

Phase IA Historical Documentary Report and Archaeological  
Assessment of 246 Front Street (aka 267 ½ Water Street)  
(Block 107, Lot 34), Manhattan (New York County), New York



*Prepared for:*

246 Front Street, LLC.  
28 Old Mill Road  
Manhasset, NY 11030

and

City of New York - Landmarks Preservation Commission  
New York, New York

*Prepared by:*

Alyssa Loorya, M.A., R.P.A., Principal Investigator and  
Christopher Ricciardi, Ph.D.  
Chrysalis Archaeological Consultants, Inc.

Final Report – January 2012

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## MANAGEMENT SUMMARY TEXT

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In November 2011 Chrysalis Archaeological Consultants (Chrysalis) was contracted by 246 Front Street, LLC, to undertake a Phase IA Documentary Study and Archaeological Assessment for the proposed redevelopment of 246 Front Street (aka 267 ½ Water Street), Block 107 Lot 34, New York, (New York County), New York.

The purpose of this study is to compile a documentary history and additional information to determine the archaeological potential of the site. The study was to determine if the site may be sensitive for archaeological deposits that would be impacted by the proposed development as well as provide a recommendation for further study or mitigation, should the potential for disturbance to buried cultural resources exist.

In the course of this study the following research collections were accessed: the City of New York Landmarks Preservation Commission (LPC), the New York Public Library, the New York Historical Society and others.

Alyssa Loorya, M.A. MPhil., R.P.A., and Christopher Ricciardi, Ph.D. R.P.A., served as the authors of this study. Documentary research was undertaken with the assistance of Alex Agran. All work was performed in accordance with the LPC, NY SHPO and New York Archaeological Council guidelines and regulations.

Although the lot did not become “fast land” until the turn of the nineteenth century, throughout the century the property remained fairly homogenous in terms of function and usage beginning with an ironworks factory followed by various other industry.

There is an opportunity to uncover remains of the factory “floor” and/or basement. Remnants of the factory and associated materials may be present on site since the transformation to a vacant lot was not accompanied by reconstruction. Few intact factory sites such as this have been excavated within the City of New York. In consideration of this, the potential exists to recover a wealth of information and material regarding this facet of the overall Seaport’s area’s commercial industry.

Based on the information recovered, there is moderate to high potential for the recovery of in situ cultural resource remains. Therefore, it is the recommendation of the Phase IA that Phase IB Testing or Monitoring occur on this property.

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The authors wish to thank Andreas Giacomis and Sarah Mendel of 246 Front Street, LLC., for the opportunity to work on this project, their understanding of the archaeological process and their willingness to share as much information as available. It made our job that much easier. Additionally we'd like to thank Amanda Sutphin of the City of New York – Landmarks Preservation Commission for her consultation and guidance throughout this process. Finally, Alexander Agran from Chrysalis Archaeology assisted in the research of this report.

## **I. Introduction:**

In November 2011 Chrysalis Archaeological Consultants (Chrysalis) was contracted by 246 Front Street, LLC, to undertake a Phase IA Documentary Study and Archaeological Assessment for the proposed redevelopment of 246 Front Street (aka 267 ½ Water Street), Block 107 Lot 34 (which includes former Block 107 Lot 45), New York, (New York County), New York (Map 01) (Appendix A). This currently vacant lot (Image 01) is located within the landmark South Street Seaport Historic District (Map 02) and adjacent to several National Register and National Register eligible structures/properties.

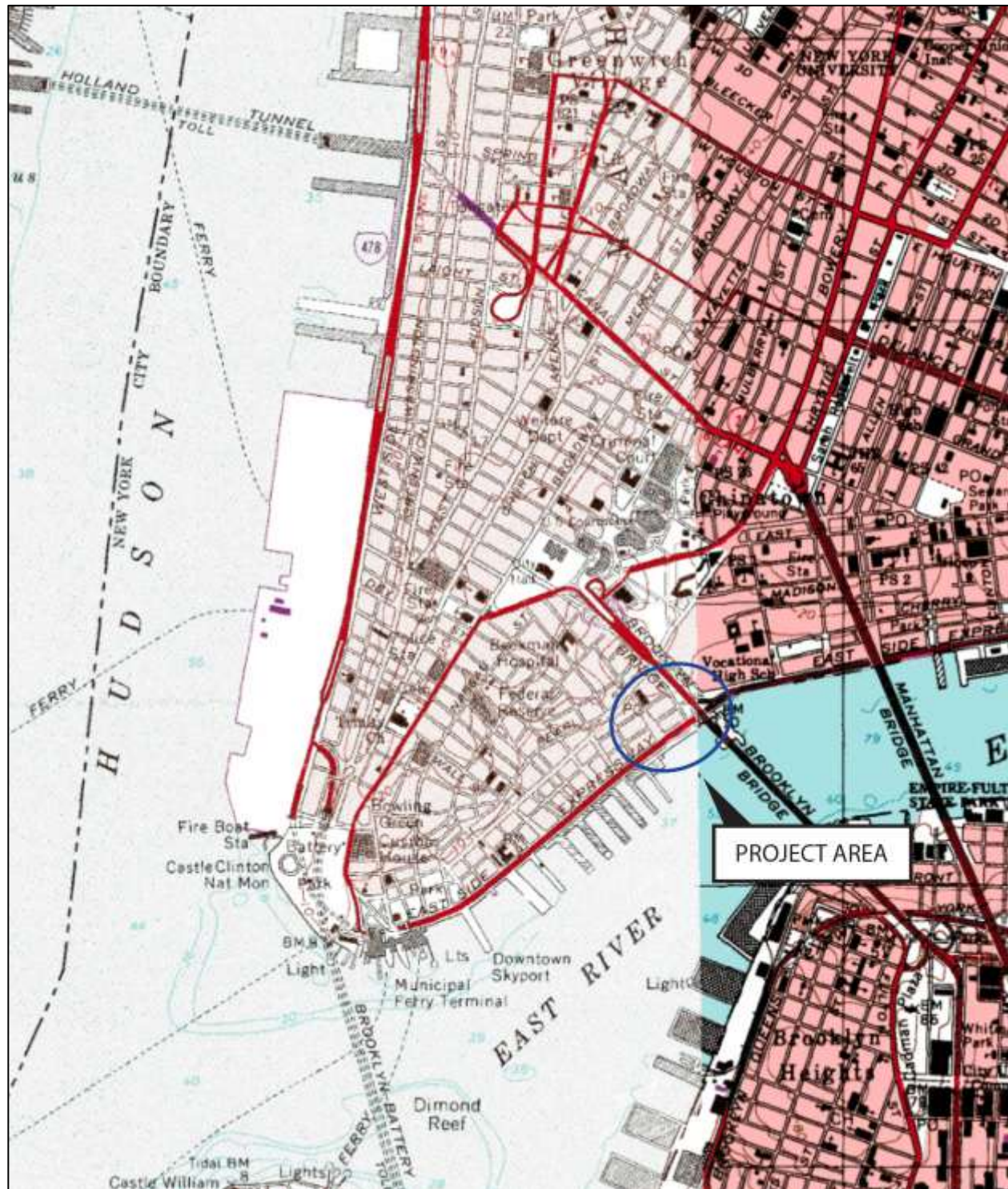
Due, in part, to its location in a historic district, the City of New York Landmarks Preservation Commission (LPC) required, as part of the construction permit process a City Environmental Quality Review (CEQR) including a Cultural Resource Management (CRM) (archaeological) assessment (Map 03). The purpose of this study is to provide a documentary history and additional information to determine the archaeological potential of the site. The study was to determine if the site may be sensitive for archaeological deposits that would be impacted by the proposed development as well as provide recommendations for further study or mitigation, should the potential for disturbance to buried cultural resources exist.

In the course of this study the following research collections or libraries were accessed: the LPC, the New York Public Library, the City of New York Municipal Archives, the Manhattan Topographical Office and others institutions. Alyssa Loorya, M.A. MPhil., R.P.A., and Christopher Ricciardi, Ph.D. R.P.A., served as the authors of this study. Documentary research was undertaken with the assistance Alexander Agran. All work was performed in accordance with the LPC and New York Archaeological Council guidelines and regulations.

