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OLD MADISON SQUARE GARDEN SITE

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EARLY HISTORY OF BLOCK 1040

This early history of Block 1040 was compiled from "Abstracts of Farm Titles in the City of New York", by H. Crosewell Tuttle (1878), the Block Index of Reindexed Conveyances (1917) and deeds and maps.

Block 1040 was part of the land granted by Sir Richard Nicolls to Johannes Van Brugh, Thomas Hall, John Vigne, Egbert Wouters and Jacob Leanderts in 1667. By the mid-18th century, Block 1040 had been divided into two segments, a large northern segment which subsequently became part of the John Hopper Farm, and a smaller southern segment which became part of the Joseph Haynes tract.

The Hopper Farm:

The Hopper Farm was conveyed by Aernout Webbers to John Balme in 1713 (L. 31, p. 227), and from Balme to Mathias Hoppe in 1714 (L. 31, p. 230). John Hopper acquired the property sometime before 1759 (no deed of record). At Hopper's death in 1779, his Will provided that the land be divided into 6 parcels and the parcels divided among his sons and daughters.

In 1782, that parcel of the Hopper Farm affecting the largest portion of Block 1040 was assigned to John Horn, husband of Hopper's daughter Jemima (See Fig. 1, Map of the Hopper Farm). A parcel affecting the smaller, western portion of the project block was given to Matthew Hopper and will be discussed below.

The John Horn Tract:

In 1815, John Horn bequeathed his property to his daughter Jemima Horn Dikeman and her husband Matthew. In turn, Matthew Dikeman conveyed his title to his son-in-law, Dr. Garrit Van Doran (L. 111, p. 525).

However, claims and counterclaims among the descendants of John Horne resulted in a re-evaluation of the property by the New York courts. A partition of the Horne estate took place on Jan. 7, 1817. In this court-designated partition, Lot #3 (see Fig. 2, Map of the John Horn Tract), colored blue and covering nearly the entire northern half of Block 1040, was allotted to Jemima (Horn) and Matthew Dikeman (L. 235, p. 152). The Dikeman's had three children, Matthew Dikeman Jr. (who died in 1861), Jemima (wife of Dr. Garrit Van Doran), and Amelia Ann (wife of Frederick W. Jenkins). The interest of Amelia Ann Jenkins in her father's estate was placed in trust for herself, her husband and her mother. After her death in 1842, half of the estate was conveyed to her husband F.W. Jenkins (L. 429, p. 149) and half to her mother, Jemima Horn Dikeman (L. 424, p. 371). A partition of the Dikeman property was ratified June 23, 1845 (L. 464, p. 97).

The second parcel of the John Horn tract designated by the court and affecting Block 1040, was Lot #6 (See Fig. 2, Map of the John Horn tract), tinted yellow. This lot covered most of

the southern portion of the block and was allotted to Matthew Horn (L. 123, p. 213). On April 23, 1819, Matthew Horn conveyed title of his land to George Martin (L. 135, p. 267). Martin died intestate in 1831 and the property went to his widow and two children. A partition of the Martin Estate occurred in 1849 and it was then that the property was divided into lots. According to Fig. 2, Map of the John Horn Tract, Lots 1-23 affected Block 1040.

The portion of the estate included in Block 1040 was conveyed to Henry Evesson and Jonathan C. Martin in 1848 (L. 521, p. 590; L. 524, p. 192).

The Matthew Hopper Tract:

As stated above, (see the Hopper Farm) a parcel of Hopper Farm land affecting a small corner of Block 1040 was allotted to Matthew Hopper after the death of John Hopper, the Elder. This deed does not appear on record. (See Fig. 1, Map of the John Hopper Farm - Lot #2, tinted blue).

In 1782, Matthew Hopper conveyed this lot (#2) to John Hopper, the Younger (L. 291, p. 664). The aforementioned Hopper, the Younger, died in 1819, after bequeathing his land to his grandchildren Garrit Hopper Striker and Winifred Mott, wife of Jordan Mott.

