				
1919				Title Guarantee Trust Co.	Meta Malchow
				Exrs of John D. Huber	Meta Malchow
1923				Morris Miller	Meta Malchow, Grace M. Borchard, Anna M., John T., Edwin F., and Franklin K. Huber

Appendix 7: Lot History: 75 Montgomery Street

Table 7-a

Lot History Summary: 75 Montgomery Street

Year	Map	Directory	Census -- Head of House	Deeds-Grantor	Deeds - Grantee
1923				Meta Malchow, Anna M., John T., Edwin F., and Franklin K. Huber	Grace M. Borchardt
1935				Israel Carmel	Lillian Kramer
1951	Lot is now vacant and has been expanded to the north.				
1976	Lot has been razed and is now incorporated into the streetbed of Montgomery Street.				
Notes: Only deeds pertaining to this lot specifically have been included within this summary table; See below for additional information.					

**Table 7-b
Historic Directory Entries for 75 Montgomery Street**

Directory Year	Name	Occupation	Work or Primary Address	Home Address
1852	Samuel P. Abbott	inspector	75 Montgomery	-----
1852	Peter Tice	inspector	75 Montgomery	-----
1869	James Doran	carman	-----	75 Montgomery
1869	Benjamin Hobday	Clerk	-----	75 Montgomery
1890	August Frike	shoemaker	-----	75 Montgomery
1890	John Williams	Clerk	-----	75 Montgomery
1890	John Williams, Jr.	undertaker	-----	75 Montgomery

Sources: Directories accessed at www.ancestry.com and www.historicmapworks.com

Appendix 7: Lot History: 75 Montgomery Street

**Table 7-c
Census Records for 75 Montgomery Street**

Census Year	Location	Name	Occupation	Listed Age	Place of Birth
1850	Ward 7, District 2, NYC	Samuel P. Abbot	Lumber Inspector	32	N.Y.
		Rachel Abbot		32	Conn.
	(Same building as above)	Peter Tice	Lumber Inspector	62	N.Y.
		Roxanne Tice		61	Conn.
1870 (2 nd enumeration)	75 Montgomery Street	James Doran	Cartman	29	Ireland
		Frances Doran		28	"
		Ellen Doran		9	N.Y.
		William Doran		7	"
		Agnes Doran		5	"
		Frances McGlynn		69	Ireland
		Herman Boroick	House Carpenter	35	Germany
		Catharine Boroick		30	"
		Herman Boroick		5	N.Y.
		Ann Boroick		1	"
1880	75 Montgomery Street	John Williams	Coffin Maker	49	Ireland
		Kate Williams	Keeping House	51	"
		John Williams, Jr.	Coffin Trimmer	29	N.Y.
		Margaret Williams	Keeping House	26	"
		Catherine Williams		3	"
		John Mullin	Baker	34	Ireland
		Mary Mullin	Keeping House	34	"
		Charles Mullin	At School	7	N.Y.
		Nicholas Mullin		2	"
			(Same building as above)	Michael Kohlmann	Porter
Augusta Kohlmann	Keeping House			25	"
	(Same building as above)	Sara Kohlmann		6 mo.	N.Y.
		August Trine	Shoemaker	35	Germany
	(Same building as above)	Nettie Trine	Keeping House	35	"
		August Trine		4	N.Y.>
	(Same building as above)	Augustina Trine	At School	6	"
		John Trine	At School	5	"
	(Same building as above)	Minnie Trine		16 mo.	"
		Dora Kohlmann	Keeping House	62	Germany
	(Same building as above)	Henry Kohlmann	U.S. Service	38	"
		Frederick Kohlmann	Laborer	32	"
	(Same building as above)	Louis Kohlmann	Spiel Packer	21	"
		Louis Kretzer	[illegible] packer	32	Germany
	(Same building as above)	Anna Kretzer	Keeping House	23	"
		Louisa Kretzer		5	N.Y.
	(Same building as above)	Dora Kretzer		2	"
		August Audke	Laborer	38	Germany
	(Same building as above)	Herman Kunig	Sugar [illegible]	47	"
		Herman Sheele	Laborer	28	"
	(Same building as above)	Henry Sedarf	Laborer	26	"
		Louis Ringer	Laborer	32	"
Notes: Census records dating prior to 1870 do not list street addresses. Individuals listed in the above table before 1870 may not have lived on the property at the time of each census, even if deed and directory research indicates that they may have lived on or owned the property at one time. In addition, the 2nd enumeration of the 1870 census did not differentiate between households within the same building.					
Sources: Census ledgers accessed at www.ancestry.com .					

East River Waterfront Access Project – Montgomery Street Phase 1A Archaeological Documentary Study

**Table 7-d
Deeds for Block 259, Lot 24**

Block #	Historic Lot #	Date	Grantor	Grantee	Liber	Page	Remarks
259			NO INSTRUMENTS OF RECORD 1654-1784				
259	not lotted	10/7/1785	Isaac Stoutenberg and Phillip VanCortlandt (Commissioners of Forfeiture)	Nicholas Gouverneur	173	93	
259	1-7 incl., 17-27 incl, 28-32, 44-59	7/23/1793	Lewis R. Morris	Nicholas Romaine	49	154	
259	1-7 incl., 17-27 incl, 28-32, 44-59	7/24/1793	Anthony Van Dam	Lewis R. Morris	49	156	
259	1-7 incl., 17-27 incl, 28-32, 44-59	7/9/1799	Isaac Stoutenberg and Phillip VanCortlandt (Commissioners of Forfeiture)	Nicholas Romaine	56	499	
259	entire block	7/9/1799	Richard Varick, Alexander Hamilton, and Nathaniel Pendleton	Arbitrators chosen to determine boundaries of land of Nicholas Romaine and Nicholas Gouverneur	56	501	
259	1-7 incl, 17-27 incl.	7/28/1812	Nicholas Romaine	Rachel Romaine	99	323	
259	not lotted	8/1/1812	Nicholas Romaine	Sarah Maria Watts	100	98	
259	1-8 incl, 15-27 incl	1/10/1814	Simon Fleet (sheriff), Interest of Nicholas Romaine	Edward Griswold	104	226	
259			NO INSTRUMENTS OF RECORD 1815-1817				
259	1-8 incl, 15-27 incl	12/7/1818	Nicholas Romaine	Robert Bogardus	134	31	
259	1-8 incl, 15-27 incl, 44-59 incl	11/6/1824	Jesse and Susan Oakley, John and Jane Daniels, Herman M., Ann, Rebecca, Julianna, Rachel M., Maria, Susannah, John T., Jane A., Jeremiah, and William H. Romaine, and Edward Griswold	John Wells and Jesse Oakley, Jr.	183	14	
259	23, 24	12/15/1824	Mary Hoffman (Master in Chancery), Jesse Oakley, et al. defendants	Daniel Ewen	183	405	
259	not lotted	9/24/1832	Hester Gouverneur	Robert and Emily C. Tillotsen and Thomas and Maria C. Cadwalder	288	378	Release of Dower

Appendix 7: Lot History: 75 Montgomery Street

**Table 7-d
Deeds for Block 259, Lot 24**

Block #	Historic Lot #	Date	Grantor	Grantee	Liber	Page	Remarks
259	23, 24	5/8/1919	Title Guarantee Trust Co.	Meta Malchow	3073	258	Ass. Of M. I. 147 MP239
259	23, 24	7/17/1919	Exrs of John D. Huber	Meta Malchow	3078	354	
259	23, 24	3/7/1923	Morris Miller	Meta Malchow, Grace M. Borchard, Anna M., John T., Edwin F., and Franklin K. Huber	3340	121	
259	23, 24	5/4/1923	Meta Malchow, Anna M., John T., Edwin F., and Franklin K. Huber	Grace M. Borchardt	3355	221	AM 3340/121
259	23, 24	10/21/1935	Israel Carmel	Lillian Kramer	4236	194	
Sources: Grantor/Grantee indices on file at the Manhattan City Register.							