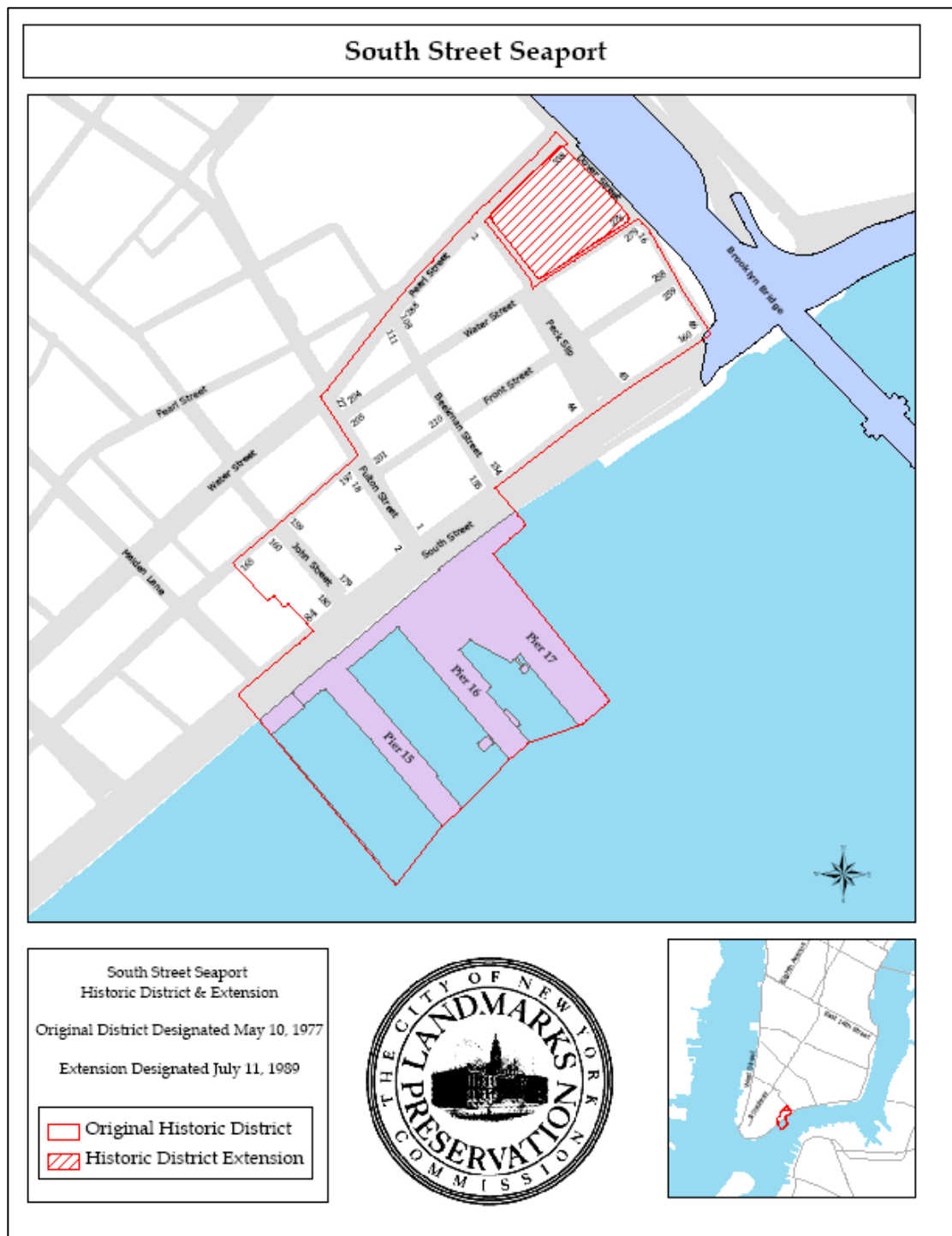


**Image 01: 246 Front Street**

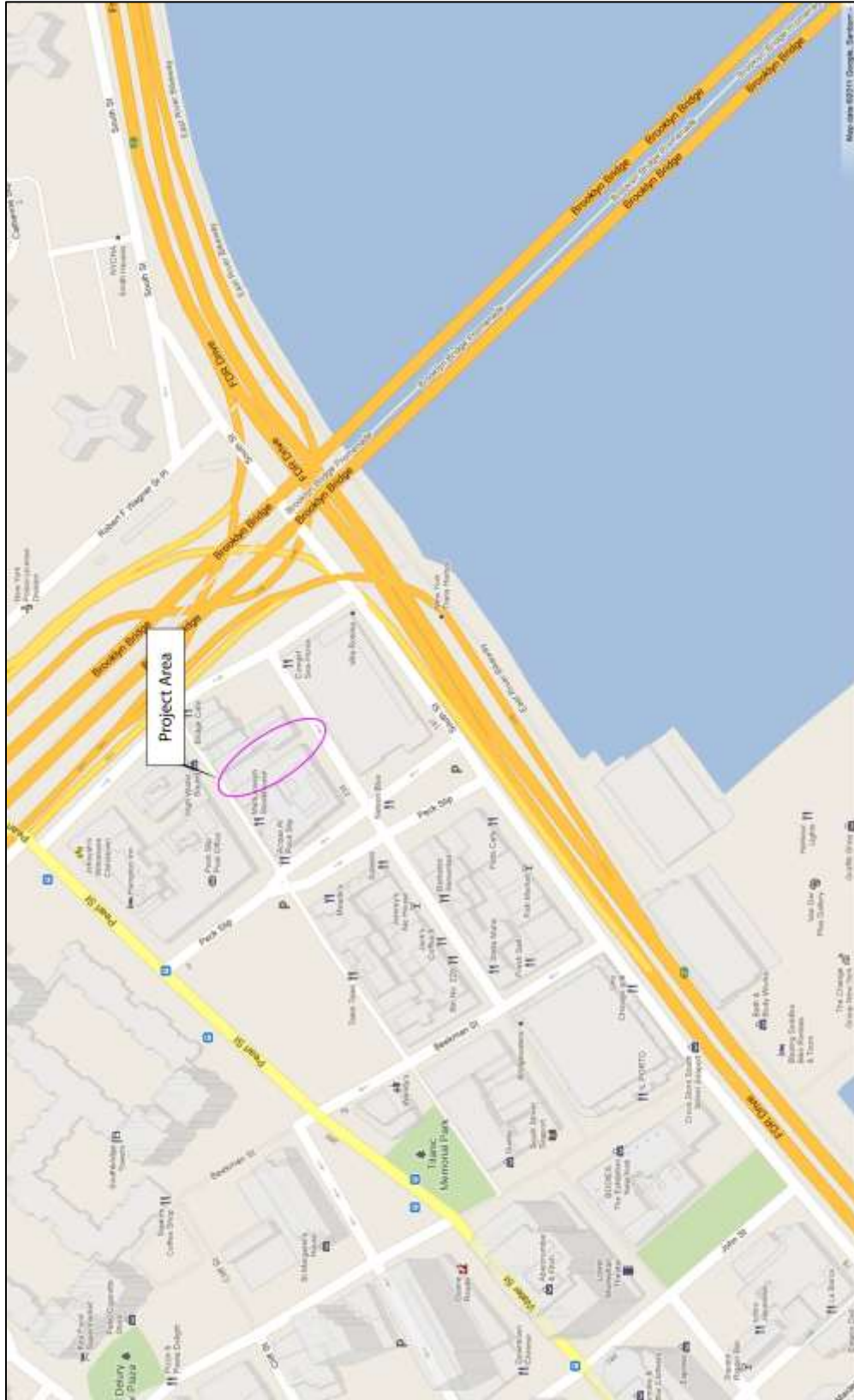








**Map 02: South Street Seaport Historic District Map**



Map 03: Current Project Area

## **II. Current Conditions, Site Proposal and the Area of Potential Effect (APE):**

The property, which fronts both Front Street and Water Street, is bounded by Dover Street to the north, Peck Slip to the south. At its maximum, the lot is approximately twenty feet in width and one hundred thirty-nine feet in length (20' x 139') (Image 02). The width of the Water Street portion of the property measures twelve and one half feet wide (12.5'). Currently, the property is a vacant lot with a paved asphalt surface (Image 03). A portion of the lot is currently used for parking. The previously extant structures were demolished in 1971 and 1980.

The current development plan calls for a mixed use building with commercial space at street level and residential units. The proposed building will encompass the entire lot and stand approximately seven-stories high. Additionally, a full basement, with elevator shaft is planned (Appendix C).

Based upon the proposed development plan the Area of Potential Effect (APE) is considered to be the entire lot (Map 04).



**Image 02: 267 ½ Water Street**





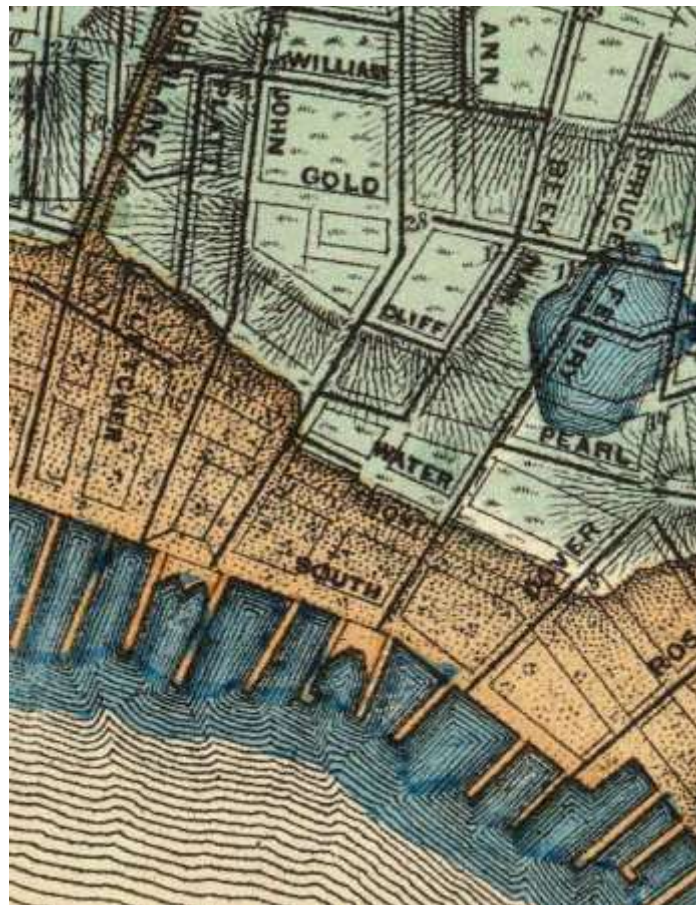


**Image 03: Current site conditions**

### III. Geographic Setting:

The island of Manhattan was formed, in part, during the last glacial period, approximately twelve thousand years ago, and is comprised mostly of medium to high-grade mica schist metamorphic rock that is covered with glacial till. The southern tip of the island consisted mainly of swamp and marshland connected by streams that fed into the Noort (Hudson) and East Rivers (Schuberth 1968:9, 65-66, 80-81; Isachsen et. al. 2000:47-48; Burrows and Wallace 1999:359). Early maps of the area confirm this marshy landscape (Viele 1865) (Map05).

The area of lower Manhattan was somewhat hilly, which is consistent with the action of the retreating ice shelf. During the historic period most of the hills within this area appear to have been leveled. The original shoreline dips from Pearl Street to Water Street at Fulton Street. The 1865 Viele map of original landscape features depicts the project area as man-made lands bordered by meadow. A pond is depicted just northwest of the project area between Pearl and Gold Streets, west of Peck Slip. The modifications that would occur to create the modern landscape, landfilling along the shoreline, to construct additional streets, as well as areas of marsh and standing bodies of water occurred between the mid to late eighteenth through early nineteenth centuries (Homberger 1994: 51; Cohen and Augustyn 1997: 28, 94-95, 121, 136-138 and Figures 3-5, 9; Burrows and Wallace 1999:359).



### Map 05: Viele – representation of Contact Era shoreline



#### **Section IV: PREVIOUS CULTURAL RESOURCE STUDIES<sup>1</sup>**

The area of lower Manhattan has been the subject of several Cultural Resource Management studies since the late 1970s and the passing of the City of New York - Environmental Quality Review Act, as amended. This brief review of previous work focuses on those projects that were in the immediate vicinity of the project area.

##### *175 Water Street*

The 175 Water Street Project provided a wealth of information on landfilling techniques and construction materials in lower Manhattan. A detailed account of the history of landfilling, through the records of the Minutes of the Common Council of the City of New York, documented sources, map studies and the archaeologically recovered material and stratigraphic record provides of sequence of events that led to the landfilling of the majority of this area. Links between local residents and the materials recovered were not attainable, but the types of materials, their usages and economic values were discussed (Geismar 1983).

The Phase 1B led to the discovery of a submerged English sailing ship. It was determined that the ship was deliberately sunk to help create cribbing for further refuse deposition. This combination of the ship (cribbing) and refuse material, created the landfill that would eventually make up the current streetscape (Geismar 1983).

##### *55 Water Street*

At 55 Water Street, a Stage 1A assessment was conducted. Following the lead of Geismar's 1983 work, the report outlined how the potential to uncover mid to late eighteenth century landfill and wharf remains could exist below two meters (2m) (six feet (6')) from present-day grade. Stage 1B Field Testing was recommended but never undertaken (Historical Perspectives 2001).

##### *Front Street*

In 2002, an archaeological assessment of several lots along Front Street, located within the South Street Seaport Historic District, was undertaken. The report did not call for further testing within Block 97, Lots 18, 32, 37 and 58 (Bergoffen 2002).

##### *Coenties Slip*

In 2005, Geismar reported on several pieces of wooden water mains along Coenties Slip that were uncovered and removed. Some of the log remains contained fittings. The report briefly outlines attempts at conservation on the remains (Geismar 2005).

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<sup>1</sup> This section is excerpted and modified from Loorya and Ricciardi 2007, 2009, 2011.

### *New York Stock Exchange*

The New York Stock Exchange (and vicinity) report outlines the potential for further historic resource studies within lower Manhattan. As part of the assessment limited testing revealed several sections of wooden water mains, one with a stop-cock still in place. Geismar suggests that other similar finds are likely to remain under the streets of lower Manhattan. She notes the discovery of a wooden water main at Front Street and Water Street in 1955. A description of the Manhattan (Water) Company, which constructed the system, is provided (Geismar 2003).

### *Wall Street Water Mains*

A Phase I project was undertaken along Beekman Street between Front Street and Pearl Street and intersecting Water Street. The project uncovered several wooden water mains, pieces of the pier bulkhead and an in situ eighteenth century storeroom that led to an expanded documentary study. The majority of material remains were uncovered from approximately three feet (3') to approximately eight feet (8') below surface (Loorya and Ricciardi 2007).

### *Imagination Playground/Burling Slip (North)*

The initial Phase IB investigations at Burling Slip, undertaken by AKRF, did not uncover any landfill retaining devices. It was surmised that such structures would have been at the perimeter of Burling Slip, just outside the boundaries of the APE. However, during construction activity a timber feature was uncovered. Further investigation by AKRF documented the northern bulkhead wall for Burling Slip. The bulkhead was constructed of stacked squared timbers in an east-west orientation and reinforced at irregular intervals by wooden piles. This discovery is documented in a memorandum to LPC and SHPO (AKRF July 2009).

### *John Street*

Directly opposite the Imagination Playground/Burling Slip project, the John Street project conducted in 2010 uncovered several disturbed artifact deposits that may have resulted from the landfilling process and general refuse deposition into the East River. The majority of the material remains dated from the early to mid-nineteenth century (Loorya, Ricciardi and George 2011).

### *Fulton Street Redevelopment (in progress)*

An overall assessment was undertaken for the proposed Fulton Street Redevelopment Project. This report was completed after the discoveries of the water main as part of the Wall Street Water Mains project. Due, in part, to this, the report calls for field monitoring for any area that may be impacted beyond one meter (1m) (three feet (3')) below ground surface (Historical Perspectives 2007a and 2007b).

Currently underway, Chrysalis has been on site monitoring and excavating, as necessary. The reconstruction project along the Fulton Street corridor has revealed several segments of various nineteenth century building foundations, brick vaults, a portion of an eighteenth century wall and a potential late seventeenth century well. Several artifact remains have been uncovered in the form of refuse deposits, including a deposit by a print shop containing hundreds of ink bottles. Work continues throughout the area as it heads into the main portion of the South Street Seaport Historic District. Several preliminary, in-field, reports have been generated (Loorya and Ricciardi 2010, 2011). Anticipated completion of this project is the end of 2012.