After much litigation, Lot #2 was awarded to Ann Striker in 1820 (see Fig. 3). When she died childless in 1860, her property was conveyed to a surviving brother, Garrit H. Striker as well as to her sister, Winifred Mott. Lots 357-361 affected the project block (see Fig. 4, Map of the Striker & Mott piece lying west of 8th Avenue). On Jan. 10, 1865, after much litigation, the N.Y. Supreme Court stated that Lots 357-361 should be set apart for Garrit Striker Mott, son of Winifred Mott.

The Joseph Haynes/Phillip Webbers Tract:

Like the Hopper Farm tract above, this southwestern portion of Block 1040 was part of the land granted by Sir Richard Nicolls to Johannes Van Brugh, Thomas Hall, John Vigne, Egbert Wouters and Jacob Leanderts in 1667. The original land grant was divided among the patentees, one of whom (Jan Vigne) conveyed a portion to Jacob Cornelisse (no deed of record), who in turn conveyed it to Wolfert Webbers (no deed of record).

The earliest recorded deed affecting the southwestern portion of Block 1040 was that devised from the heirs of Webbers to Joseph Haynes (L. 42, p. 27), probably in 1748. Haynes' Will, dated July 17, 1762, conveyed the estate to his wife Jane and his nieces, Charlotte and Elizabeth Haynes. After Jane's death, ca. 1768, the property was conveyed to her four sisters, one of whom was the wife of Daniel Horsmanden. The sisters conveyed the property to John Reis in 1771 (L. 42, p. 49).

After his death, Reis' widow and two of his daughters returned to Germany and married there, leaving two daughters in America. Upon the death of their mother, the German sisters, relinquished all property claims to their American sisters who had subsequently married Charles Kelley and Phillip Webbers. In 1820, Kelley and his wife conveyed the property on Block 1040 to Phillip Webbers and his wife (L. 141, p.174). Thereafter, it was known as the Phillip Webber Tract (See. Fig. 5, Map of the Lands of Phillip Webber). Webbers conveyed his property to his children and grandchildren in 1825 and 1833, respectively (L. 191, p.1; L. 295, p. 563). In 1833, these grantees divided their property into irregularly shaped lots. Lot 25 was conveyed to Letitia Haynes (or Hughes) (L. 295, p. 354); Lot 19 to Catherine Stratton (L. 293, p. 492) and Lot 16 to Margaret Waite (L. 295, p. 273).

All of these lots were conveyed to Orlando C. Osborne in 1835 (L. 318, p. 570; L. 320, p. 207; L. 336, pp. 181, 183-4). In that same year, Osborne sold the lots to Charlemagne Tower (L. 336, p. 185).

HISTORIC LOT SUMMARIES: 18TH-19TH CENTURIES

Several 19th century maps were consulted to determine the individual lot histories of Block 1040. The maps varied as to the level of information offered. The earliest was the Bridges 1807 commissioner's plan which proved to be of limited utility, as was the 1815 Sackerdorff Map of Farms. The various insurance atlases dating from the mid-19th century through the 20th century proved of greatest use, containing much information relevant to the nature of structures present and their function. The Viele (1874) topographic map shows the most accurate topographic detail of the block, locating it on fast land on a bluff to the northeast, above sea level and training to the southwest.

Other sources of data have contributed to the lot history chronology. Pertinent deeds, building records and the Index of Re-Indexed Conveyances were consulted.

The Insurance maps consulted were as follows: Dripps 1867; Perris and Browne 1871; Robinson and Pidgeon 1883; and Bromley 1934.

Lot 1/724 9th Avenue

The Matthew Dripps 1867 Insurance Atlas shows a structure present on this lot. The type of building is not given, but it does not cover the entire lot. In 1871, this lot is labeled as part of a cooperage and contains a one-storey farm structure at the front and a one-storey frame manufacture at the rear (Perris and Browne 1871). In 1883, there is a brick structure on this lot with an open backyard area (Robinson & Pidgeon 1883). The 1934 Bromley Insurance Atlas shows a one-storey brick extension attached to the four-storey building which covers the former backyard area.