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Appendix 8:

Lot History: 77 Montgomery Street

**Table 8-a
Lot History Summary: 77 Montgomery Street**

Year	Map	Directory	Census -- Head of House	Deeds-Grantor	Deeds - Grantee
1793				Lewis R. Morris	Nicholas Romayne
				Anthony Van Dam	Lewis R. Morris
1799				Isaac Stoutenberg and Phillip VanCortlandt (Commissioners of Forfeiture)	Nicholas Romayne
1812				Nicholas Romayne	Rachel Romayne
1814				Simon Fleet (sheriff), Interest of Nicholas Romayne	Edward Griswold
1818				Nicholas Romayne	Robert Bogardus
1824				Murray Hoffman (Master in Chancery), Jesse Oakley et a., defendants	Francis Thomas
				Jesse and Susan Oakley, John and Jane Daniels, Herman M., Ann, Rebecca, Julianna, Rachel M., Maria, Susannah, John T., Jane A., Jeremiah, and William H. Romayne, and Edward Griswold	John Wells and Jesse Oakley, Jr.
1844				Monmouth Hart (sheriff), interest of Evert Banker	John C. Ernenputsch
				John C. Ernenputsch	Eliphaz Spencer
1846				Jabez Newland Cushman (Master in Chancery), Francis W. Thomas et al. defendants	Fanny M. Thomas
1850			Dillon Reuben; Jacob Vosburgh; D. Webb; David Cochran; (Listed as living in Ward 7, District 2, no specific address provided)		
1852	Lot is occupied by a first-class brick or stone dwelling; structure has an open rear yard with an outbuilding along the eastern lot line, spanning the width of the lot.	Jacob Vosburgh; David Cochran			
1860				Fanny M. Thomas	Mattias H. and William Schroeder

**Table 8-a
Lot History Summary: 77 Montgomery Street**

1866				Wilhelm Schroeder	Mattias H. Schroeder
1869		Doris Coleman; Frderick Coleman; Michael Coleman; Coleman & Brother; Peter Gaseman			
1870			Peter Gessner; Doras Coleman (sic)		
1871				Mattias H. and Anna M.E. Schroeder	William Schroeder
1890		Klouis Goldman; Doris Kohlmann; Michael Kohlmann; Michael Jane; Louis Ringe			
1894	Main structure is shown to be a 2-story store and dwelling.				
1905	Building is shown to be a 5-story store and dwelling. The outbuilding is no longer visible.				
1915	Structure on lot now extends further to the east (inconsistent with later Sanborn maps)				
1925				Pauline Cohen	William H. Schroeder and Anna B. Kruger
				Embeck Realty	Certificate
1927				Embeck Realty	Mollie Frostbaum
1934				William N. Schroeder and Anna B. Kruger	Agreement
1951	Lot is occupied by 5-story structure with a small rectangular cut-out along its southern side.				
1976	Lot has been razed and is now incorporated into the streetbed of Montgomery Street.				
Notes: Only deeds pertaining to this lot specifically have been included within this summary table; See below for additional information.					

Appendix 8: Lot History: 77 Montgomery Street

**Table 8-b
Historic Directory Entries for 77 Montgomery Street**

Directory Year	Name	Occupation	Work or Primary Address	Home Address
1852	Jacob Vosburgh	pilot	77 Montgomery	-----
1852	David Cochran	pilot	77Montgomery	-----
1869	Doris Coleman	wid. Michael	-----	77 Montgomery
1869	Frederick Coleman	candies	-----	77 Montgomery
1869	Michael Coleman	candies	-----	77 Montgomery
1869	Coleman & Brother	candies	-----	77 Montgomery
1869	Peter Gaseman	sugarmkr	-----	77 Montgomery
1890	Louis Goldman	candy	-----	77 Montgomery
1890	Dora Kohlmann	wid. Michael	-----	77 Montgomery
1890	Michael Kohlmann	porter	-----	77 Montgomery
1890	Michael Jane	porter	-----	77 Montgomery
1890	Louis Ringe	Laborer	-----	77 Montgomery
Sources: Directories accessed at www.ancestry.com and www.historicmapworks.com				

Table 8-c
Census Records for 77 Montgomery Street

Census Year	Location	Name	Occupation	Listed Age	Place of Birth
1850	Ward 7, District 2, NYC	Dillon Reuben	Bookbinder	42	N.Y.
		Mary A. Reuben		42	"
		Barzilla Reuben	Blockmaker	21	"
		William Reuben	"	18	"
		Dillon Reuben	Boookbinder	15	"
		Margaret Reuben		16	"
		Emily Reuben		4	"
		Amanda Dunbar		46	"
		Dillon Dunbar		11	"
(same building as above)	(same building as above)	Jacob Vosburgh	Pilot	35	N.J.
		Mary Vosburgh		36	France
		Jacob Vosburgh		7	N.Y.
Ward 7, District 2, NYC	Ward 7, District 2, NYC	D. Webb	Grocer	28	N.Y.
		Charles Webb	Carpenter	27	"
		Charles Webb		3	"
		Mary Connelly		15	Ireland
(same building as above)	(same building as above)	David Cochran	Pilot	40	Scotland
		Margaret Cochran		42	"
		Jane Cochran		19	"
		Robert Cochran		12	N.Y.
		David Cochran		10	"
		John Cochran		7	"
		Elizabeth Cochran		3	"
1870 (2 nd enumeration)	77 Montgomery Street	Peter Gessner	Laborer	53	Germany
		Margaret Gessner		42	"
		Ann Gessner		16	N.Y.
		Doras Coleman	Keeping Boarding	52	Brennan
		Henry Coleman		28	"
		Frederick Coleman		20	"
		Michael Coleman		19	"
		Ann Coleman		14	"
		Louis Coleman		11	"
		Gottlieb Koch		28	"
		Louis Christner	Laborer	22	"
		Henry Howschulb	"	24	"
		Henry Hemmings	"	26	Prussia
		Frederick Meyer	"	34	"
		Herman Litman	"	28	"
		Herman Scheil	"	29	"
Henry Doscher	"	30	"		
William Schultz	"	24	"		
Diedrich Howner	"	30	"		
1880	77 Montgomery Street	No records found.			
<p>Notes: Census records dating prior to 1870 do not list street addresses. Individuals listed in the above table before 1870 may not have lived on the property at the time of each census, even if deed and directory research indicates that they may have lived on or owned the property at one time. In addition, the 2nd enumeration of the 1870 census did not differentiate between households within the same building.</p> <p>Sources: Census ledgers accessed at www.ancestry.com.</p>					