*Peck Slip Reconstruction (in progress)*

Currently underway, Chrysalis has been on site monitoring and excavating, as necessary. The reconstruction project along Peck Slip and a section of Beekman Street has revealed several segments of wooden water main and landfill cribbing devices. An artifact deposit, which appears to be a single episode dump from a local merchant, has also been recovered. Work continues throughout the area and will encompass Front Street between Peck Slip and Dover Street and Water Street between Beekman Street and Dover Street. This project is anticipated to continue through 2014.

## **V: PROJECT AREA HISTORY**

This section provides a brief overview of the general prehistoric and historic period history of the project area, with an emphasis on the area of Front Street between Peck Slip and Dover Street. For more detailed information regarding the history of the larger project area, see the various Phase IA reports, including addendums, for the Fulton Street Redevelopment Project, Burling Slip and the Peck Slip Phase IA (AKRF 2007, 2008, 2011 and Chrysalis Archaeology 2009 and 2011) as well as the site reports cited in Section IV<sup>2</sup>.

Historically the project area was part of the earliest settlement of the City on the border of Montgomerie Ward (Ward 2 and Ward 4). Today it is part of the South Street Seaport Historic District. The Seaport area houses some of the oldest extant architectural examples in the City of New York, including nineteenth century mercantile buildings, sailing ships and the Fulton Fish Market.

### *The Prehistoric Period:*

Archaeological evidence of Native American settlement and activity within what is today the City of New York extends back to the Paleo-Indian period (c. 10,000 B.C. – 8,000 B.C.). However few sites have been excavated and/or recorded by modern archaeologists (Cantwell and Wall 2001:40; Baugher and Bluefeld 1980). Native American occupation of the immediate New York City area is, in general, poorly researched, reported on and understood. Due, in part, to the obvious changes in cultural occupation and landscape development since the turn of the seventeenth century, much of the Native American history has been lost. Several factors have helped to reduce the degree of documented history and research potential with regard to Native Americans. First, it would appear that permanent settlements by Native Americans did not occur until fairly late, post 1400. These villages were made of wood and were compromised due to radical landscape modifications by European settlers. Second, with the arrival of Europeans, Native American settlement and influence in the area quickly diminished. Third, the early European settlers in the area did not establish or maintain amicable relations with the local Native American groups and therefore did not portray them well in recorded history. Finally, the majority of uncovered Native American sites within the area were either located on the highly disturbed fringes of the City or were excavated by amateurs and pot-hunters/looters at the turn of the twentieth century, thus destroying the Native American history of the area, without proper documentation (Lenik 1992; Cantwell and Wall 2001; Bolton 1920, 1922, 1934; Burrows and Wallace 1999).

The local Native American group that inhabited the project area was the Manhattas, whose name inspired the Europeans in naming Manhattan Island (Armbruster 1918), part of the Algonquian speaking Lenape (Delaware) tribe (Bolton 1922). It has been determined that the early Native American inhabitants of the area systematically exploited local coastal resources. This is largely based on the fact that many of the Native American remains or sites found within the City of New York were in the form of shell middens (Kraft 1986).

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<sup>2</sup> Additional project area maps are presented in Appendix B.

Available evidence suggests that subsistence and occupation among Native American groups in the area was seasonal and that they practiced a hunting and gathering economy that utilized the abundance of water resources in the area (Ceci 1977, 1982). During summer months, groups would aggregate in large base camps that spilt during the other seasons to occupy smaller hunting, fishing, or plant procurement locations. Agriculture became predominant during the Late Woodland period (1,000 A.D. – European Contact) (Ceci 1979-1980). By the time of European settlement in the early seventeenth century, the Native Americans kept fields in which they grew a triad of corn, beans and squash, along with some other domesticated plants (Truex 1982).

#### *Contact Period:*

At the time of European contact as many as fifteen thousand Native Americans inhabited the New York City area (Burrows and Wallace 1999:5). A Native American campsite was reportedly located just north of the Fresh Water Pond (i.e. Collect Pond) along the north-south foot trail that lay a short distance from the project area (Lenik 1992; Burrows and Wallace 1999). This trail traversed the Island, extending from Battery Park to Inwood (Bolton 1920: 79, map; Burrows and Wallace 1999: 6-7; Parker 1922:630, plate 192). Soon after the arrival of the Europeans a majority of the Native American population was decimated by a combination of war and disease (Burrows and Wallace 1999:8; Ritchie 1958; Levin 1980).

#### *The Historic Period:*

The Dutch settled New Amsterdam in 1624 with the arrival of thirty families to New Netherland (Burrows and Wallace 1999:36). The colony was established as part of the Dutch West India Company, which provided many incentives to encourage settlement in the New World (Homberger 1994; Burrows and Wallace 1999:94).

By 1664, the Dutch had surrendered control of New Amsterdam to the English who renamed the colony New York. Within a short period of time the Great Dock was built along the East River, between Whitehall and Coenties Slips, firmly establishing the city's position as a base for commercial and capital activity in the New World. By 1680, the City of New York, at this time solely Manhattan Island,<sup>3</sup> contained approximately 400 buildings. Toward the end of the seventeenth century the City's population reached approximately three thousand. Although immigration from the Netherlands had steeply declined the number of English settlers increased (Burrows and Wallace 1999; Cantwell and Wall 2001; Rothschild 1990; Brodhead 1871; Jameson 1909) (Image 04).

The City of New York continued to grow during the first half of the eighteenth century. However, the majority of that growth was confined to the southern tip of the island. Manhattan Island remained sparsely populated above present day Canal Street. Between 1747 and 1767 the number of sea faring vessels owned by City residents rose over 400% and the number of employed seamen grew from 775 to 3,552. Mercantilism, consumerism and agrarian ways of

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<sup>3</sup> The incorporation of the outer boroughs, The Bronx, Kings (Brooklyn), Queens and Richmond (Staten Island), which would form the greater City of New York, did not occur until 1898.

life were the norm until the Revolutionary period when New York became an occupied city (Burrows and Wallace 1999; Cantwell and Wall 2001; Rothschild 1990; Brodhead 1871; Jameson 1909).



**Image 04: Pearl Street in the seventeenth century**  
(Courtesy of the New York Public Library - Online Historic New York Image Collection)

Following the Revolutionary War, New York was named the Nation's first capital and experienced yet another dramatic growth in population, settlement and business. This expansion, which encompassed the development of the Industrial Revolution, would continue throughout the nineteenth century and into the first half of the twentieth century (Burrows and Wallace 1999).

#### *The South Street Seaport Area:*

The Seaport district dates back to the 1600s and it played a vital role in the City's development into a successful center of commerce. Over a 300-year period it served as one of the City's most important commercial centers and as the international gateway to New York. Both grew steadily throughout the seventeenth and eighteenth centuries. In 1719 Geradus Beekman received the first water lot grant in the area east of Queen Street (present day Pearl Street), between Fulton and Beekman Streets. In 1732 the "Montgomerie Charter" gave the city rights to:



“...the soil four hundred foot beyond low-water mark on Hudson’s river, from a certain creek or kill called Bestaver’s Killitie, southward to the fort, and from thence the same number of feet beyond low-water mark round the fort and along the East river as far as to the north side of a certain hill called Corlaer’s Hook;” (Ash, 1055)

As well as:

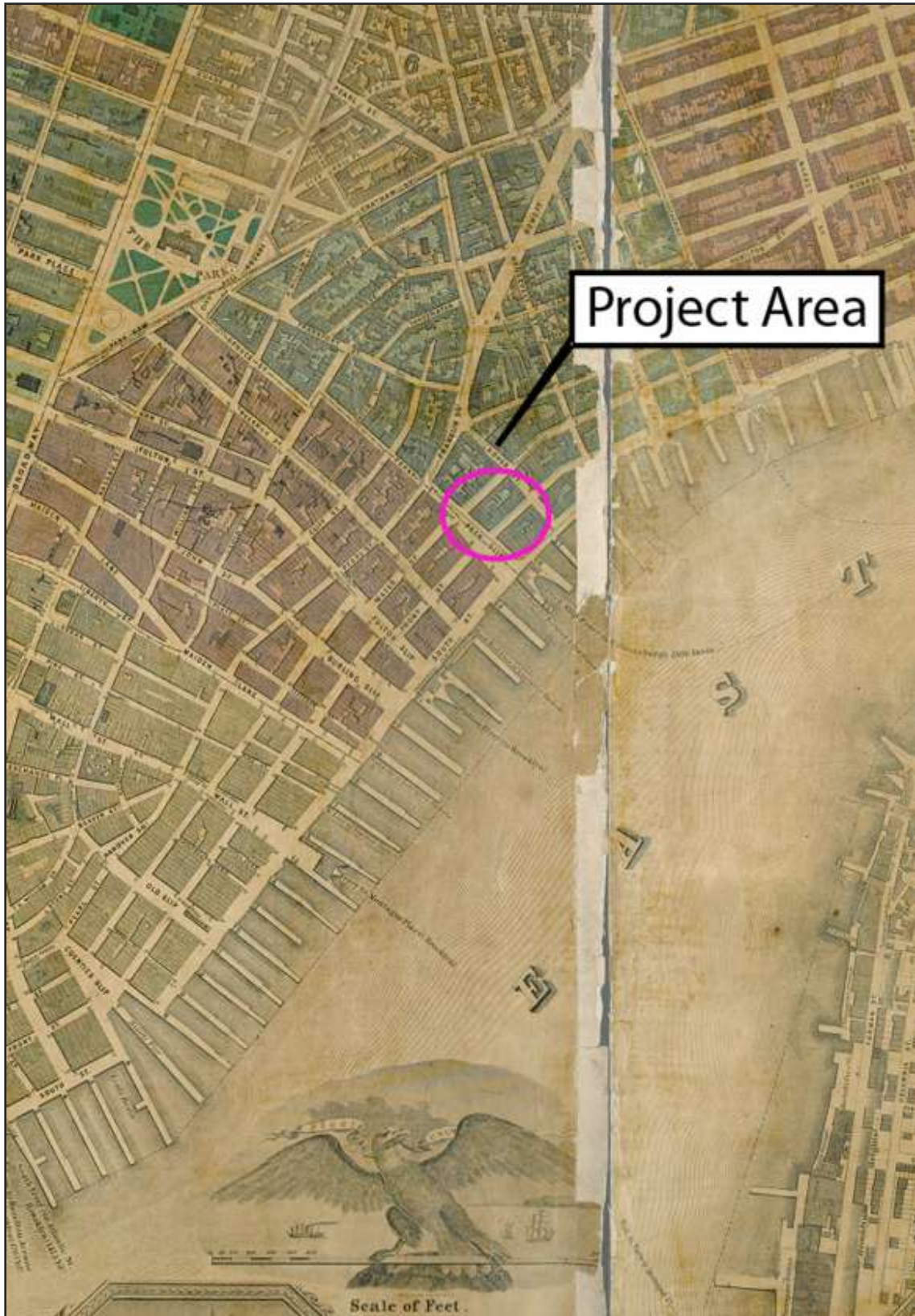
“...full power and authority at any time or times hereafter to fill, make up, wharf and lay out all and every part thereof; and the same to build upon and make use of as they...shall think fit;” (Ash, 1085)

The city periodically would issue out lots of this unclaimed—and extremely valuable—land as a means of raising money. As a matter of course, those landowners whose property already abutted these lots were given the first opportunity to acquire the water lots before they were made available to the public (Peterson and Edwards 1985). These grants were made under certain conditions and obligations. The grantee was required to fill in the land within a specified time frame, to construct two-story structures on that land and to build streets or wharves for the public thoroughfare (Peterson and Edwards 1985).

In 1793 Peter Schermerhorn, a local merchant, consolidated his Beekman Slip lots, the area between present day Fulton Street and Schermerhorn Row, with the intent of undertaking a large scale construction project to complement the expansion of the seaport area. By 1797 New York surpassed Philadelphia’s import and export volume becoming the leading American port. By the start of the nineteenth century, the port, located along South Street, had begun a period of intense growth and activity (Burrows and Wallace 1999).

By the end eighteenth century the eastern shoreline, along the Seaport area, was extended as slips were landfilled. The first of these newly created streets, Water Street between Coenties Slip and Peck Slip, was formally paved in 1789 (Minutes of the Common Council (MCC) 1675-1776).

From the late seventeenth to the early nineteenth centuries, the desire for lucrative waterfront real estate prompted the City of New York to continually expand the East River shoreline. In 1801 the Common Council declared riverside landlords could fill their land and the intermediate spaces between streets and wharves in exchange for ownership of the filled lots (MCC VI:73). Archaeological evidence suggests water lot holders used a variety of methods for filling their shoreline property in order to develop permanent land. Slipways generally began to be filled by constructing a wooden bulkhead across the entrance mouth. The actual filling process then usually consisted of wooden structures packed with re-deposited earth. Wooden cribbing was sometimes assembled onshore before being sunken and filled; other landowners drove wooden piles into the riverbed before filling the space within and capping the structure with a plank surface. A third option for lot filling was the deliberate sinking of ships before packing the area with earth (Loorya, Ricciardi and George 2011; McDonald/AKRF 2011).