Lot 2/726 9th Avenue

The Matthew Dripps 1867 Insurance Atlas shows this lot vacant. In 1871, this lot, together with Lot 1, is listed as part of a cooperage, but no buildings are present (Perris & Browne 1871). In 1883 there is a brick structure on the lot, with an open backyard area (Robinson & Pidgeon 1883). In 1934, there is a four-storey brick structure and open backyard on the lot (Bromley 1934).

Lot 3/728 9th Avenue

The 1867 Matthew Dripps Insurance Atlas shows a building present on this lot. The type of building is not given, but it does not cover the entire lot. In 1871, there is a three-storey commercial brick structure on the lot with a slate and metal roof (Perris & Browne 1871). There is an open ayrd area. There is a two-storey brick structure past the yard area. In 1883, there is a brick structure and open yard (Robinson & pidgeon 1883). There is a brick structure past the yard area. In 1934, there is a brick structure and open backyard. The structure is labeled "Club" and is four stories high (Bromley 1934).

Lot 4/730 9th Avenue

The 1867 Matthew Dripps Isnurance Map shows no structure present on this lot. In 1871, there is a brick structure with a one-storey frame front on the lot. An alley leads to open yard area. There is a two-storey brick structure past the open yard area (Perris & Browne 1871). In 1883, there are brick structures on both sides of an open yard, but the alley is gone (Robinson & Pidgeon 1883). In 1934 there is a four-storey brick structure on the lot, an open yard area and a brick structure at the rear, past the yard (Bromley 1934).

Lot 4 1/2 /732 9th Avenue

The 1867 Matthew Dripps Insurance Map shows a structure at the rear of the lot; most of the lot is open. In 1871 most of the lot is undeveloped, but there is a two-storey structure at the rear (Perris & Browne 1871). In 1883 there is a brick structure fronting on 9th Avenue, an open yard area and a brick structure at the rear of the lot (Robinson & Pidgeon 1883). The same configuration is shown on the 1934 Bromley Atlas; the building is three stories tall.

Lot 64/734 9th Avenue

The 1867 Matthew Dripps Insurance Map shows a structure and square backyard area on this lot. In 1871, the structure is a one-storey frame manufacture with a triangular shaped backyard area (following the old Hopper Farm line) (Perris & Browne 1871). In 1883, the lot is again rectangular and contains a brick structure and square backyard area (Robinson & Pidgeon 1883).

The same configuration is shown on the 1934 Bromley Atlas; the building is four stories tall.

Lot 63/736 9th Avenue

The 1867 Matthew Dripps Insurance Map shows a structure and square backyard area. In 1871 there is a three-storey commercial frame structure fronting 9th Avenue. There is an open yard area. At the rear of the lot is a two-storey frame manufacture and a one-storey frame structure. Access to these rear structures may be by way of a covered alley from 9th Avenue (Perris & Browne 1871). In 1883 there is a frame structure fronting 9th Avenue and another frame structure adjacent to an open yard area at the rear of the lot. This structure is labeled 63 1/2 (Robinson & Pidgeon 1883). In 1934, the structure is four stories, brick, and part of "Bickfords Inc." (Bromley 1934).

Lot 62/738 9th Avenue

The 1867 Dripps Insurance Map shows this lot as part of the adjacent Lot 61. There is a structure shown covering all of both lots, there is no yard area (Dripps 1867). In 1871, there is a three-storey frame structure with a one-storey extension and a backyard area (Perris & Browne 1871). In 1883, there is a frame structure covering half the lot; the rest is backyard (Robinson & Pidgeon 1883). In 1934 the lot is part of Lot 61, with a four-storey brick structure, part of "Bickfords Inc." (Bromley 1934).

Lot 61/740 9th Avenue

The 1867 Matthew Dripps Insurance Map shows a structure covering all of this lot. In 1871, there is a two-storey frame structure on the lot (Perris & Browne 1871). In 1883 there is a frame building covering the entire lot (Robinson & Pidgeon 1883). In 1934, there is a four-storey brick structure, part of "Bickfords Inc." (Bromley 1934).