Appendix 8: Lot History: 77 Montgomery Street

**Table 8-d
Deeds for Block 259, Lot 26**

Block #	Historic Lot #	Date	Grantor	Grantee	Liber	Page	Remarks
259			NO INSTRUMENTS OF RECORD 1654-1784				
259	not lotted	10/7/1785	Isaac Stoutenberg and Phillip VanCortlandt (Commissioners of Forfeiture)	Nicholas Gouverneur	173	93	
259	1-7 incl., 17-27 incl, 28-32, 44-59	7/23/1793	Lewis R. Morris	Nicholas Romayne	49	154	
259	1-7 incl., 17-27 incl, 28-32, 44-59	7/24/1793	Anthony Van Dam	Lewis R. Morris	49	156	
259	1-7 incl., 17-27 incl, 28-32, 44-59	7/9/1799	Isaac Stoutenberg and Phillip VanCortlandt (Commissioners of Forfeiture)	Nicholas Romayne	56	499	
259	entire block	7/9/1799	Richard Varick, Alexander Hamilton, and Nathaniel Pendleton	Arbitrators chosen to determine boundaries of land of Nicholas Romayne and Nicholas Gouverneur	56	501	
259	1-7 incl, 17-27 incl.	7/28/1812	Nicholas Romayne	Rachel Romayne	99	323	
259	not lotted	8/1/1812	Nicholas Romayne	Sarah Maria Watts	100	98	
259	1-8 incl, 15-27 incl	1/10/1814	Simon Fleet (sheriff), Interest of Nicholas Romayne	Edward Griswold	104	226	
259			NO INSTRUMENTS OF RECORD 1815-1817				
259	1-8 incl, 15-27 incl	12/7/1818	Nicholas Romayne	Robert Bogardus	134	31	
259	25, 26, 27	12/11/1824	Murray Hoffman (Master in Chancery), Jesse Oakley et a., defendants	Francis Thomas	181	309	
259	1-8 incl, 15-27 incl, 44-59 incl	11/6/1824	Jesse and Susan Oakley, John and Jane Daniels, Herman M., Ann, Rebecca, Julianna, Rachel M., Maria, Susannah, John T., Jane A., Jeremiah, and William H. Romayne, and Edward Griswold	John Wells and Jesse Oakley, Jr.	183	14	
259	not lotted	9/24/1832	Hester Gouverneur	Robert and Emily C. Tillotsen and Thomas and Maria C. Cadwalder	288	378	Release of Dower

**Table 8-d
Deeds for Block 259, Lot 26**

Block #	Historic Lot #	Date	Grantor	Grantee	Liber	Page	Remarks
259	25, 26, 27	8/30/1844	Monmouth Hart (sheriff), interest of Evert Banker	John C. Ernenputsch	448	357	
259	25, 26, 27	12/9/1844	John C. Ernenputsch	Eliphas Spencer	455	117	
259	26, 27	2/12/1846	Jabez Newland Cushman (Master in Chancery), Francis W. Thomas et al. defendants	Fanny M. Thomas	471	275	
259	26, 27	4/24/1860	Fanny M. Thomas	Mattias H. and William Schroeder	218	180	
259	26, 27	10/12/1866	Wilhelm Schroeder	Mattias H. Schroeder	994	87	
259	26, 27	4/6/1871	Mattias H. and Anna M.E. Schroeder	William Schroeder	1171	297	
259	25, 26, 27	3/5/1925	Pauline Cohen	William H. Schroeder and Anna B. Kruger	3520	245	
259	26, 27	11/11/1927	Embeck Realty	Certificate	3823	298	
259	26, 27	11/11/1927	Embeck Realty	Mollie Frostbaum	3823	299	
259	26, 27	5/29/1934	William N. Schroeder and Anna B. Kruger	Agreement	4212	120	3520/245
Sources: Grantor/Grantee indices on file at the Manhattan City Register.							

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**Appendix 9: Lot History: 79 Montgomery Street (81 Montgomery Street [north]
and 598-600 Water Street)**

Table 9-a
Lot History Summary: 79 Montgomery Street
(81 Montgomery Street [north] and 598-600 Water Street)

Year	Map	Directory	Census -- Head of House	Deeds-Grantor	Deeds - Grantee
1824				Murray Hoffman (Master in Chancery), Jesse Oakley et al, defendants	Francis Thomas
				Jesse and Susan Oakley, John and Jane Daniels, Herman M., Ann, Rebecca, Julianna, Rachel M., Maria, Susannah, John T., Jane A., Jeremiah, and William H. Romayne, and Edward Griswold	John Wells and Jesse Oakley, Jr.
1829		James Brown; William Martin			
1844				Monmouth Hart (sheriff), interest of Evert Banker	John C. Ernenputsch
				John C. Ernenputsch	Eliphas Spencer
1846				Jabez Newland Cushman (Master in Chancery), Francis W. Thomas et al. defendants	Fanny M. Thomas
1852	Lot is occupied by a first-class brick or stone store and dwelling that extends to the southern corner of the block and also covers 600 Water Street; structure has an open rear yard with an L-shaped outbuilding along the southern and eastern lot lines.	John While; William Brook; Frederick Ahrens			
1857	The main structure is shown as a wood frame first-class store and dwelling. A small outbuilding is present in the northeast corner of the lot, as is a small first-class brick or stone store in the southeast corner.				
1860			Matthew and William Schroeder (Listed as living in Ward 7, District 5, no specific address provided)	Fanny M. Thomas	Mattias H. and William Schroeder
1866				Wilhelm Schroeder	Mattias H. Schroeder

Table 9-a
Lot History Summary: 79 Montgomery Street
(81 Montgomery Street [north] and 598-600 Water Street)

Year	Map	Directory	Census -- Head of House	Deeds-Grantor	Deeds - Grantee
1869		Charles Hanson; Agen Owen; William Schroeder; M.H. & W. Schroeder; Mattias H. Schroeder			
1870			Mattias Schroeder; Herman Shick		
1871				Mattias H. and Anna M.E. Schroeder	William Schroeder
1880			Robert Stanfort; Matthew Moloney		
1885	Lot has been divided in two, the southern half is now numbered 81 Montgomery Street (this distinction does not appear on all subsequent maps, as there is an 81 Montgomery Street south of Water Street). Both 79 and 81 Montgomery Street (north) are now occupied by a brick structure with a small rear yard.				
1890		William Schroeder; David Cooke; Dennis Ronin; Timothy Doian (sic); Peter Glenn; Joseph Stafford; Henry Sundheimer; Simon Stauss; John Donovan; George Gibbs; James Green; Robert Maclin; Charles Raddatz; August Steffens; Robert Steinfurth; William Struck; Martin Washington; William H. Westervelt; Richard Rolff; Henry F. Klockenmeyer; Charles Ohlau			

Appendix 9: Lot History: 79 Montgomery Street (81 Montgomery Street [north] and 598-600 Water Street)

**Table 9-a
Lot History Summary: 79 Montgomery Street
(81 Montgomery Street [north] and 598-600 Water Street)**

Year	Map	Directory	Census -- Head of House	Deeds-Grantor	Deeds - Grantee
1891	At 81 Montgomery Street (north), the brick structure on the property now completely covers the lot and there is no longer any open yard area. The yard area behind 79 Montgomery Street is still present.				
1894	The two structures at 79 and 81 Montgomery Street are shown to be communicating 5-story stores and dwellings. A 4-story extension has been constructed over the entire rear yard.				
1905	The rear extension has been replaced with two communicating structures: a 2-story structure stands behind 79 Montgomery Street as does a 1-story structure behind 81 Montgomery Street (north).				
1915	A small open yard area is present east of the new extension.				
1922	The rear extension is no longer present.				
1925				Pauline Cohen	William H. Schroeder and Anna B. Kruger
1927				Embeck Realty	Certificate
				Embeck Realty	Mollie Frostbaum
1934				William N. Schroeder and Anna B. Kruger	Agreement
1976	Lot has been razed and is now incorporated into the streetbed of Montgomery Street.				
Notes: Only deeds pertaining to this lot specifically have been included within this summary table; See below for additional information. Some directory entries for 81 Montgomery Street may actually refer to the properties at 597-599 Water Street, also referred to as 81 Montgomery Street.					