Map 06: Dripps, 1857 Highlighting project area.



The district received further boosts from the establishment of Fulton's ferry service from Brooklyn in 1814 and the Fulton Market, which opened in 1822. With the opening of the Erie Canal in 1825, produce and goods from the country's mid-west poured into the harbor. The port was booming, and South Street became known as the "Street of Ships." China clippers, trans-Atlantic packets, coastal and Caribbean schooners, grain barges, fishing smacks, and Long Island Sound steamboats crowded the teeming wharves (Burrows and Wallace 1999).



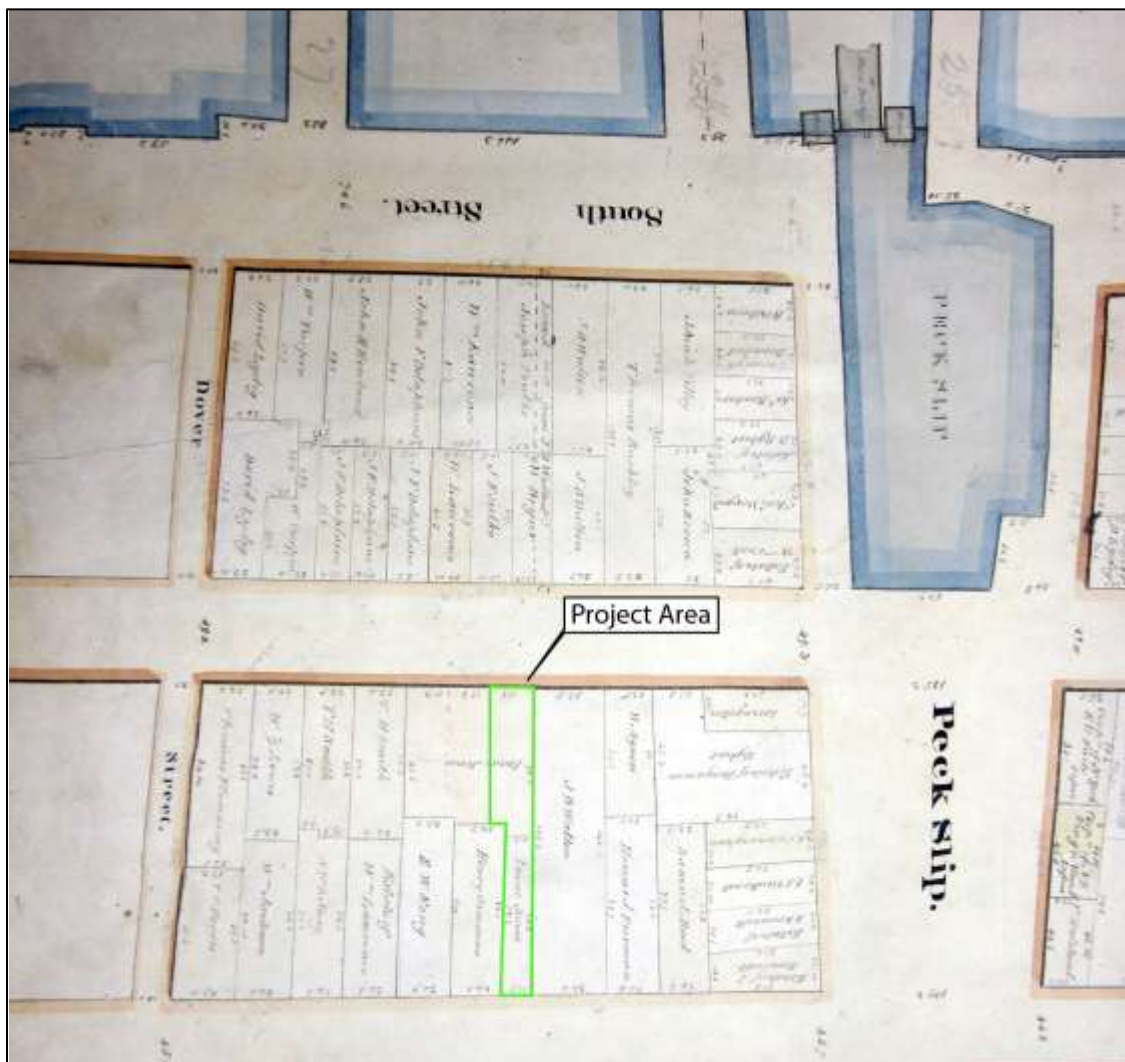
**Image 05: Northwest corner of Peck Slip and Water Street circa 1858 (Valentine's Manual).**

After the 1860s South Street began to decline, as New York and technology outgrew the East River port (Image 05). The maritime industry shifted from sail to steam, and deep-water piers drew ships across town to the Hudson River. The Port's activity moved to New York's west side, Brooklyn and New Jersey. As a result, New York's first seaport was transformed into a food supply center with the Fulton Fish Market, opened in 1835, as the main source of activity. From the late nineteenth century through the mid twentieth century, the area was largely abandoned; surviving only as a wholesale fish district and yachting dock (South Street Seaport Museum 2007).

One century passed before attention again focused on the Seaport district. In the 1960s an ambitious restoration and redevelopment program began. The continuing expansion of the Wall Street business district fueled a rediscovery of lower Manhattan as a residential community, and the shops and restaurants of the Seaport area have resulted as part of the renaissance of the neighborhood (South Street Seaport Museum 2007). In 1978, the South Street Seaport area was recognized by the LPC as a historic district (City of New York - Landmarks Designation Report 1978).

## VI. 246 Front Street History:

The southern portion of Front Street had become an “emporium of foreign commerce” in the eighteenth century (Stokes 1964 VI:594). Water Street, which forms the western boundary of the property, was laid and continued across Peck Slip as early as 1737 and Water lots were reserved for the future extension of Front Street (AKRF 2007).



**Map 07: Water Lots Grant Map**

The water lots grant map (Map 07) and deeds convey the lots of 246 Front Street and 267 Water Street to Isaac Jones in 1752. The Front Street lot measured 58' x 70' and the Water Street lot measured 12.7' x 75.2', though the east end of the lot was only 11.11' wide. The Front Street lot was a wide lot that the map shows with subdivisions into smaller lots measuring 19.3' each in width. According to the water lot deeds James Roosevelt, Abraham M. Walton, Edward Lyde Jr. and Charlotte Walton were included on the original deed for 246 Front Street. They sold their shares in the lot to Isaac Jones in 1803 (New York City Register – Conveyance Records).

In 1796 local residents requested that that Common Council order the continuation of Front Street across Peck Slip. Records from the Manhattan Topographic office note that Front Street, between Peck Slip and Wharton's Alley (Dover Street) was paved by 1798. The 1804 Bonner map (Map 08) depicts the sequence of development in the area. On this map the shoreline is at Water Street, landfilling having only occurred to that point. The area that would become the block occupying Water Street to Front Street between Peck Slip and Dover Street is still comprised of docks. By 1807, the area is depicted as landfilled (Map 09) (Bridges 1807). The earliest tax assessments are dated 1808 – 1809. Tax is assessed on Benjamin Williamson for a house and lot at 246 Front Street (labeled as 242 – 246 Front Street) and on Bates and Hall for a house and lot at 267 Water Street.

In the nineteenth century Front Street housed many wholesale grocers and commission merchants (AKRF 2007). The 1808 City Directory lists James Tate, mariner and J.G. Bates, milliner at 267 Water Street and Benjamin Williamson, smith, at 242 Front Street (Longworth 1808). The tax assessment rolls for 1808 list 242 – 246 Front Street as a single property (New York City Tax Records). The 1827 directory lists Bernard and Macy, merchants at 246 Front Street and Henry Phillips, tailor, at 267 Water Street (Longworth 1827).

During the second half of the nineteenth century William Jackson and Company occupied 246 Front Street (Trow's City Directories). In 1827 William and Nathan Jackson started their business at the corner of Front Street and Peck Slip (238 Front Street). Before mid-century they had established their factory at 246 Front Street in a five story building. The company manufactured grates for the burning of anthracite coal (Image 06). William and Nathan Jackson had experimented and succeeded with the design of such grates. Prior to this Liverpool or Berlin grates were imported from Europe. The Jackson grates, being of equal elegance and superior quality for the use of local coal, led to the end of those imports (Freedly 1856).

Jackson and Company, also known as Jackson Mantle works, were known for highly embellished parlor gates with central decorations consisting of colored engravings under plate glass. Their grates were also noted as being unequalled for economy in the consumption of fuel and for general efficiency (Edwards and Critten 1884). Following up on their success they began an export business to China, Australia and South America.

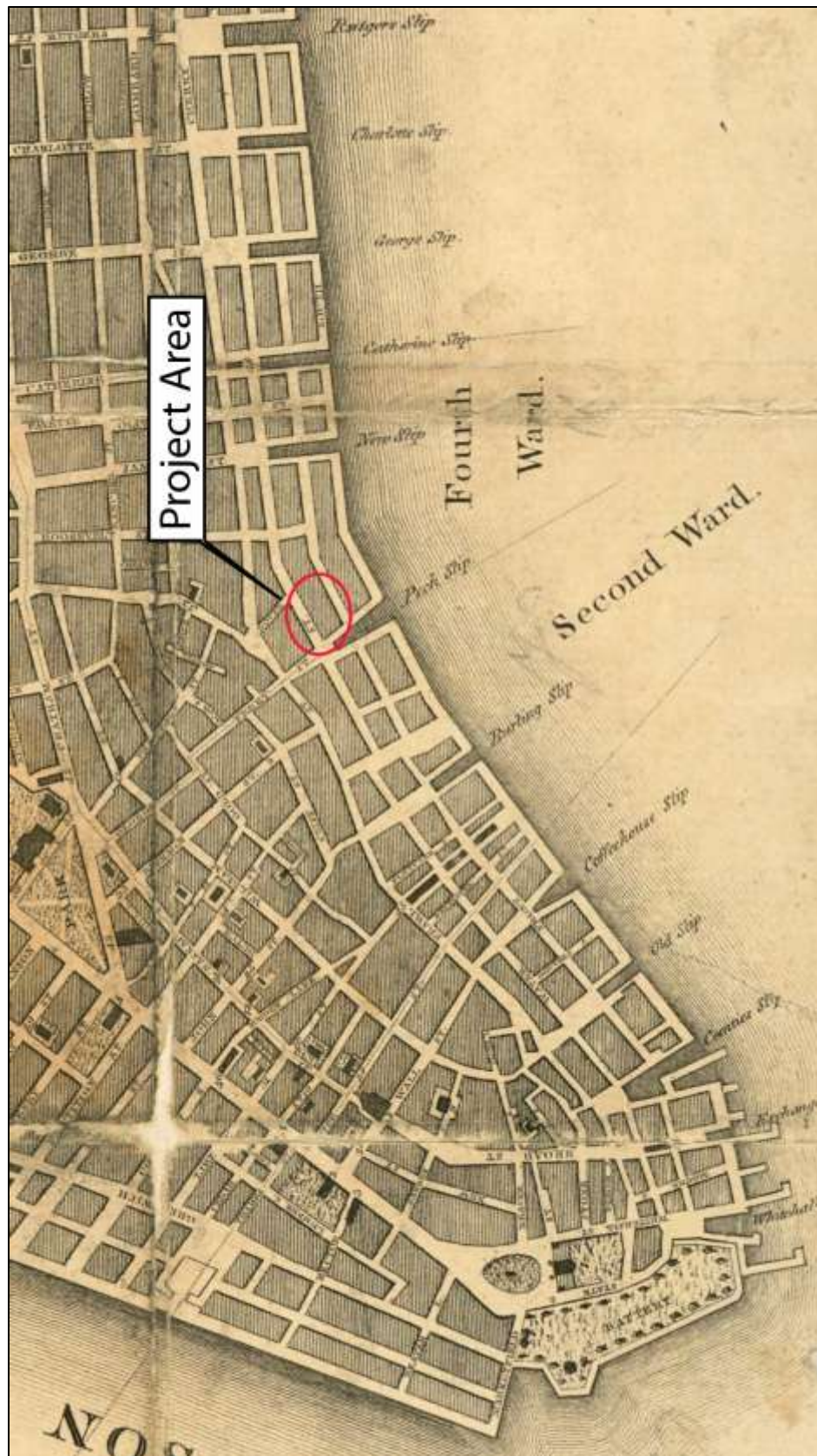
The company leased the property from the owners and maintained additional locations at 38 Dover Street and 1166 Broadway. Edwards and Critten noted that the factory at 246 Front Street was very spacious and commodious and equipped with the latest machinery and appliances (Edwards and Critten 1884) (Image 07). A recordation in the 1904 Annual Report to the Committee on Fire Patrol noted that the building was five-stories, constructed of brick. William Jackson and Company is still in business, located today at 18 East 17th Street.