Lot 60 1/2 /366 West 50th Street

The 1867 Dripps Insurance Map shows a structure and backyard area. In 1871, there is a three-storey brick structure and a backyard area. At the rear of the lot is a three-storey frame structure which appears to be related to the one-storey frame structure at the rear of Lot 63. Access may be through a covered ally in Lot 63 (Perris & Browne 1871). In 1883, there is a brick structure, a yard area and a frame structure at the rear of the lot (Robinson & Pidgeon 1883). In 1934 the structure is a four-storey brick building, covering the entire lot. It is part of "Bickfords Inc." (Bromley 1934).

Lot 60/364 West 50th Street

The 1867 Dripps Map shows a structure and backyard area in this lot. In 1871, there is a three-storey frame structure, but more than half the lot is open (Perris & Browne 1871). In 1883 there is a brick structure and a backyard area (Robinson & Pidgeon 1883). By 1934 there is a four-storey brick structure, part of "Bickfords Inc." (Bromley 1934).

Lot 59/360-362 West 50th Street

The 1867 Dripps Map reveals this double lot as having two structures with two backyards. In 1871, #360 is shown as a three-storey frame structure with a large backyard. At the rear is a two-storey structure of frame manufacture. There is a yard in between. In 1871, #362 is a one-storey frame manufacture occupying half the lot. There is an alley off 50th Street which is probably the access for the structure behind #360 (Perris & Browne 1871). In 1883, there is a frame stable/shed in #360 and a brick structure in #362. There are backyards behind both (Robinson & Pidgeon 1883). In 1934 both are four-storey brick structures, part of "Bickfords Inc." (Bromley 1934).

Lot 57/356-358 West 50th Street

The 1867 Dripps Map shows this double lot as two structures with backyards. In 1871 this double lot contained the brick stable of the 8th Avenue Railroad Company (Perris & Browne 1871). In 1883, this double lot is a stable/shed of brick construction with an alley off 50th Street (Robinson & Pidgeon 1883). In 1934, this lot contains a brick three-storey structure, part of "Gorey Automotive Parts" (Bromley 1934).

Lot 56/354 West 50th Street

The 1867 Matthew Dripps Insurance Map shows this lot containing a structure and backyard areas. In 1871, the lot contains a four-storey brick structure with a backyard area (Perris & Browne 1871). In 1883, there is a brick structure with a backyard area (Robinson & pidgeon 1883). In 1934 there is a four-storey brick structure with a one-storey brick extension covering the former backyard. It is labeled part of "Gorey Automotive Parts" (Bromley 1934).

Lot 55/352 West 50th Street

The 1867 Dripps Insurance Map shows a structure and backyard area on this lot. In 1871 there is a four-storey brick structure with a backyard (Perris & Browne 1871). The same is true in 1883 (Robinson & Pidgeon 1883). By 1934 the property has become a

parking lot with a small one-storey shed, probably associated with Madison Square Garden (Bromley 1934).

Lot 54/350 West 50th Street

The 1867 Dripps Insurance Map shows a structure covering the entire lot; no backyard area is visible. In 1871, the brick structure is an infirmary with a small square backyard area (Perris & Browne 1871). In 1883, there is a brick structure with a small rectangular backyard area (Robinson & Pidgeon 1883). In 1934, the lot is a parking lot with a small one-storey shed (Bromley 1934).

Lot 53/348 West 50th Street

The 1867 Dripps Map shows this lot is not yet laid out. It is still not lotted as of 1871 (Perris & Browne 1871). In 1883, the lot is laid out but contains no structures (Robinson & Pidgeon 1883). In 1934, it is a parking lot, probably for the adjacent Madison Square Garden (Bromley 1934).

Lot 1 1/2 /365 West 49th Street

The 1867 Dripps Insurance Map reveals a structure occupying the entire lot; no backyard area is shown. In 1871, there is a two-storey frame structure with a one-storey extension. There is an alley off of 49th Street (Perris & Browne 1871). In 1883 there is a brick structure with a backyard area, but the alley is gone (Robinson & Pidgeon 1883). In 1934, it is a four-storey brick structure with a backyard (Bromley 1934).