Table 9-b
Historic Directory Entries for 79 Montgomery Street (81 Montgomery Street [north]
and 598-600 Water Street)

Directory Year	Name	Occupation	Work or Primary Address	Home Address
1829	James Brown	rigger	600 Water	-----
1829	William Martin	shipwright	600 Water	-----
1852	John While	shipsmith	81 Montgomery	-----
1852	William Brook	carp	79 Montgomery	-----
1852	Frederick Ahrens	Grocer	79 Montgomery	79 Montgomery
1869	Charles Hanson	Laborer	-----	79 Montgomery
1869	Agan Owen	junk	-----	81 Montgomery
1869	William Schoeder	grocer	598 Water	-----
1869	M.H. & W. Schroeder	grocers	598 Water	-----
1869	Mattias H. Schroder	Grocer	598 Water	79 Montgomery
1890	William Schoeder	grocer	598 Water	79 Montgomery
1890	David Cooke	Laborer	-----	79 Montgomery
1890	Dennis Cronin	driver	-----	79 Montgomery
1890	Timothy Doian (sic)	Clerk	-----	79 Montgomery
1890	Peter Glenn	driver	-----	79 Montgomery
1890	Joseph Stafford	porter	-----	79 Montgomery
1890	Henry Sundheimer	Laborer	-----	79 Montgomery
1890	Simon Strauss	meat	79 Montgomery	343 Cherry
1890	John Donovan	agent	-----	81 Montgomery
1890	George Gibbs	Laborer	-----	81 Montgomery
1890	James Green	painter	-----	81 Montgomery
1890	August Kruger	Laborer	-----	81 Montgomery
1890	Robert Maclin	Laborer	-----	81 Montgomery
1890	John Plate	agent	-----	81 Montgomery
1890	Charles Raddatz	cigar maker	-----	81 Montgomery
1890	August Steffans	Laborer	-----	81 Montgomery
1890	Robert Steinfurth	Laborer	-----	81 Montgomery
1890	William Struck	none	-----	81 Montgomery
1890	Martin Washington	Laborer	-----	81 Montgomery
1890	William H. Westervelt	Laborer	-----	81 Montgomery
1890	Richard Rolff	mason	252 Division	81 Montgomery
1890	Henry F. Klockermeyer	cigars	81 Montgomery	-----
1890	Charles Ohlau	liquors	81 Montgomery	-----
Notes: Directory entries for 81 Montgomery Street may actually refer to 81 Montgomery Street (south), located south of Water Street.				
Sources: Directories accessed at www.ancestry.com and www.historicmapworks.com				

Table 9-c
Census Records for 79 Montgomery Street
(81 Montgomery Street [north] and 598-600 Water Street)

Census Year	Location	Name	Occupation	Listed Age	Place of Birth
1860	Ward 7, District 5, NYC	Henry Ohloggs	Shoe Maker	36	Hanover
		Fredrica Ohloggs		36	"
		Henry Ohloggs		8	"
		Louisa Ohloggs		4 mo.	N.Y.
	(same building as above)	Cornealious Desmond	Laborer	55	Ireland
		Mary Desmond		40	"
		Ellen Desmond	Dress Maker Dress Maker	17	"
		Catharine Desmond		15	"
		Timothy Desmond		6	N.Y.
	(same building as above)	Joseph Schaffer	Sugar Baker	28	Prussia
		Mary Schaffer		24	"
		August Schaffer		2	"
		Mary Schaffer		1	"
	(same building as above)	Henry Aiding	[illegible]	24	Hanover
		Sophia Aiding		27	"
		Herman Aiding		4	N.Y.
		William Aiding		5 mo.	"
	(same building as above)	John Myers	Sugar Baker	35	Hanover
		Amie Meyers		35	"
		Amie Meyers		11	"
		John Meyers		9	"
		Henry Meyers		6	N.Y.
		Sophia Meyers		9 mo.	"
	(same building as above)	Matthew Schroeder	Grocer Grocer Clerk	26	Hanover
		William Schroeder		22	"
		August Schroeder		16	Ireland
1870 2 nd enum- eration	79 Montgomery Street	Mattias Schroeder	(Ret) Grocer	36	Hanover
		Mattias Jordan		25	"
		Henry Witheler	Keeping Boarding House	27	"
		Henry Steffus		16	"
		Herman Schick		35	"
		Ann Schick		23	"
		Margaret Herzel		19	Germany
		Andre Benjiman		28	"
		John Johnson		26	"
		Peter Meyer		38	"
		Herman Wendt	24	"	
		George Joeckel	36	"	
		Conrad Schwab	39	Prussia	
		Ellen Schroeder	32	"	
		Catharine Schroeder	4	N.Y.	
		Doras Roettele	30	Germany	
1880	79 Montgomery Street	Robert Stanfort	Laborer	44	Holland
		Sophie Stanfort		34	Germany
		Andrew Stanfort	At School At School At School	10	N.Y.
		Dora Stanfort		8	"
		Robert Stanfort		5y 9 mo	"
		Henry Hanner	Harness Maker	69	Ireland
	(same building as above)	Matthew Moloney	Tinker	21	N.Y.
		Kate Moloney	Keeping House	18	"
		Henry Van Krone	Clerk	24	Germany
		Dietrich Kregan	Clerk	17	"

Notes:

Census records dating prior to 1870 do not list street addresses. In addition, the 2nd enumeration of the 1870 census did not differentiate between households within the same building.

Sources: Census ledgers accessed at www.ancestry.com.

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**Table 9-d
Deeds for Block 259, Lot 27**

Block #	Historic Lot #	Date	Grantor	Grantee	Liber	Page	Remarks
259			NO INSTRUMENTS OF RECORD 1654-1784				
259	not lotted	10/7/1785	Isaac Stoutenberg and Phillip VanCortlandt (Commissioners of Forfeiture)	Nicholas Gouverneur	173	93	
259	1-7 incl., 17-27 incl, 28-32, 44-59	7/23/1793	Lewis R. Morris	Nicholas Romaine	49	154	
259	1-7 incl., 17-27 incl, 28-32, 44-59	7/24/1793	Anthony Van Dam	Lewis R. Morris	49	156	
259	1-7 incl., 17-27 incl, 28-32, 44-59	7/9/1799	Isaac Stoutenberg and Phillip VanCortlandt (Commissioners of Forfeiture)	Nicholas Romaine	56	499	
259	entire block	7/9/1799	Richard Varick, Alexander Hamilton, and Nathaniel Pendleton	Arbitrators chosen to determine boundaries of land of Nicholas Romaine and Nicholas Gouverneur	56	501	
259	1-7 incl, 17-27 incl.	7/28/1812	Nicholas Romaine	Rachel Romaine	99	323	
259	not lotted	8/1/1812	Nicholas Romaine	Sarah Maria Watts	100	98	
259	1-8 incl, 15-27 incl	1/10/1814	Simon Fleet (sheriff), Interest of Nicholas Romaine	Edward Griswold	104	226	
259			NO INSTRUMENTS OF RECORD 1815-1817				
259	1-8 incl, 15-27 incl	12/7/1818	Nicholas Romaine	Robert Bogardus	134	31	
259	25, 26, 27	12/11/1824	Murray Hoffman (Master in Chancery), Jesse Oakley et al, defendants	Francis Thomas	181	309	
259	1-8 incl, 15-27 incl, 44-59 incl	11/6/1824	Jesse and Susan Oakley, John and Jane Daniels, Herman M., Ann, Rebecca, Julianna, Rachel M., Maria, Susannah, John T., Jane A., Jeremiah, and William H. Romaine, and Edward Griswold	John Wells and Jesse Oakley, Jr.	183	14	
259	not lotted	9/24/1832	Hester Gouverneur	Robert and Emily C. Tillotsen and Thomas and Maria C. Cadwalder	288	378	Release of Dower
259	25, 26, 27	8/30/1844	Monmouth Hart (sheriff), interest of Evert Banker	John C. Ernenputsch	448	357	
259	25, 26, 27	12/9/1844	John C. Ernenputsch	Eliphas Spencer	455	117	

Appendix 9: Lot History: 79 Montgomery Street (81 Montgomery Street [north] and 598-600 Water Street)

**Table 9-d
Deeds for Block 259, Lot 27**

Block #	Historic Lot #	Date	Grantor	Grantee	Liber	Page	Remarks
259	26, 27	2/12/1846	Jabez Newland Cushman (Master in Chancery), Francis W. Thomas et al. defendants	Fanny M. Thomas	471	275	
259	26, 27	4/24/1860	Fanny M. Thomas	Mattias H. and William Schroeder	218	180	
259	26, 27	10/12/1866	Wilhelm Schroeder	Mattias H. Schroeder	994	87	
259	26, 27	4/6/1871	Mattias H. and Anna M.E. Schroeder	William Schroeder	1171	297	
259	25, 26, 27	3/5/1925	Pauline Cohen	William H. Schroeder and Anna B. Kruger	3520	245	
259	26, 27	11/11/1927	Embeck Realty	Certificate	3823	298	
259	26, 27	11/11/1927	Embeck Realty	Mollie Frostbaum	3823	299	
259	26, 27	5/29/1934	William N. Schroeder and Anna B. Kruger	Agreement	4212	120	3520/245
Sources: Grantor/Grantee indices on file at the Manhattan City Register.							