### Map 08: Bonner 1804





Map 09: Bridges 1807

**W. JACKSON & SON,**  
 MANUFACTURERS AND DEALERS IN EVERY VARIETY OF  
**Plain, Enamelled, and German Silver Parlor and Chamber Grates,**  
**246 FRONT STREET, near Peck Slip,**  
 AND  
**930 BROADWAY, between Twenty-first and Twenty-second Streets.**

**W. JACKSON & SON**  
 Have added a number of new and very elegant  
 Patterns of  
**GRATES**  
 to their already large assortment, and continue to  
 manufacture all styles of  
**GERMAN SILVER**  
 AND  
**SOFT COAL GRATES,**  
 to order, at short notice. Having had 30 years' ex-  
 perience and additional facilities for manufacturing,  
 we feel assured that we can furnish a superior arti-  
 cle on the most favorable terms.  
 Purchasers are invited to call and examine our  
 assortment before making their selections elsewhere.




Image 06: Advertisement for W. Jackson & Son  
 (taken from the New York City Directory)

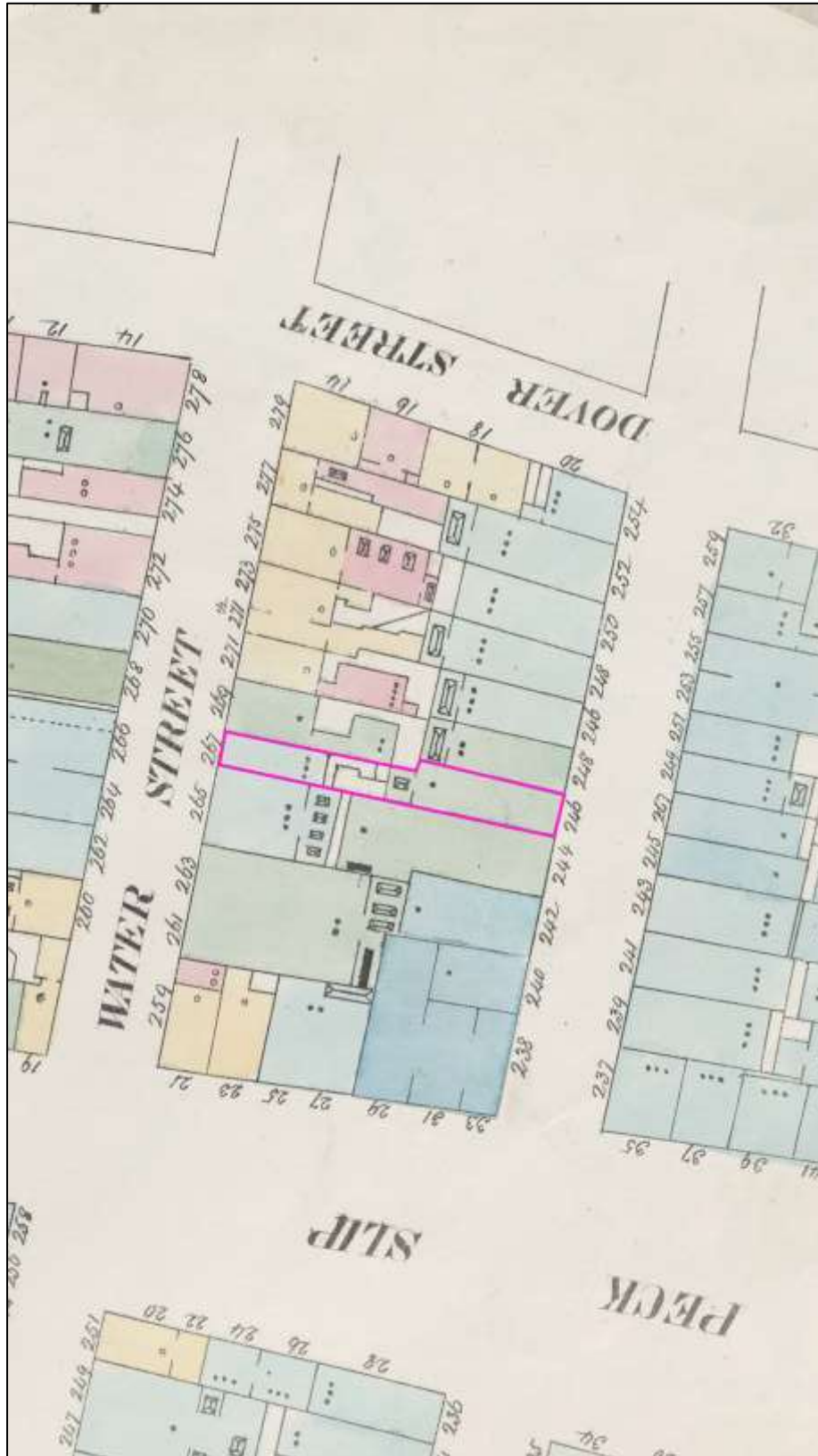


Image 07: W.M.H. Jackson – photograph of store employees  
 (Courtesy of the Jackson and Company (web site))





Map 10: Dripps 1857



Map 11: Perris 1857

The Driggs 1857 (Map 10) and Perris 1857 (Map 11) maps show the properties as developed with structures. The lot on Front Street is shown to occupy the entire lot with a brick building with skylight. The lot on Water Street is depicted as a brick or stone store and the rear of the property undeveloped. The original two-story structure that occupied 267 Water Street was demolished sometime between 1873 and 1874. Tax records list the lot as “vacant” from 1874 – 1889 and taxes levied on John Q. Jones.

The properties remained in the Jones family until 1889 when the Executors of Joshua Jones sold both lots to William E. Treadwell. Aside from owning 267 Water Street and 244 – 246 Front Street, Treadwell had attained multiple properties in the area including 299-305 and 265 Water Street.

William E. Treadwell was the son of Ephraim Treadwell who founded a baking company in 1820. They manufactured all kinds of ship breads, biscuits and crackers and Ephraim Treadwell is noted as having introduced cracker baking in New York (Beach 1906; American Publishing and Engraving 1891). The company later became known as E. Treadwell and Son. Following the death of his father, William entered into a partnership with Thomas J. Harris forming Treadwell and Harris Baking Company. They ran their business from 267 Water Street in a six-story steam powered factory.

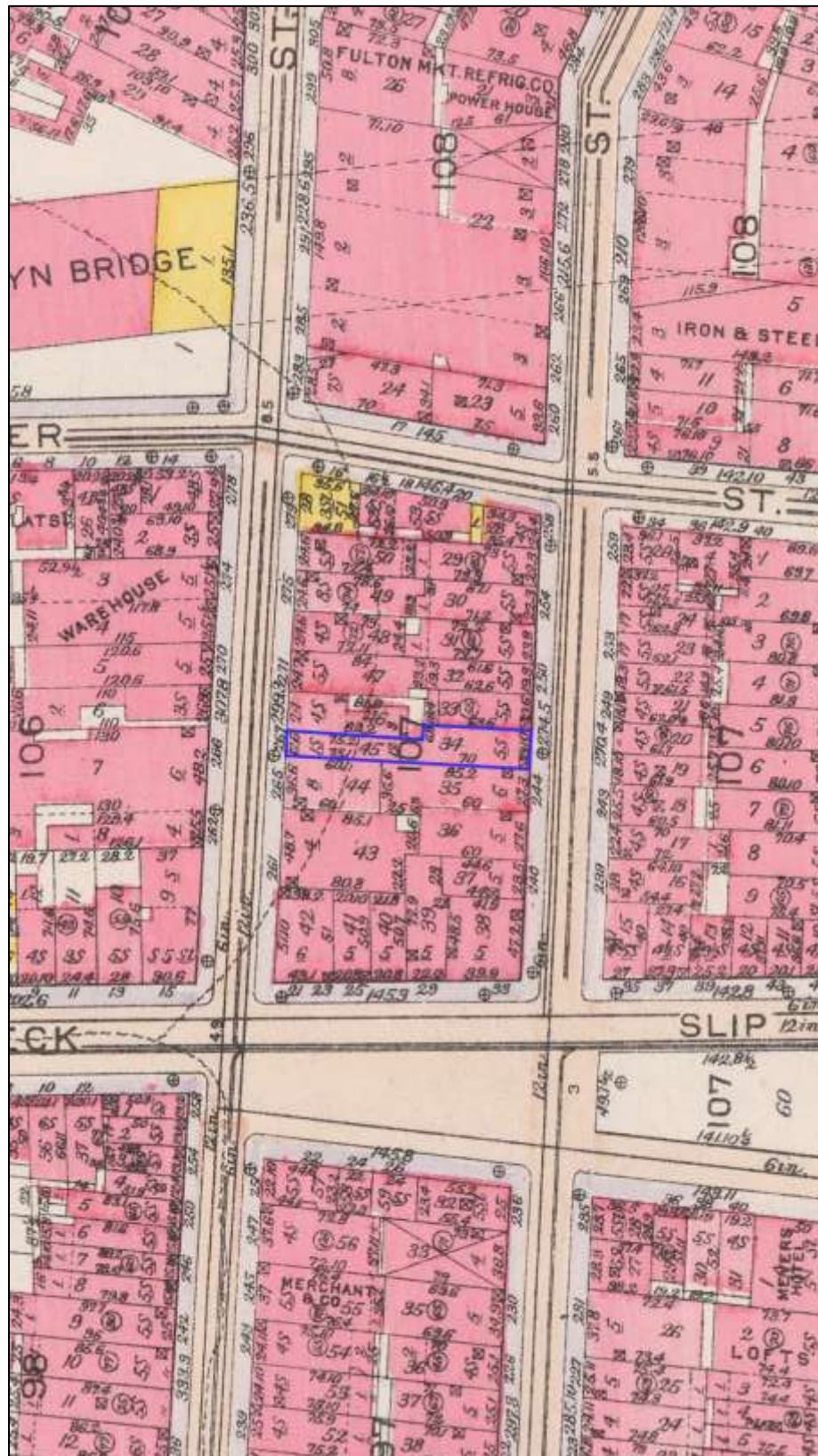
Frederick Shapely and Company occupied 246 Front Street by 1902. They were the makers of Shapely’s United States Marine Glue. Also operating out of 246 Front Street were Mutual Bag Company and Clifton Chemical, a soap company. The Bromley 1916 Atlas (Map 12) shows both lots as completely developed and occupied.

William E. Treadwell owned the property until his death in January 1895. Having no children, he left the 267 Water Street property to his sister-in-law Mary Irene Mettler. Grace M. Lane received the 246 Front Street property. Her relationship to Treadwell is unknown. Mary Irene Mettler passed away in 1922 leaving the property to three nieces. Grace M. Lane passed in 1946 and her executors sold the property to Dendron Corporation. Dendron acquired 267 Water Street around the same time.

Both lots have been owned by a series of realty or development companies since circa 1950. An application for the demolition of 246 Front Street was submitted to, and approved by, the Department of Buildings in 1971. The building at 267 Water Street was demolished in 1980.

Tables 01 and 02 provide Conveyances and the Tax Assessment Records for the properties.