Lot 5/363 West 49th Street

The 1867 Matthew Dripps Insurance Map reveals that this lot is not yet laid out. In 1871, there is a small frame shed(?) but the parcel is not lotted (Perris & Browne 1871). In 1883 there is a small frame shed on 49th Street with a stable/shed at the rear of the lot. There is an access alley off of 49th Street (Robinson & Pidgeon 1883). In 1934, there is a five-storey brick structure covering most of the lot and there is a small backyard area (Bromley 1934).

Lot 6/361 West 49th Street

The 1867 Dripps Insurance Map shows that this parcel is not yet lotted. It is still not lotted in 1871 (Perris & Browne 1871), but in 1883, there is a frame stable/shed at the rear of the lot (Robinson & Pidgeon 1883). In 1934, there is a five-storey brick structure with a small backyard area (Bromley 1934).

Lot 7/359 West 49th Street

The 1867 Matthew Dripps Insurance Map shows that this parcel is not yet lotted, nor is it lotted in 1871 (Perris & Browne 1871). In 1883, however, there is a frame stable/shed at the rear of the lot (Robinson & Pidgeon 1883). In 1934 there is a five-storey brick structure with a small backyard (Bromley 1934).

Lot 8/357 West 49th Street

The 1867 Dripps Map shows that this parcel is not yet lotted. There are no structures shown until 1934, when there is a five-storey brick structure with a small backyard (Bromley 1934).

Lot 9/355 West 49th Street

The 1867 Dripps Map shows this parcel as not yet lotted. There are no structures shown on the maps. In 1934, the lot is a parking lot (Bromley 1934).

Lot 10/353 West 49th Street

The 1867 Dripps Insurance Map shows this parcel as not yet lotted. There are not structures shown on subsequent maps, and in 1934 the lot is a parking lot (Bromley 1934).

Lots 11 & 12/351-349 West 49th Street

The 1867 Dripps Insurance Map shows that this parcel has not yet been lotted. In 1871, this double lot contains a frame building, "Industrial School No. 7". It is set back from 49th Street, has an alley and a small backyard (Perris & Browne 1871). In 1883, there is a frame building on both lots (Robinson & Pidgeon 1883). In 1934, Lot 11 is a parking lot with a small one-storey shed, and Lot 12 contains a four-storey brick structure (Bromley 1934).

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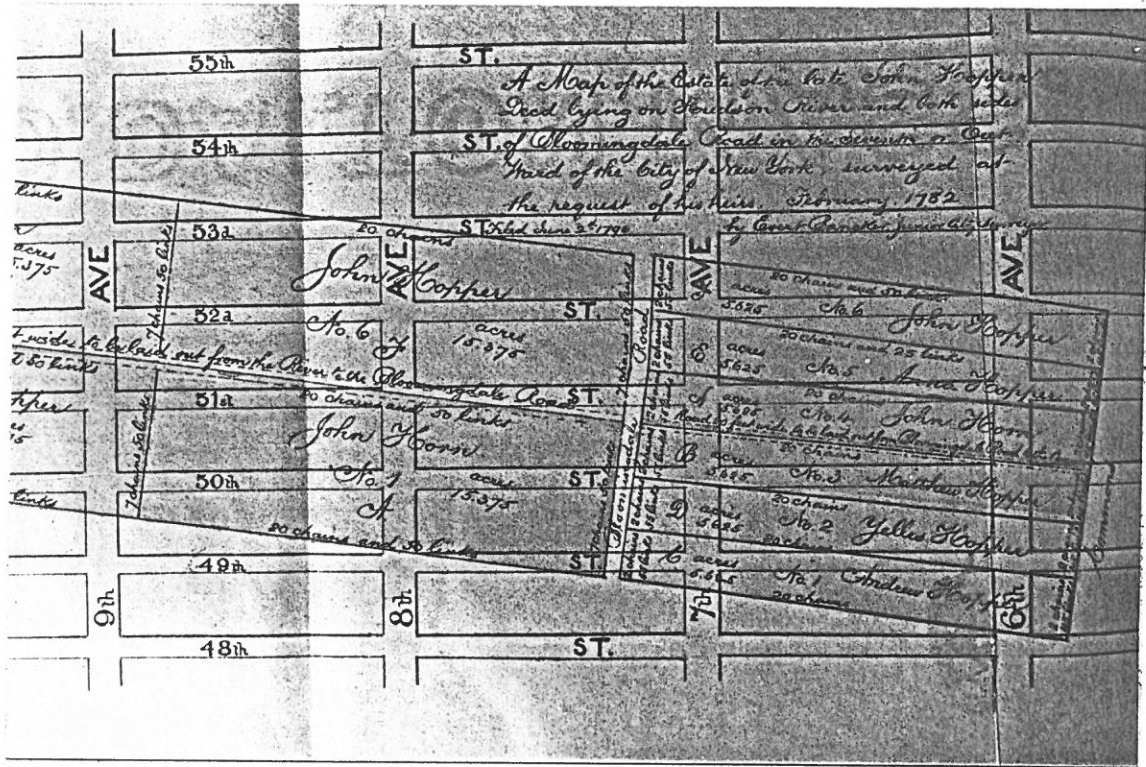