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Appendix 10: Lot History: 81 Montgomery Street (597-599 Water Street)

Table 10-a

Lot History Summary: 81 Montgomery Street (597-599 Water Street)

Year	Map	Directory	Census -- Head of House	Deeds-Grantor	Deeds - Grantee
1788				Isaac Stoutenberg and Phillip VanCortlandt (Commissioners of Forfeiture)	Ogden Lewis
1793				Lewis R. Morris	Nicholas Romayne
				Anthony Van Dam	Lewis R. Morris
1796				Peter Hill and Lewis and Margaret Ogden	Nicholas Gouverneur
1797	A structure is located near the intersection of Montgomery and Water Streets.				
1812				Nicholas Romayne	Rachel Romayne
1813				Rachel Romayne	Adam and Noah Brown
1825				Nicholas Romayne	Rachel Romayne
1826				Rachel Romayne	Adam and Noah Brown
1829		John Carpenter			
1830			John Carpenter; Hugh Reily (Listed as living in Ward 7, no specific address provided)		
1832				James Anderson (Master of Chancery), Samuel D. Jackson et al, defendants	Joseph V. Varick
				Samuel D, and Julia Ann Jackson and William H., Edmund A., and Frances S. Brown	Joseph V. Varick
				Mary Ross (exrs of)	Joseph V. Varick
				Mary Ross (exrs of)	Evert A. Bancker
				Evert A. and Cornelia Bancker	Hugh Riley
1839		Hugh Riley			
1840			Hugh Reiley (sic) (Listed as living in Ward 7, no specific address provided)		
1847				Joseph V. and Mary Varick	John and Malcolm White

Table 10-a
Lot History Summary: 81 Montgomery Street (597-599 Water Street)

Year	Map	Directory	Census -- Head of House	Deeds-Grantor	Deeds - Grantee
1852	Lot is occupied by several structures: at former 597 and 599 Water Street were wood frame stores with dwellings; at 81 Montgomery Street was a first-class brick or stone store. These three structures shared an open rear yard area.	John While; John Schlumbohm			
1856				Cornelius Reilly, James and Bridget Brady, and Jane Smith	James Reilly
				John, Sussana, Malcolm, and Elizabeth White	Daniel Kelly
				James and Elizabeth Riley	Daniel Kelly
1869		Timothy Harnett; Agan Owen Ellen Collins; James Driscoll; Bridget Mulligan; James Smith			
1870			John Dowling		
1871				Daniel Kelly exr and trust. Of Daniel O'Conor	Elias Kahn
1872				Christopher P. Tappan	Charles A. Buddensiek
1873				John Hubbel, re.; Charles A. Buddensiek et al, defendants	Wilhelm Schroeder (sic)
1877				Elias and Cecile Kahn	Charles A. Buddensiek
1880			Henry Eggerling; William Schroeder; August Kreuger; Klinkerman (sic); Herman Strauss; Micahel Porocki; John Plate; John Foreman; John Sobard; William Dunckler; Annie Cramer; Henry Westy; Daniel Holland; August Eidermann		
1881	Entire area is now occupied by a large brick structure; 597 Water Street is no longer used as an address.				

Appendix 10: Lot History: 81 Montgomery Street (597-599 Water Street)

Table 10-a

Lot History Summary: 81 Montgomery Street (597-599 Water Street)

Year	Map	Directory	Census -- Head of House	Deeds-Grantor	Deeds - Grantee
1890		John Donovan; George Gibbs; James Green; August Kruger; Robert Maclin; John Plate; Charles Raddatz; August Steffens; William Struck; Martin Washington; William H. Westervelt; Richard Rolff; Henry F. Klockenmeyer; Charles Ohlau Henry Eggerling			
1892				William Schroeder	Charles H. Ohlan
1894	Building is shown to be a 5-story first-class store with dwellings that connects to the buildings (this does not appear on subsequent maps). 597 Water Street is once again used as an address.				
1925				Pauline Cohen	William Schroeder and Anna Kruger
1927				Embeck Realty	Mollie Grostbaum
1934				William Schroeder, Anna Kruger, and Joseph Olivia	Agreement
1951	Lot has been redeveloped: A structure still stands at 81 Montgomery/597 Water Street, although the remainder of the lot is now vacant.				
1976	Lot has been razed and is now incorporated into the streetbed of Montgomery Street.				
<p>Notes: Only deeds pertaining to this lot specifically have been included within this summary table; See below for additional information. Some directory entries for 81 Montgomery Street may actually refer to the properties at 597-599 Water Street, also referred to as 81 Montgomery Street.</p>					

Table 10-b
Historic Directory Entries for 81 Montgomery Street (597-599 Water Street)

Directory Year	Name	Occupation	Work or Primary Address	Home Address
1829	John Carpenter	ship carpenter	599 Water	-----
1839	Hugh Reily	Grocer	Water c. Montgomery	-----
1852	John While	shipsmith	81 Montgomery	-----
1852	John Schlumbohm	grocer	597 Water	196 Rivington
1869	Timothy Harnett	none	597 Water	81 Montgomery
1869	Agan Owen	junk	-----	81 Montgomery
1869	Ellen Collins	none	-----	599 Water
1869	James Driscoll	laborer	-----	599 Water
1869	Bridget Mulligan	none	-----	599 Water
1869	James Smith	segars	-----	599 Water
1890	John Donovan	agent	-----	81 Montgomery
1890	George Gibbs	laborer	-----	81 Montgomery
1890	James Green	painter	-----	81 Montgomery
1890	August Kruger	laborer	-----	81 Montgomery
1890	Robert Maclin	laborer	-----	81 Montgomery
1890	John Plate	agent	-----	81 Montgomery
1890	Charles Raddatz	cigar maker	-----	81 Montgomery
1890	August Steffans	laborer	-----	81 Montgomery
1890	Robert Steinfurth	laborer	-----	81 Montgomery
1890	William Struck	none	-----	81 Montgomery
1890	Martin Washington	laborer	-----	81 Montgomery
1890	William H. Westervelt	laborer	-----	81 Montgomery
1890	Richard Rolff	mason	252 Division	81 Montgomery
1890	Henry F. Klockermeyer	cigars	81 Montgomery	-----
1890	Charles Ohlau	liquors	81 Montgomery	-----
1890	Henry Eggerling	milk	599 Water	-----
<p>Notes: Directory entries for 81 Montgomery Street may actually refer to 81 Montgomery Street (north), located north of Water Street.</p> <p>Sources: Directories accessed at www.ancestry.com and www.historicmapworks.com</p>				

Appendix 10: Lot History: 81 Montgomery Street (597-599 Water Street)