Map 12: Bromley 1916



### Conveyances

| <b>Block 107, Lot 34 (246 Front)</b> |                    |   |  |
|--------------------------------------|--------------------|---|--|
| <b><u>Owner</u></b>                  | <b><u>Year</u></b> | <b><u>Seller if not prior owner</u></b>                               | <b><u>Notes</u></b>  |
| Squaretop Realty Corp                | 1958               |   | Squaretop Realty Corp also located at 78 W 47 <sup>th</sup> Street |
| Dendron Corporation                  | 1946               | Grace M. Lane, dec'd (Exrs. of)                                       |  |
| William E. Treadwell                 | 1889               | Joshua Jones (Exrs. of)   | Transaction Includes Lot 45  |
| Isaac Jones                          | 1803               | James Roosevelt, Abraham M. Walton, Edward Lyde Jr., Charlotte Walton |  |

| <b>Block 107, Lot 45 (267 Water)</b>              |                    |  |  |
|---|--------------------|--|--|
| <b><u>Owner</u></b>                               | <b><u>Year</u></b> | <b><u>Seller if not prior owner</u></b>                | <b><u>Notes</u></b>  |
| Squaretop Realty Corp                             | 1958               | Dendron Corporation                                    | Squaretop Realty Corp also located at 78 W 47 <sup>th</sup> Street |
| Mary V. Butler, Carrie L. Buter, Edna I Mettler   | 1926               | Mary Irene Mettler (Exr. of)                           |  |
| Mary V. Butler, Carrie L. Butler, Edna I. Mettler | 1926               | Florence May-Grady Graham                              |  |
| Mary V. Butler, Carrie L. Butler, Edna I. Mettler | 1926               | Virginia T-Grady Seaman                                |  |
| Mary V. Butler, Carrie L. Butler, Edna I Mettler  | 1924               | James T. Grady, George W. Hayner, Elizabeth Whritenour |  |
|   | 1922               | Mary Irene Mettler                                     | Directs Property be Sold and Converted into Cash                   |
| William E. Treadwell                              | 1889               | Joshua Jones (Exrs. of)                                | Transaction includes Lot 34  |

**Table 01: Conveyances of property information in the nineteenth and twentieth centuries.**

**Tax Assessment Records**  
**Block 107 Lot 34 (246 Front Street) Tax Assessment 1808-1896**

| <u><b>Tax Assessed on</b></u>               | <u><b>Property Type</b></u>                                       | <u><b>Building size/stories</b></u> | <u><b>year(s)</b></u> | <u><b>Notes</b></u>   |
|---|---|-------------------------------------|-----------------------|---|
| Benjamin Williamson                         | House and Lot   |                                     | 1808-1809             | This lot labeled as 242 Front Street until 1860   |
| William Dean and S & W Larting              | Shop and Lot (Larting),<br>House and Lot (Dean)                   |                                     | 1810                  | William Deand and S & W Larting were assessed as separate entities though listed at the same address.       |
| Thomas Smith and Comstock & Sawyer          | Shop and Lot  |                                     | 1811                  | Thomas Smith and Comstock & Sawyer were assessed as separate entities though listed at the same address.    |
| Nicholas Brown and Comstock & Sawyer        | House and Lot   |                                     | 1812                  | Nicholas Brown and Comstock & Sawyer were assessed as separate entities though listed at the same address.  |
| Entry Missing                               |   |                                     | 1813                  |   |
| Joshua Jones and Halsey Mead                | Store and Lot   |                                     | 1814                  | Joshua Jones and Halsey Mead were assessed as separate entities though listed at the same address.          |
| Isaac Jones and Halsey Mead                 | Store and Lot   |                                     | 1815                  | Isaac Jones and Halsey Mead were assessed as separate entities though listed at the same address.           |
| Isaac Jones                                 | Store and Lot   |                                     | 1816-1818             |   |
| Isaac Jones and William Agnew               | Store and Lot (1819-1821)<br>House and Lot (1822-1823)            |                                     | 1819-1823             | Isaac Jones and William Agnew were assessed as separate entities though listed at the same address.         |
| Frederick R. Bunpis (sp?) and William Agnew |   |                                     | 1824                  | Frederick R. Bunpis and William Agnew were assessed as separate entities though listed at the same address. |
| Isaac Jones and William Agnew               | Store (Isaac Jones' property in 1825b listed as a "Double Store") |                                     | 1825-1826             | Isaac Jones and William Agnew were assessed as separate entities though listed at the same address.         |

|   |                                    |   |           |  |
|---|------------------------------------|---|-----------|--|
| Richard Reynolds and William Agnew            | Shop                               |   | 1827      | Richard Reynolds and William Agnew were assessed as separate entities though listed at the same address.   |
| Isaac Jones and John C. Merritt               | Store 1828-1829<br>No Listing 1830 |   | 1828-1830 | Isaac Jones and John C. Merritt were assessed as separate entities though listed at the same address. Isaac Jones' property was listed as a House and Lot in 1829 while John C. Merritt's was listed as a Store. |
| Isaac Jones, Edward Jones and John G. Merritt | House and Lot                      |   | 1831      | Isaac Jones, Edward Jones and John G Merritt were assessed as separate entities though listed at the same address.   |
| John Clapp and John G. Merritt                | Shop and Lot                       |   | 1832-1833 | John Clapp and John G. Merritt were assessed as separate entities though listed at the same address.   |
| John Clapp                                    | House and Lot                      |   | 1834      |  |
| Isaac Jones and John G. Merritt               | House and Lot                      |   | 1835      | Isaac Jones and John G. Merritt were assessed as separate entities though listed at the same address.  |
| John G. Merritt                               | House and Lot                      |   | 1836-1837 |  |
| Entry Missing                                 |                                    |   | 1838      |  |
| The Estate of Isaac Jones                     | House and Lot                      |   | 1839-1846 |  |
| John Q. Jones                                 | House and Lot                      | 19'10" x 34' (1858-1860),<br>5 stories<br>19'10" x 62' (1861-1893)<br>5 stories. No dimensions listed 1894-1896. First listed in 1858 | 1847-1896 |  |

**Tax Assessment Records**  
**Block 107 Lot 45 (267 Water Street) Tax Assessment 1808-1896**

| <b><u>Tax Assessed on</u></b>                            | <b><u>Property Type</u></b> | <b><u>Building size/stories</u></b>  | <b><u>year(s)</u></b> | <b><u>Notes</u></b>  |
|--|-----------------------------|--|-----------------------|--|
| Bates and Hall   | House and Lot               |  | 1808-1809             |  |
| Entry Missing  |                             |  | 1810                  |  |
| James McCully  | House and Lot               |  | 1811-1812             |  |
| Entry Missing  |                             |  |                       |  |
| Isaac Jones  | House and Lot               |  | 1814-1816             |  |
| Henry Philips  | House and Lot               |  | 1817-1824             |  |
| Isaac Jones  | House and Lot               |  | 1825-1826             |  |
| Henry Philips  | House and Lot               |  | 1827-1828             |  |
| Widow Philips  | House and Lot               |  | 1829-1830             |  |
| Henry Philips  | House and Lot               |  | 1831                  | Possibly an erroneous entry.   |
| Widow Philips  | House and Lot               |  | 1832-1833             | Referred to as "Mrs. Philips" in 1833.   |
| Thomas Paterson  | House and Lot               |  | 1834                  |  |
| Thomas Pattison  | House and Lot               |  | 1835                  | Possibly the same person as above.   |
| Ja... (name otherwise illegible) Whaley and Smith Cooper | House and Lot               |  | 1836                  | J. Whaley and Smith Cooper were assessed as separate entities though listed at the same address. |
| Thomas Pattison  | House and Lot               |  | 1837                  |  |
| Entry Missing  |                             |  | 1838                  |  |
| (Name Illegible) Bell                                    | House and Lot               |  | 1839                  |  |
| William Hilt   | House and Lot               |  | 1840-1842             |  |
| William Hilt   | House and Lot               |  | 1843                  | "John Q. Jones, Owner"   |
| John Q. Jones  | House and Lot               | 12'7" x 38", 2 stories (first entry in 1858)   | 1844-1873             | Entry for 1849 missing.  |
| John Q. Jones  |                             | Vacant   | 1874-1889             |  |
| William E. Treadwell                                     |                             | Unlisted dimensions 1890-1892, 12'6" x 38" 1893, 12'6" x 75'2" 1894-1896, 1 story high |                       |  |

**Table 02: Tax Assessment Records in the nineteenth century for the properties**

## **VII. GeoTechnical Studies:**

A GeoTechnical Study (i.e. soil borings) was undertaken on site in 2003.

Soil Mechanics Drilling Corporation excavated two test boring holes, approximately twelve feet (12') into the property from Front Street and Water Street respectively (Map 13). Boring 1, along the Water Street side, was excavated to a depth of approximately fifty-two feet (52'). Boring 2, along the Front Street side, was excavated to a depth of approximately one hundred feet (100').

Both test pits were fairly uniform in composition. Building debris, concrete and brick, were found within the first ten feet (10') of the surface. This would be consistent with the demolition of the nineteenth century factory buildings. Between ten feet and fifteen feet (10' - 15') no cultural indications were noted, though, shell fragment remains were uncovered.

A second boring and environmental soil testing is anticipated, in conjunction with this assessment, for December 2011 and, for the most part, confirmed what was uncovered in the 2003 test. The top of the water table ranges from four feet (4') to ten feet (10'), depending on the location within the site.



## **VIII. Conclusions and Recommendations:**

The purpose of the Phase IA is to determine the potential for the recovery of in situ buried cultural resource materials on the property. The lot known as 246 Front Street, although small in dimension, may prove to be highly significant in terms of its history and potential.

Although the lot did not become “fast land” until the turn of the nineteenth century, throughout the century the property remained fairly homogenous in terms of function and usage. The Jackson Iron Works Company was on site for several decades, until the late nineteenth century. In the twentieth century the building continued to be used for manufacture. Though the property was demolished in 1971 and 1980, there is no record of large scale excavation, or ensuing development.

There is an opportunity to uncover the remains of the factory “floor” and/or basement. Remnants of the factory and associated materials may be present on site since the transformation to a vacant lot was not accompanied by reconstruction. Few intact factory sites such as this have been excavated within the City of New York. In consideration of this, the potential exists to recover a wealth of information and material regarding this facet of the overall Seaport’s area’s industry. Additionally, as part of the overall historic district, there is a potential for the recovery of materials that may support and enhance the existing designation.

Based on the information presented, there is moderate to high potential for the recovery of in situ, buried cultural resources. Therefore, it is the recommendation of this Phase IA that Phase IB Field Testing or Monitoring occur on site either prior to or during the excavation for the proposed development.

If Testing is the chosen method for the site, it is recommended that a series of between three and five back-hoe test trenches be excavated throughout the property. Mechanical excavation is also recommended as it will allow for excavation to maximum depths. This will offer the opportunity to determine the presence or absence of the factory remains and, in turn, recovery of the historic resources.

If Monitoring is the chosen testing method, it is recommended that the archaeologist be on site during all excavation for the proposed construction. Monitoring would provide the opportunity to observe the broadest area of the property, thus providing greater opportunity to document the archaeological record of the site.

Although both methodologies will provide sufficient information to determine the presence or absence of in situ cultural remains, it is recommended that Archaeological Monitoring be the chosen methodology. This recommendation is based on numerous factors including the current site conditions, safety concerns with the existing scaffolding and deteriorated conditions of the buildings on the north and south sides of the property and the confined nature of the site’s limits.



Prior to commencement of either Testing or Monitoring, an Archaeological Testing Protocol must be produced and coordinated with the LPC. This Protocol will outline the archaeological procedures to be followed in the event that in situ cultural remains are uncovered during the Phase IB process.

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Appendix A:  
Project's Scope of Work

**CHRYSLIS ARCHAEOLOGICAL CONSULTANTS**  
Cultural Resource Specialists



November 25, 2011

Sarah Mendel  
246 Front Street, LLC  
Phone: (212) 404-6941  
Cell: (973) 960-0009  
Email: [mendel.sarah@gmail.com](mailto:mendel.sarah@gmail.com)

RE: Scope of Work/Cost Proposal for the Phase 1A Documentary History and Archaeological Assessment Study for the 246 Front Street, New York, New York, Project

Dear Ms. Mendel:

My name is Alyssa Loorya, President of Chrysalis Archaeological Consultants, Incorporated (Chrysalis), a fully licensed and insured, Small, Woman-Owned Business in the City and State of New York, holding membership with the Register of Professional Archaeologists (RoPA). We are listed on the approved list of Cultural Resource Management (CRM) (Archaeological) firms for the City of New York - Landmarks Preservation Commission (LPC) and the New York State Office of Parks, Recreation and Historic Preservation (NY SHPO).

Thank you for contacting Chrysalis with regard to the Scope of Work/Cost Proposal for the Phase 1A Documentary History and Archaeological Assessment Study for the 246 Front Street, New York, New York, Project. Having worked within the field of CRM for over a decade, Chrysalis has completed numerous Phase 1A Reports for both the LPC and NY SHPO.

The Phase 1A Documentary Report, required for this site, outlines basic historic (and current) information about the project site and its surrounding vicinity. Although by no means an exhaustive history of the area, the Phase 1A will be used to determine whether or not further considerations and/or investigation of potential buried Cultural Resources may be required (i.e. the Phase 1B and beyond).