Figure 1 The Hopper Farm

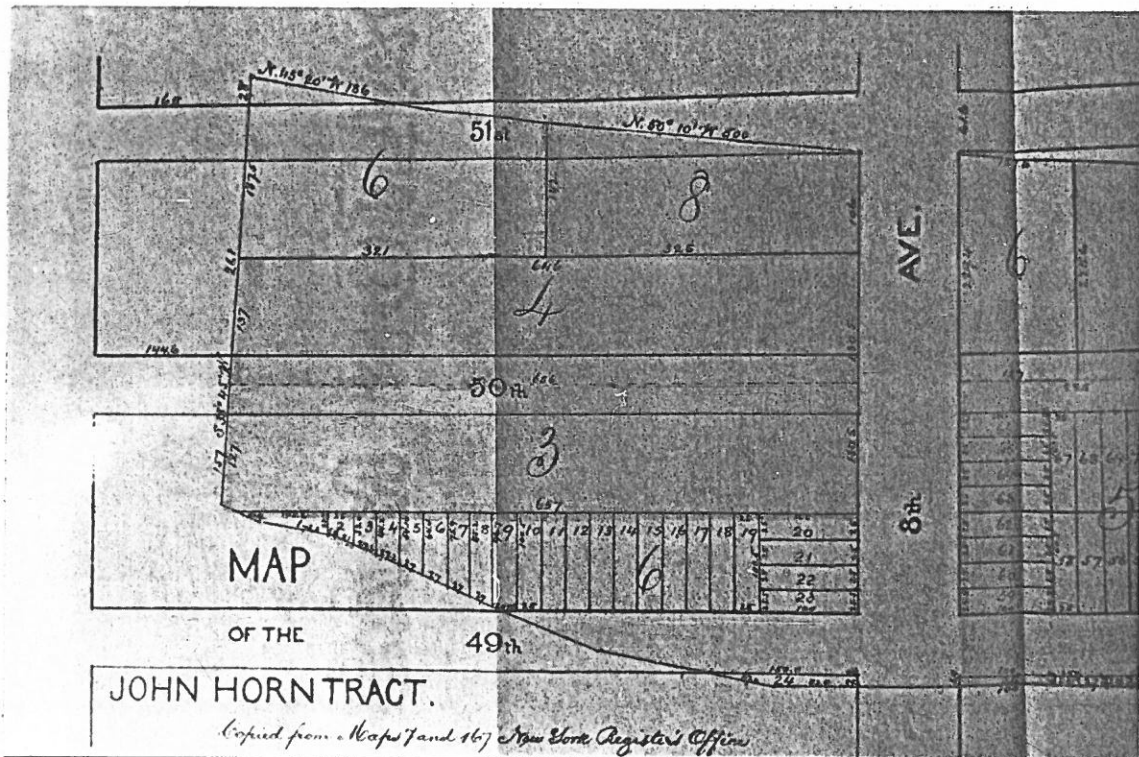


Figure 2 The John Horn Tract