**Table 10-c
Census Records for 81 Montgomery Street (597-599 Water Street)**

Census Year	Location	Name	Occupation	Listed Age	Place of Birth
1830	Ward 7, NYC	John Carpenter	Not listed	2 FWM 5<10 1 FWM 15<20 1 FWM 30<40 1 FWF 5<10 1 FWF 15<20 1 FWF 40<50	Not listed
	Ward 7, NYC	Hugh Reily	Not listed	1 FWM 50<60 1 FWF 40<50	Not listed
1840	Ward 7, NYC	Hugh Reiley (sic)	Not listed	1 FWM 50<60 1 FWM 40<50 1 FWF 15<20 1 FWF 20<30 1 FWF50<60	Not listed
1870 (2 nd enumeration)	599 Water Street	John Dowling Mary Dowling Alice Dowling John Dowling Mary Dowling Vincent Dowling William Dowling	(Ret) Liquor Dealer	40 32 15 10 7 4 1	Ireland N.Y. " " " " "
1880	599 Water Street	Henry Eggerling Mary Eggerling Henry Eggerling William Eggerling Katie Eggerling	Dairy Keeping House	29 29 8.5 6 2	Germany " N.Y. " "
	(same building as above)	William Schroeder Mary Schroeder William Schroeder Kate Schroeder	Retail Grocer Keeping House At School "	43 38 10 13	Germany " N.Y. Germany
	(same building as above)	August Kruger Sena Kruger August Kruger Mary Dryer	Sugar House Keeping House Waiter At School	40 51 26 7	Germany " N.Y. "
	(same building as above)	Klinkerman (sic)	Cooper	20	N.Y.
	(same building as above)	Herman Strauss Sena Strauss Samuel Strauss Rachel Strauss Fanny Strauss Minnie Strauss	Butcher Keeping House At School " " "	37 37 9 7 6 3/12	Germany " N.J. N.Y. " "
	(same building as above)	Michael Porocki Mary Porocki Sena Porocki Doro Porocki Victoria Porocki	Sugar house Keeping House At School " "	36 31 6 4 2	Germany " P.A. " N.Y.
	(same building as above)	John Plate Catharine Plate Annie M. Plate Joseph Westmayer	Coal Yard Keeping House " Sugar house	37 39 3 35	Germany " N.Y. Germany
	(same building as above)	John Foreman Catharine Foreman Annie Foreman John Foreman Henry Foreman Charles Foreman	Engineer Keeping House At School " " "	33 35 9 6 4 14/12	Germany N.Y. " " " "
	(same building as above)	John Sobard Bertha Sobard	Laborer Keeping House	33 27	Germany "

Table 10-c
Census Records for 81 Montgomery Street (597-599 Water Street)

Census Year	Location	Name	Occupation	Listed Age	Place of Birth
1880 (continued)	599 Water Street (continued)	William Dunckler	Ship Carpenter	42	Germany
		Catharine Dunckler	Keeping House	44	Ireland
		Ida O'Connell	Boarder	20	N.Y.
		Mary O'Connell		[illeg.]	"
		James H. Thompson	Clerk	18	"
	(same building as above)	Annie Cramer	Keeping House	34	Norway
		Charles Cramer	At School	10	N.Y.
		Rudolph Cramer	"	8	"
		Theodore Cramer	"	6	"
		Rudolph Woushouse	Laborer	19	Germany
	(same building as above)	Henry Westy	Laborer	45	Germany
		Emily Westy	Keeping House	39	"
		Sena Westy		14	N.Y.
	(same building as above)	Daniel Holland		48	Ireland
		Nora Holland	Keeping House	56	"
		William H. Holland	Watchmaker	24	N.Y.
		Hannah Hayes	Operator	30	Ireland
	(same building as above)	August Eidermann	Blacksmith	56	Germany
		Bertha Eidermann	Keeping House	37	"
		Charles Eidermann	Bloacksmith	19	N.Y.
		Henry Eidermann	At School	12	"
		William Eidermann	"	10	"
		Augusta Eidermann	"	8	"
		Matter Rocker	Dressmaker	26	Germany
Notes: FWM = Free White Male, FWF = Free White Female Census records dating prior to 1870 do not list street addresses. Individuals listed in the above table before 1870 may not have lived on the property at the time of each census, even if deed and directory research indicates that they may have lived on or owned the property at one time. In addition, the 2nd enumeration of the 1870 census did not differentiate between households within the same building.					
Sources: Census ledgers accessed at www.ancestry.com .					

Appendix 10: Lot History: 81 Montgomery Street (597-599 Water Street)

**Table 10-d
Deeds for Block 244, Lot 39**

Block #	Historic Lot #	Date	Grantor	Grantee	Liber	Page
244			NO INSTRUMENTS OF RECORD 1654-1787			
244	21, 37-39 inc.	10/16/1788	Isaac Stoutenberg and Phillip VanCortlandt (Commissioners of Forfeiture)	Ogden Lewis	45	193
244			NO INSTRUMENTS OF RECORD 1789-1792			
244	not lotted	7/23/1793	Lewis R. Morris	Nicholas Romaine	49	154
244	not lotted	7/24/1793	Anthony Van Dam	Lewis R. Morris	49	156
244	21, 37-39, incl.	1/11/1796	Peter Hill and Lewis and Margaret Ogden	Nicholas Gouverneur	57	64
244	not lotted	7/9/1799	Isaac Stoutenberg and Phillip VanCortlandt (Commissioners of Forfeiture)	Nicholas Romaine	56	499
244	not lotted	7/9/1799	Nicholas Gouverneur	Nicholas Romaine	56	500
244	not lotted	7/9/1799	Richard Varick, Alexander Hamilton, and Nathaniel Pendleton (Arbitrators to settle boundary between estates of Nicholas Bayard and Nicholas Gouverneur)	Award	56	501
244	not lotted	7/10/1799	Nicholas Romaine	Nicholas Gouverneur	56	595
244	not lotted	4/10/1800	Nicolas Gouverneur	Nicholas Romaine	58	64
244			NO INSTRUMENTS OF RECORD 1801-1811			
244	19-39 incl	5/26/1812	Nicholas Romaine	Rachel Romaine	97	490
244	19-39 incl	12/31/1813	Rachel Romaine	Adam and Noah Brown	104	194
244			NO INSTRUMENTS OF RECORD 1814-1824			
244	19-39 incl	2/1/1825	Noah Brown	Scott and Francis Fickett	184	470
244	39	3/27/1832	James Anderson (Master of Chancery), Samuel D. Jackson et al, defendants	Joseph V. Varick	284	49
244	39	3/27/1832	Samuel D, and Julia Ann Jackson and William H., Edmund A., and Frances S. Brown	Joseph V. Varick	284	50
244	39	3/27/1832	Mary Ross (exrs of)	Joseph V. Varick	284	53
244	36-39 incl	4/21/1832	Mary Ross (exrs of)	Evert A. Bancker	285	269

**Table 10-d
Deeds for Block 244, Lot 39**

Block #	Historic Lot #	Date	Grantor	Grantee	Liber	Page
244	38, 39	4/24/1832	Evert A. and Cornelia Bancker	Hugh Riley	285	323
244	not lotted	4/7/1834	George J. and Catherine W. Miller	Ambrose Mercer	310	514
244	39	5/4/1847	Joseph V. and Mary Varick	John and Malcolm White	489	194
244	36, 39	4/9/1856	Cornelius Reilly, James and Bridget Brady, and Jane Smith	James Reilly	705	203
244	39	9/17/1856	John, Sussana, Malcolm, and Elizabeth White	Daniel Kelly	712	452
244	39	6/13/1856	James and Elizabeth Riley	Daniel Kelly	714	116
244	not lotted	6/30/1860	Isaac and Cornelia Martin	Stephen Roberts and John D.R. Putnam	817	407
244	37, 38, 39	5/1/1871	Daniel Kelly exr and trust. Of Daniel O'Conor	Elias Kahn	1178	440
244	37, 38, 39	1/29/1872	Christopher P. Tappan	Charles A. Buddensiek	1199	526
244	39	4/30/1873	John Hubbel, re.; Charles A. Buddensiek et al, defendants	Wilhelm Schroeder (sic)	1252	308
244	not lotted	9/22/1876	Joseph Richardson	Harlem River and Porchester RR Co.	1379	456
244	37, 38, 39	5/11/1877	Elias and Cecile Kahn	Charles A. Buddensiek	1188	41
244	39	5/24/1892	William Schroeder	Charles H. Ohlan	11	406
244	39	3/5/1925	Pauline Cohen	William Schroeder and Anna Kruger	3520	237
244	39	11/11/1927	Embeck Realty	Mollie Grostbaum	3837	232
244	39	5/29/1934	William Schroeder, Anna Kruger, and Joseph Olivia	Agreement	4212	118
Sources: Grantor/Grantee indices on file at the Manhattan City Register.						