The requested study will attempt to identify issues such as, but not limited to:

- a. Who owned the original lot(s) dating back to the sixteenth/seventeenth century
- b. When the area was divided into lot(s)
- c. Previous lot owners up till the property was developed as present
- d. If other structures existed on site
- e. Who were the residents of the building and previous structures
- f. Were these commercial or residential structures

4110 Quent in Road Brooklyn, New York 11234-4322  
Phone/Fax: (718) 645-3982 • Mobile: (347) 922-5581  
[info@chrysalisarchaeology.com](mailto:info@chrysalisarchaeology.com) • [www.chrysalisarchaeology.com](http://www.chrysalisarchaeology.com)



- g. Were any of the tenants or activities significant enough for addition to the current National Register status
- h. Could the proposed project potentially impact potential buried cultural resources on the site – thus requiring moving the project to the Phase IB Archaeological Field Testing stage of the overall Cultural Resource Management (Archaeological) Process.

Upon completion of the draft report, it will be submitted digitally to 246 Front Street, LLC for review and authorization to send to the LPC for formal review. A printed version of the report will be provided to LPC for review. Comments from the LPC will be immediately addressed and a final version of the report will be completed. Two printed and two digital copies of the final report will be provided to 246 Front Street, LLC and LPC.

#### Schedule for the Phase IA:

In general, a Phase IA Report usually takes between 20 to 30 business days to gather the necessary documentary information and produce a draft report. The LPC generally reviews reports within a 10 to 15 business day period. Comments are addressed as quickly as possible and the report will be resubmitted as a final version to 246 Front Street, LLC and the LPC. This usually occurs within 10 business days.

However, understanding the time constraints that 246 Front Street, LLC is currently operating under, Chrysalis will make every effort to complete the draft report before Christmas 2011.

Work can begin immediately upon receipt of the Notice to Proceed from 246 Front Street, LLC.

Finally, I am attaching additional information about Chrysalis, including the resumes of myself and Dr. Ricciardi (Appendix A), a general outline of the CRM process so that your office has a better understanding of the overall process (Appendix B) and finally, a general hourly rate/fee structure for potential Phase IB Field Testing consideration.

If you have any questions with regard to this proposal and/or the Cultural Resource Management Process and Requirements, in general, please contact me at the number(s) listed above.

Once again, thank you for the opportunity to submit this proposal and I hope that we can work together on this project.

Sincerely,



Alyssa Loorya, M.A., MPhil., R.P.A.  
President

4110 Quentin Road Brooklyn, New York 11234-4322  
Phone/Fax: (718) 645-3962 • Mobile: (347) 922-5581  
info@chrysalisarchaeology.com • www.chrysalisarchaeology.com

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Appendix B:  
Historic Maps



Map 14: 1660 Castello



Map 15: 1776 Hinton





Map 16: 1813 Grimm



Map 17: 1824 Hooker





Map 18: 1827 Marks



Map 19: 1844 Tanner



Map 20: 1846 Burr



Map 21: 1848 Kremble





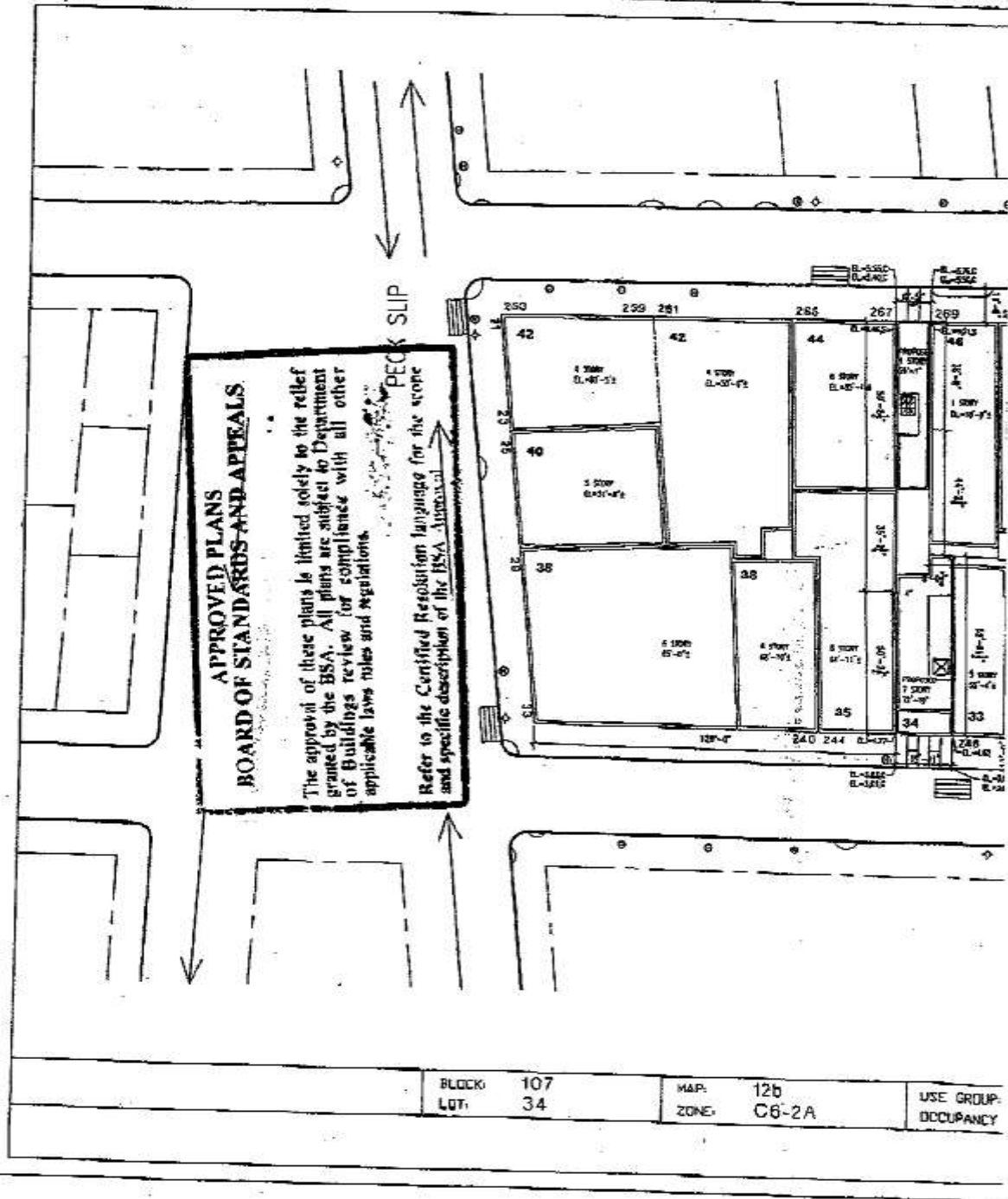
Map 22: 1849 Atwood



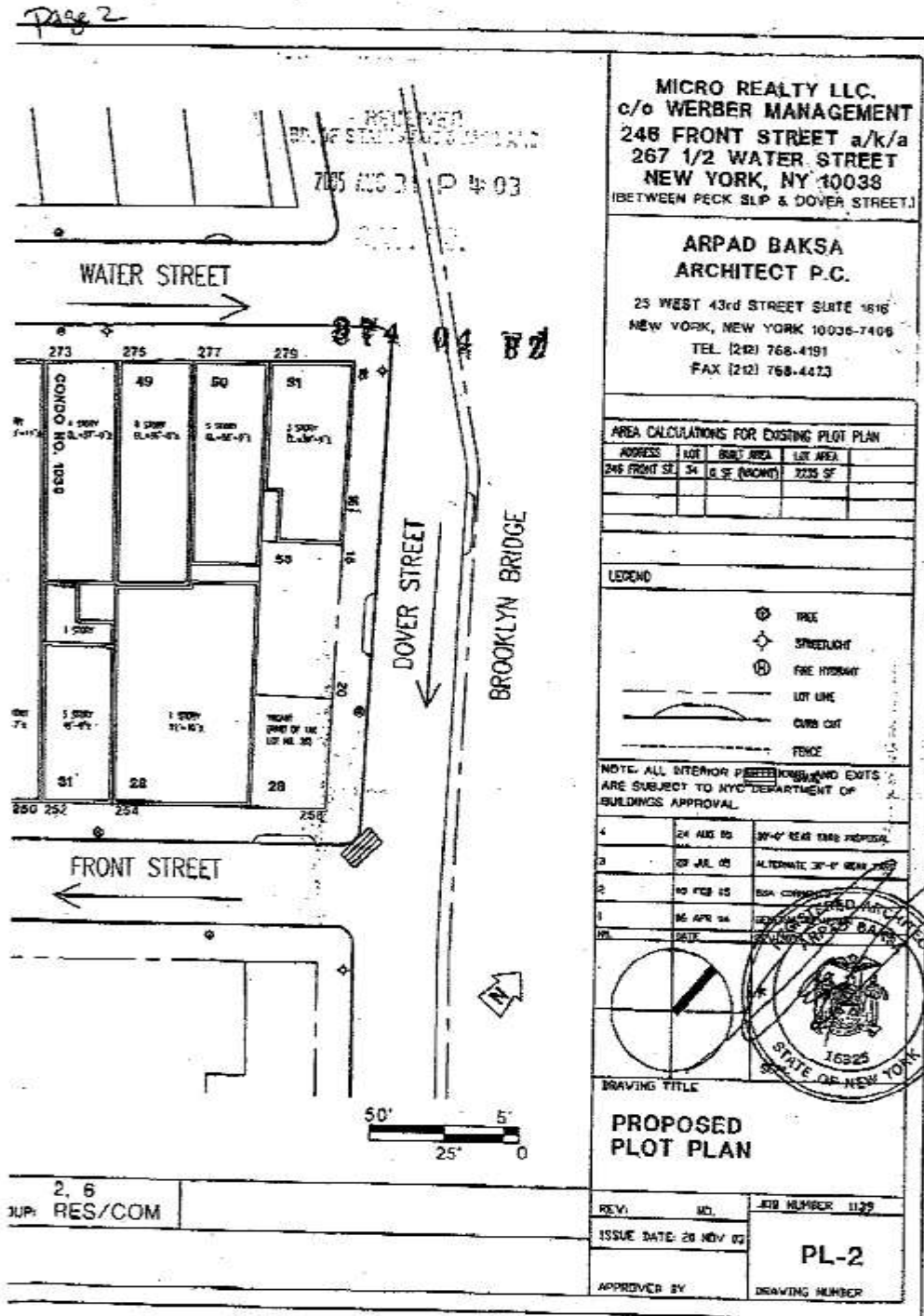
Map 23: 1849 Mayer and Kroft

Appendix C:  
Proposed Development Plans

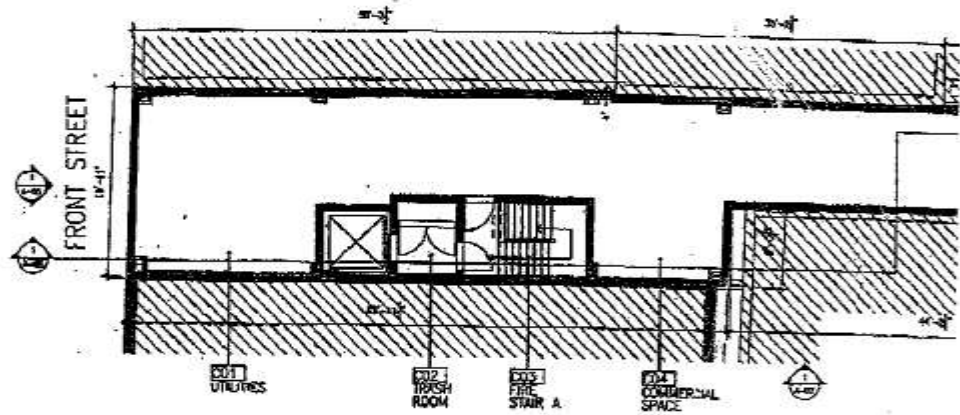
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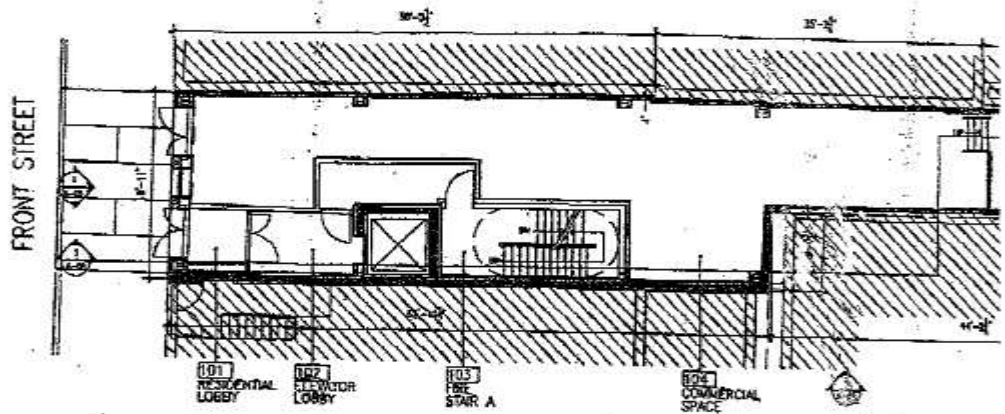




part 3



1 PROPOSED CELLAR FLOOR PLAN



2 PROPOSED 1ST FLOOR PLAN

Page 3

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WATER STREET

**APPROVED PLANS  
BOARD OF STANDARDS AND APPEALS**

The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with all other applicable laws rules and regulations.