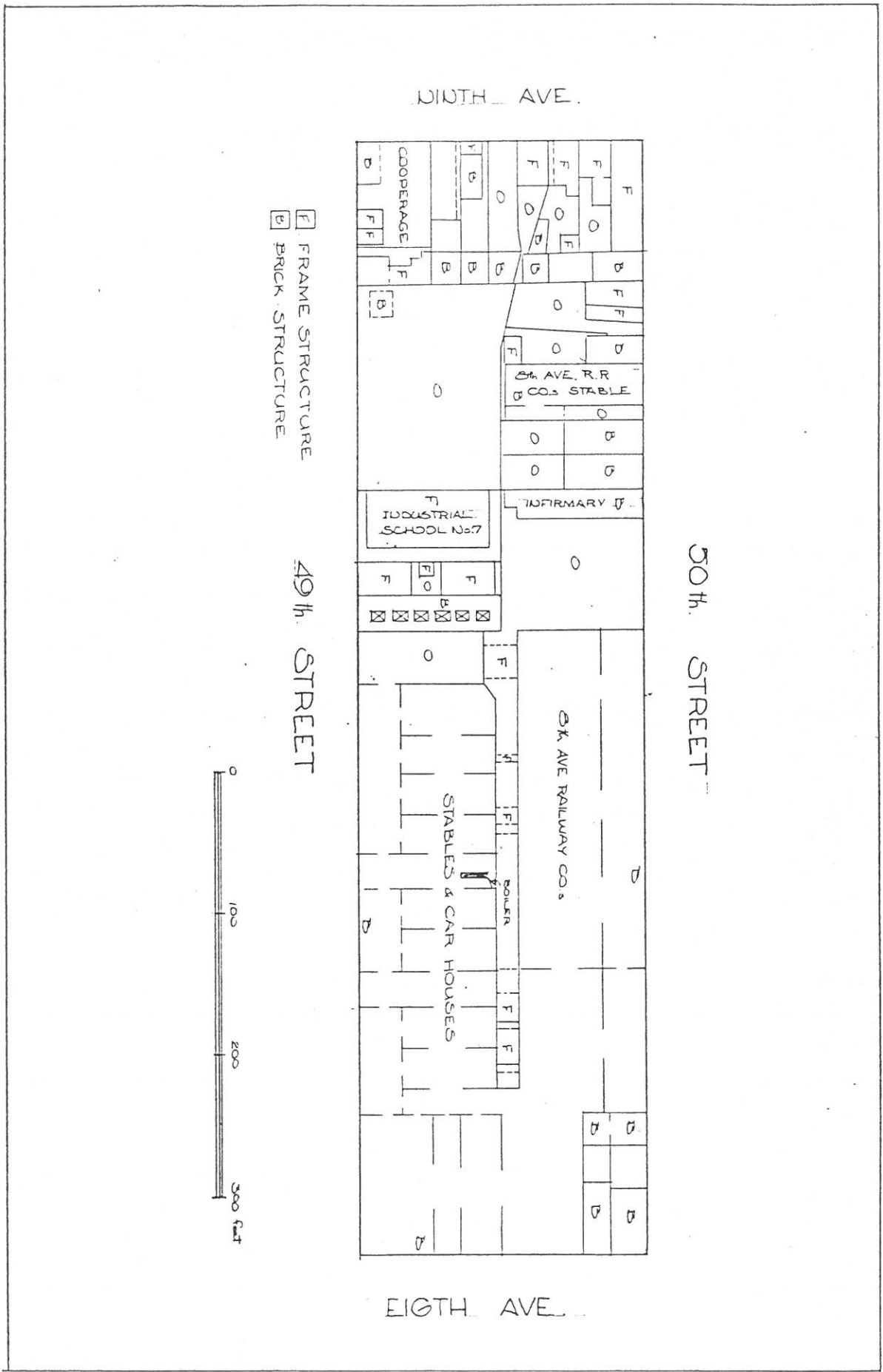


FIGURE 6

Perris and Browne Atlas 1871