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Appendix 11:

Lot History: 601 Water Street

**Table 11-a
Lot History Summary: 601 Water Street**

Year	Map	Directory	Census -- Head of House	Deeds-Grantor	Deeds - Grantee
1788				Isaac Stoutenberg and Phillip VanCortlandt (Commissioners of Forfeiture)	Ogden Lewis
1796				Peter Hill and Lewis and Margaret Ogden	Nicholas Gouverneur
1797	A structure is located near the intersection of Montgomery and Water Streets.				
1812				Nicholas Romayne	Rachel Romayne
1813				Rachel Romayne	Adam and Noah Brown
1825				Noah Brown	Scott and Francis Fickett
1829		Zeno Carpenter			
1830			Zeno Carpenter (Listed as living in Ward 7, no specific address provided)		
1832				James Anderson (Master of Chancery), Samuel D. Jackson et al, defendants	Joseph V. Varick
				Samuel D, and Julia Ann Jackson and William H., Edmund A., and Frances S. Brown	Joseph V. Varick
				Mary Ross (exrs of)	Joseph V. Varick
				Mary Ross (exrs of)	Evert A. Bancker
				Evert A. and Cornelia Bancker	Hugh Riley
1847				Joseph V. and Mary Varick	John and Malcolm White
1852	Lot is occupied by a first-class brick or stone store with a rear yard containing an additional wood frame store, part of which may have extended into the project area, and an outbuilding, outside the APE.	Adam Schleicher; Henry Schmeli			

**Table 11-a
Lot History Summary: 601 Water Street**

Year	Map	Directory	Census -- Head of House	Deeds-Grantor	Deeds - Grantee
1856				Cornelius Reilly, James and Bridget Brady, and Jane Smith	James Reilly
				John, Sussana, Malcolm, and Elizabeth White	Daniel Kelly
				James and Elizabeth Riley	Daniel Kelly
1860				Isaac and Cornelia Martin	Stephen Roberts and John D.R. Putnam
1869		August Rindt			
1870			August Rindt; Louis Miller; Theodore Cook		
1871				Daniel Kelly exr and trust. Of Daniel O'Conor	Elias Kahn
1872				Christopher P. Tappan	Charles A. Buddensiek
1873				John Hubbel, re.; Charles A. Buddensiek et al, defendants	Wilhelm Schroeder (sic)
1876				Joseph Richardson	Harlem River and Porchester RR Co.
1877				Elias and Cecile Kahn	Charles A. Buddensiek
1880			James Fitzpatrick; August Wagner; Mary Brennan; Thomas Hardy; James Haley; John While; William Kelley; Michael Nanrry; Thomas Dempsey; Mary Ann Black; Frank Driscoll; Kate O'Neill		
1881	Lot is now occupied by a large brick structure with a small rear yard.				
1890		James Brennan; James Clements; Cronin Bartholemew; John Fleming; Thomas Hardy; John Harrington; William Mead; George Miller; Charles Roach; Henry Toner; Samuel Townsendt; Michael While; Joseph Maglin; Frederick Meier			
1892				William Schroeder	Charles H. Ohlan

Appendix 11: Lot History: 601 Water Street

**Table 11-a
Lot History Summary: 601 Water Street**

Year	Map	Directory	Census -- Head of House	Deeds-Grantor	Deeds - Grantee
1894	Building is shown to be a 5-story first-class store with dwellings that connects to the buildings to the east and west (this does not appear on subsequent maps).				
1905	A small 1-story structure has been constructed in a portion of the rear yard, likely outside the APE (this does not appear on subsequent maps).				
1917				This block closed and discontinued, superseded by New Block 244. This block has been changed by running the easterly Gouverneur boundary through the street on the eastern side of slip, instead of through centre of slip.	
1925				Pauline Cohen	William Schroeder and Anna Kruger
1927				Embeck Realty	Mollie Grostbaum
1934				William Schroeder, Anna Kruger, and Joseph Olivia	Agreement
1951	Lot has been razed and is now vacant.				
1976	Lot is now incorporated into the streetbed of Montgomery Street.				
Notes: Only deeds pertaining to this lot specifically have been included within this summary table; See below for additional information.					

Table 11-b
Historic Directory Entries for 601 Water Street

Directory Year	Name	Occupation	Work or Primary Address	Home Address
1829	Zeno Carpenter	ship carpenter	601 Water	-----
1852	Adam Schleicher	banker	601 Water	-----
1852	Henry Schmeli	tailor	601 Water	-----
1869	August Rindt	baker	601 Water	-----
1890	James Brennan	driver	-----	601 Water
1890	James Clements	Laborer	-----	601 Water
1890	Cronin Bartholemew	Laborer	-----	601 Water
1890	John Fleming	ostler	-----	601 Water
1890	Thomas Hardy	driver	-----	601 Water
1890	John Harrington	boat builder	-----	601 Water
1890	William Mead	Clerk	-----	601 Water
1890	George Miller	book binder	-----	601 Water
1890	Charles Roach	Laborer	-----	601 Water
1890	Henry Toner	Laborer	-----	601 Water
1890	Samuel Townsendt	Laborer	-----	601 Water
1890	Michael While	police	-----	601 Water
1890	Joseph Maglin	candy	601 Water	-----
1890	Frederick Meier	baker	601 Water	-----
Sources: Directories accessed at www.ancestry.com and www.historicmapworks.com				

Appendix 11: Lot History: 601 Water Street

Table 11-c
Census Records for 601 Water Street

Census Year	Location	Name	Occupation	Listed Age(s)	Place of Birth
1830	Ward 7, NYC	Zeno Carpenter	Not listed	1 FWM 15<20 1 FWM 20<30 1 FWM 30<40 1 FWF 10<15 1 FWF 20<30 1 FWF 60<70	Not listed
1870 (2 nd enumeration)	601 Water Street	August Rindt Magdalene Rindt August Rindt Louis Miller Magdalene Miller Louis Miller Pauline Miller Theodore Cook Clara Cook Augustus Cook Frederick Cook Mary Cook	Bread Baker Cabinet Maker Laborer Laborer	65 60 27 27 21 2 1 27 33 1 40 35	France " N.Y. Bavaria " N.Y. " Saxony " N.Y. Hanover Germany
1880	601 Water Street	James Fitzpatrick Mary Fitzpatrick Owen Fitzpatrick Mary Fitzpatrick Kate Fitzpatrick Margaret Steuben John Steuben Emiele Steuben	Dead Fancy Store At School " " At School "	40 35 10 7 ⁵ / ₁₂ 5 10 10 6	Ireland " N.Y. " " Ireland N.Y. "
	(same building as above)	August Wagner Philipena Wagner Petyer Wagner William Wagner	Baker Keeping House At School	36 [illeg.] 7 ⁹ / ₁₂ 1 ⁶ / ₁₂	Germany " N.Y. "
	(same building as above)	Mary Brennan James Brennan	Keeping House Laborer	56 21	Ireland N.Y.
	(same building as above)	Thomas Hardy Kate Hardy Mary E. Hardy Alice Hardy Elizabeth Hardy Julia Hardy	Cartman Keeping House At School " " "	24 23 10 5 3 1 ⁶ / ₁₂	At sea N.Y. " " " "
	(same building as above)	James Haley Jane Haley James Haley, Jr. John Haley John Roaker	Peddler Keeping House " Servant	35 33 4 1 ⁸ / ₁₂ 15	Ireland " N.Y. " "
	(same building as above)	John While Mary While Michael While Mary While John While Edward While William While	Laborer Keeping House Iron Foundry Paper Boxes " At School "	48 48 18 22 16 ⁶ / ₁₂ 14 12	Ireland " N.Y. " " " " "