Refer to the Certified Resolution for the scope and specific description of the proposed work.

WATER STREET

REGISTERED ARCHITECT  
ARPA BAKSA  
6325  
STATE OF NEW YORK

**MICRO REALTY LLC.  
c/o WEBER MANAGEMENT  
246 FRONT STREET a/k/a  
267 1/2 WATER STREET  
NEW YORK, NY 10038  
(BETWEEN PECK SLIP & DOVER STREET.)**

**ARPA BAKSA  
ARCHITECT P.C.**

25 WEST 43rd STREET SUITE 1616  
NEW YORK, NEW YORK 10036-7406  
TEL (212) 768-4191  
FAX (212) 768-4473

| CELLAR   |  | 1ST FLOOR |   |
|----------|--|-----------|---|
| ROOM NO. | SIZE   | ROOM NO.  | SIZE  |
| C01      | 15'-8" X 18'-6"  | 101       | 6'-0" X 5'-10"  |
| C02      | 8'-5" X 7'-5"  | 102       | 10'-5" X 6'-4"  |
| C03      | 12'-10" X 7'-5"  | 103       | 10'-5" X 7'-0"  |
| C04      | 7'-6" X 11'-4" &<br>21'-8" X 10'-4" &<br>14'-1" X 18'-5" &<br>25'-1" X 9'-11" &<br>12'-4" X 6'-1" &<br>14'-4" X 10'-7" | 104       | 12'-8" X 11'-7" &<br>17'-5" X 6'-5" &<br>15'-7" X 10'-3" &<br>14'-8" X 10'-9" &<br>45'-10" X 10'-5" &<br>24'-0" X 6'-4" &<br>11'-0" X 5'-1" |
| C05      | 11'-5" X 3'-6"   | 105       | 24'-1" X 3'-8" &<br>5'-0" X 5'-3"   |
|          |  | 106       | 5'-0" X 5'-3"   |

NOTE: ALL INTERIOR PARTITIONS AND EXITS ARE SUBJECT TO NYC DEPARTMENT OF BUILDINGS APPROVAL.

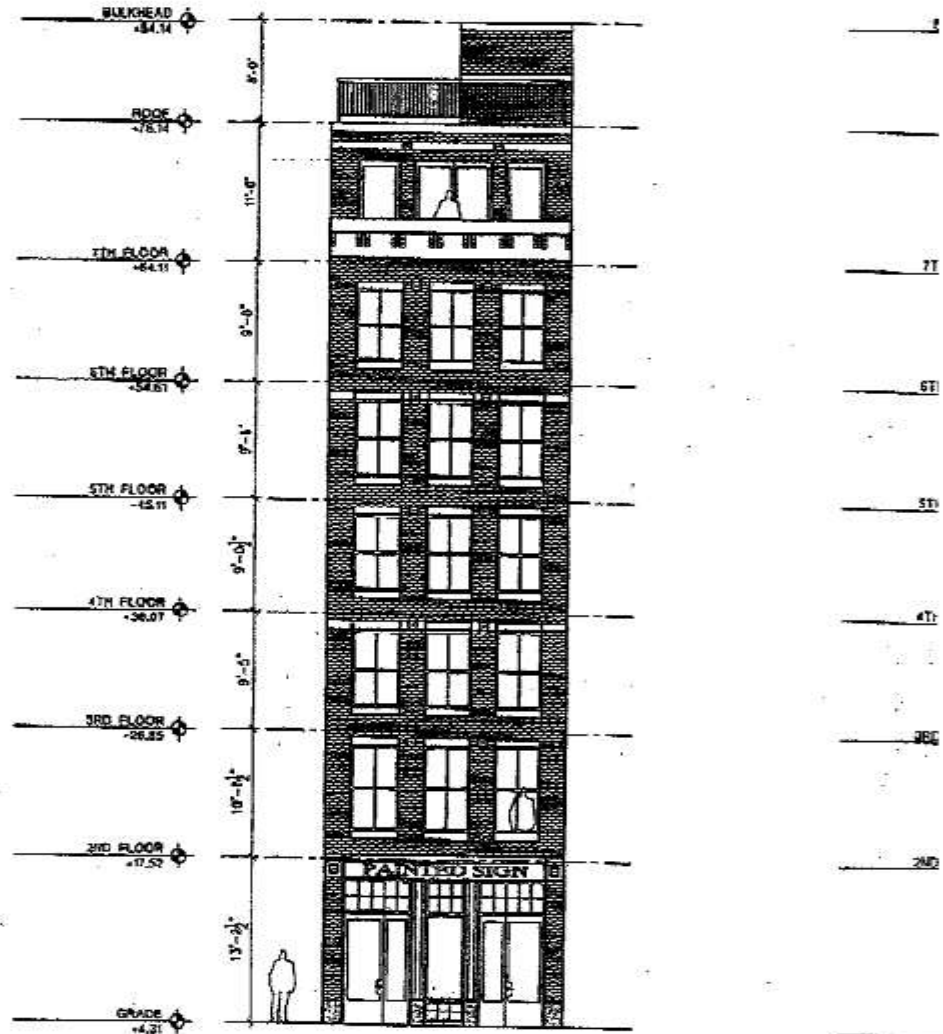
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| 2   | 25 JUL 05 | ALTERNATE 30'-0" REAR YARD |
| 3   | 03 FEB 05 | NSA COMMENTS               |
| 4   | 06 APR 04 | GENERAL REVISION           |
| 5   |           | REVISION                   |

SEAL

DRAWING TITLE  
**CELLAR FLOOR PLAN &  
1ST FLOOR PLAN**

| REV.                  | NO. | ISSUE NUMBER   |
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|                       |     | 1139           |
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Page 6



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**MICRO REALTY LLC.**  
c/o WEBB MANAGEMENT  
246 FRONT STREET a/k/a  
267 1/2 WATER STREET  
NEW YORK, NY 10038  
(BETWEEN PECK SLT & DOWER STREET)

**ARPAD BARKA**  
ARCHITECT P  
25 WEST 43rd STREET 916  
NEW YORK, NEW YORK 10018  
TEL (212) 758-4111  
FAX (212) 758-4477

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**BOARD OF STANDARDS AND APPEALS**

The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with all other applicable laws rules and regulations.

Refer to the Certified Resolution language for the scope and specific description of the BSA Approval.

NOTE: ALL INTERIOR PARTITIONS AND EXITS ARE SUBJECT TO NYC DEPARTMENT OF BUILDINGS APPROVAL.

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| 3 | 03 FEB 05 | BSA COMMENTS            |
| 4 | 06 APR 04 | GENERAL REVISION        |
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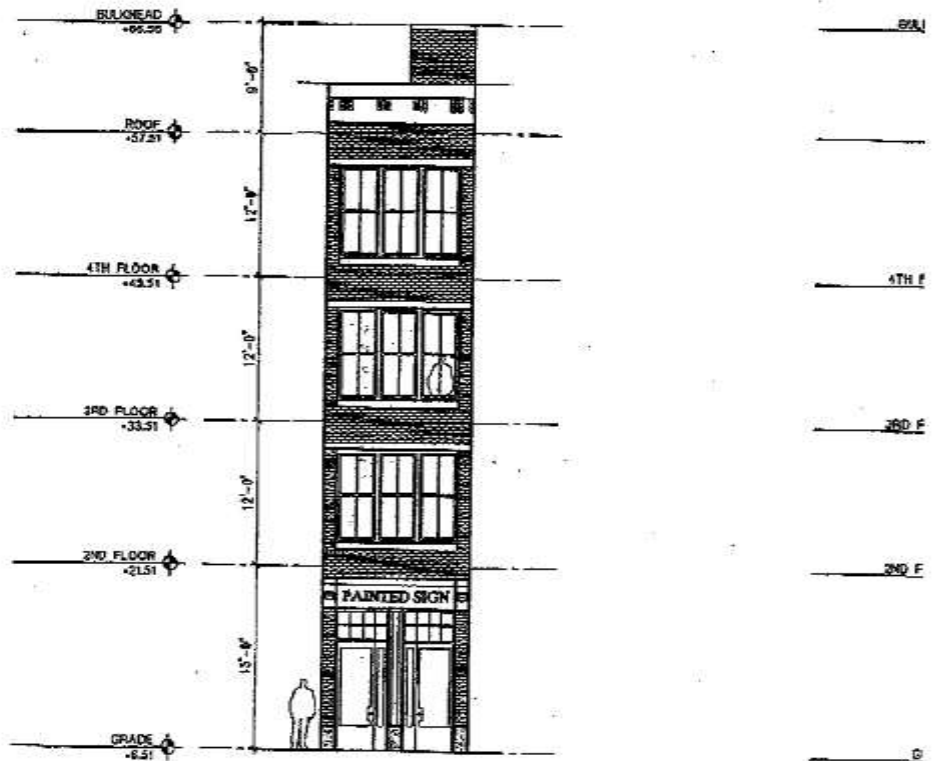
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ARPAD BARKA  
STATE OF NEW YORK  
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| REV                   | HEL | JOB NUMBER 1129 |
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Page 7



1 PROPOSED WATER ST. FRONT ELEVATION

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Page 7

MICRO REALTY LLC  
c/o WERBER MANAGEMENT246 FRONT STREET a/k/a  
267 1/2 WATER STREET  
NEW YORK, NY 10038  
(BETWEEN PECK SLIP & DOVER STREET.)

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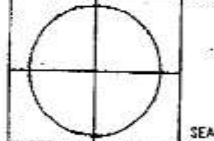
ARPAD BAKSA  
ARCHITECT P.C.25 WEST 43rd STREET SUITE 1816  
NEW YORK, NEW YORK 10036-7408  
TEL (212) 766-4191  
FAX (212) 766-4475APPROVED PLANS  
BOARD OF STANDARDS AND APPEALS

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NOTE: ALL INTERIOR PARTITIONS AND EXITS ARE SUBJECT TO NYC DEPARTMENT OF BUILDINGS APPROVAL.

|   |           |                            |
|---|-----------|----------------------------|
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| 3 | 23 JUL 05 | ALTERNATE 30'-0" REAR YARD |
| 2 | 02 FEB 05 | BSA COMMENTS               |
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SEAL

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AND REAR ELEVATIONS

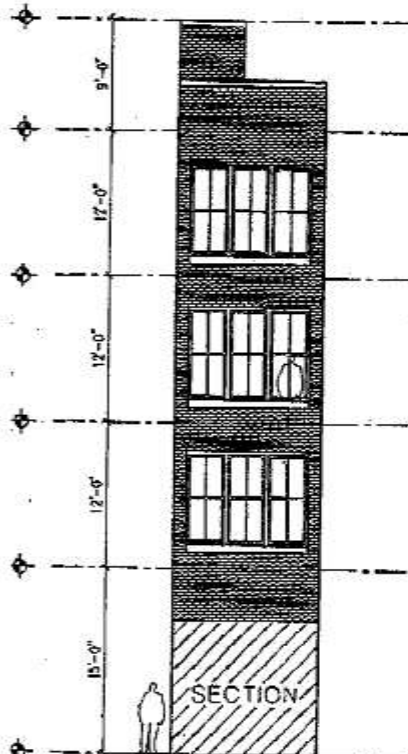
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APPROVED BY

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USED WATER ST. REAR ELEVATION



## Appendix D:

Resumes (not included in LPC Report version)