Table 11-c
Census Records for 601 Water Street

Census Year	Location	Name	Occupation	Listed Age(s)	Place of Birth
1880 (continued)	601 Water Street (continued)	William H. Kelley	Painter	23	N.Y.
		Katharine Kelley	Keeping House	22	"
		Elizabeth Kelley		3	"
		Alice Kelley		[illeg.]	"
	(same building as above)	Michael Narry	Blacksmith	45	Ireland
		Georgianna Narry	Keeping House	22	N.Y.
		Edward Narry	Printer	20	"
		John Narry	Barkeeper	17	"
		Charles Narry	At School	13	"
	(same building as above)	Thomas Dempsey	Printer	23	N.Y.
		Mary Dempsey	Keeping House	19	"
		Mary Dempsey		3/12	"
		Mary Moran	Boarder	57	Ireland
	(same building as above)	Mary Ann Black	Keeping House	46	N.Y.
		[illegible] Black	Cartman	18	"
		Mary A. Black	Bookfolder	20	"
		Ann E. Black	"	18	"
		Catharine Black	Paper Boxes	16	"
		Henry Black	At School	14	"
	(same building as above)	Elizabeth Black	At School	12	"
		Frank Driscoll	Laborer	60	Ireland
		Mary Driscoll	Keeping House	15	N.Y.
		Cornelius Driscoll	Cartman	20	"
		Ellen Driscoll	Tyke Sitter	21	"
	(same building as above)	Annie Driscoll	Produce	16	"
		Kate O'Neill	Keeping House	42	Ireland
		John O'Neill	Porter	19.5	N.Y.
		Michael O'Neill	Iron Foundry	17	"
		Julius O'Neill	"	16	"

Notes:
 FWM = Free White Male, FWF = Free White Female
 Census records dating prior to 1870 do not list street addresses. Individuals listed in the above table before 1870 may not have lived on the property at the time of each census, even if deed and directory research indicates that they may have lived on or owned the property at one time. In addition, the 2nd enumeration of the 1870 census did not differentiate between households within the same building.

Sources: Census ledgers accessed at www.ancestry.com.

Appendix 11: Lot History: 601 Water Street

**Table 11-d
Deeds for Block 244, Lot 38**

Block #	Historic Lot #	Date	Grantor	Grantee	Liber	Page
244			NO INSTRUMENTS OF RECORD 1654-1787			
244	21, 37-39 inc.	10/16/1788	Isaac Stoutenberg and Phillip VanCortlandt (Commissioners of Forfeiture)	Ogden Lewis	45	193
244			NO INSTRUMENTS OF RECORD 1789-1792			
244	not lotted	7/23/1793	Lewis R. Morris	Nicholas Romayne	49	154
244	not lotted	7/24/1793	Anthony Van Dam	Lewis R. Morris	49	156
244	21, 37-39, incl.	1/11/1796	Peter Hill and Lewis and Margaret Ogden	Nicholas Gouverneur	57	64
244	not lotted	7/9/1799	Isaac Stoutenberg and Phillip VanCortlandt (Commissioners of Forfeiture)	Nicholas Romayne	56	499
244	not lotted	7/9/1799	Nicholas Gouverneur	Nicholas Romayne	56	500
244	not lotted	7/9/1799	Richard Varick, Alexander Hamilton, and Nathaniel Pendleton (Arbitrators to settle boundary between estates of Nicholas Bayard and Nicholas Gouverneur)	Award	56	501
244	not lotted	7/10/1799	Nicholas Romayne	Nicholas Gouverneur	56	595
244	not lotted	4/10/1800	Nicolas Gouverneur	Nicholas Romayne	58	64
244			NO INSTRUMENTS OF RECORD 1801-1811			
244	19-39 incl	5/26/1812	Nicholas Romayne	Rachel Romayne	97	490
244	19-39 incl	12/31/1813	Rachel Romayne	Adam and Noah Brown	104	194
244			NO INSTRUMENTS OF RECORD 1814-1824			
244	19-39 incl	2/1/1825	Noah Brown	Scott and Francis Fickett	184	470
244	38	5/5/1832	Evert A. and Cornelia Bancker	Bernard Fitzpatrick	206	6
244	39	3/27/1832	James Anderson (Master of Chancery), Samuel D. Jackson et al, defendants	Joseph V. Varick	284	49
244	39	3/27/1832	Samuel D, and Julia Ann Jackson and William H., Edmund A., and Frances S. Brown	Joseph V. Varick	284	50
244	39	3/27/1832	Mary Ross (exrs of)	Joseph V. Varick	284	53

East River Waterfront Access Project – Montgomery Street Phase 1A Archaeological Documentary Study

**Table 11-d
Deeds for Block 244, Lot 38**

Block #	Historic Lot #	Date	Grantor	Grantee	Liber	Page
244	36-39 incl	4/21/1832	Mary Ross (exrs of)	Evert A. Bancker	285	269
244	38, 39	4/24/1832	Evert A. and Cornelia Bancker	Hugh Riley	285	323
244	not lotted	4/7/1834	George J. and Catherine W. Miller	Ambrose Mercer	310	514
244	39	5/4/1847	Joseph V. and Mary Varick	John and Malcolm White	489	194
244	36, 39	4/9/1856	Cornelius Reilly, James and Bridget Brady, and Jane Smith	James Reilly	705	203
244	39	9/17/1856	John, Sussana, Malcolm, and Elizabeth White	Daniel Kelly	712	452
244	39	6/13/1856	James and Elizabeth Riley	Daniel Kelly	714	116
244	not lotted	6/30/1860	Isaac and Cornelia Martin	Stephen Roberts and John D.R. Putnam	817	407
244	37, 38, 39	5/1/1871	Daniel Kelly exr and trust. Of Daniel O'Conor	Elias Kahn	1178	440
244	37, 38, 39	1/29/1872	Christopher P. Tappan	Charles A. Buddensiek	1199	526
244	39	4/30/1873	John Hubbel, re.; Charles A. Buddensiek et al, defendants	Wilhelm Schroeder (sic)	1252	308
244	not lotted	9/22/1876	Joseph Richardson	Harlem River and Porchester RR Co.	1379	456
244	37, 38, 39	5/11/1877	Elias and Cecile Kahn	Charles A. Buddensiek	1188	41
244	39	5/24/1892	William Schroeder	Charles H. Ohlan	11	406
244	n/a	1/1/1917	This block closed and discontinued, superseded by New Block 244. This block has been changed by running the easterly Gouverneur boundary through the street on the eastern side of slip, instead of through centre of slip.	n/a	n/a	n/a
244	39	3/5/1925	Pauline Cohen	William Schroeder and Anna Kruger	3520	237
244	39	11/11/1927	Embeck Realty	Mollie Grostbaum	3837	232
244	39	5/29/1934	William Schroeder, Anna Kruger, and Joseph Olivia	Agreement	4212	118

Sources: Grantor/Grantee indices on file at the Manhattan City Register.

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