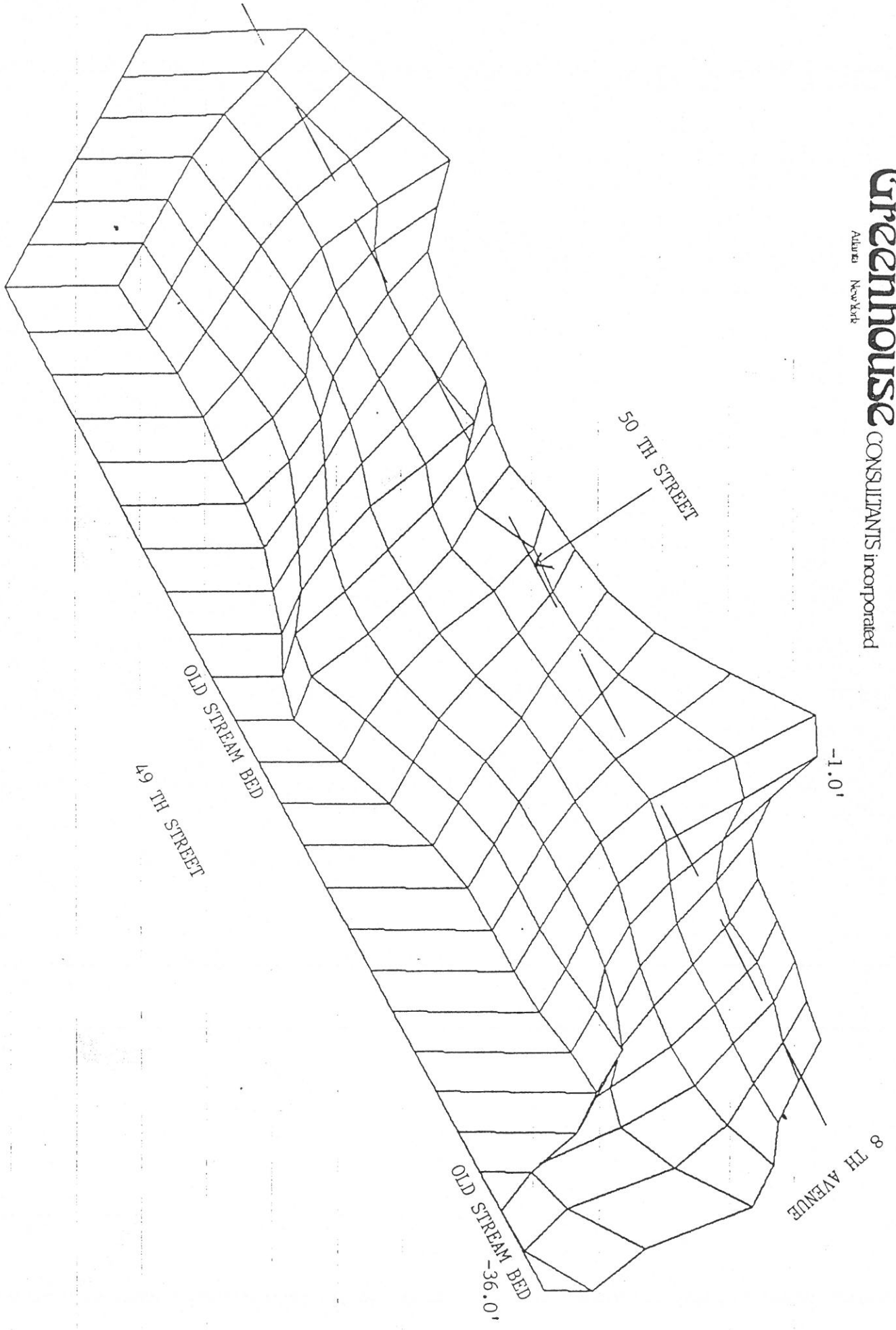


FIGURE 7
BEDROCK SURFACE PLOT OLD MADISON SQUARE GARDEN

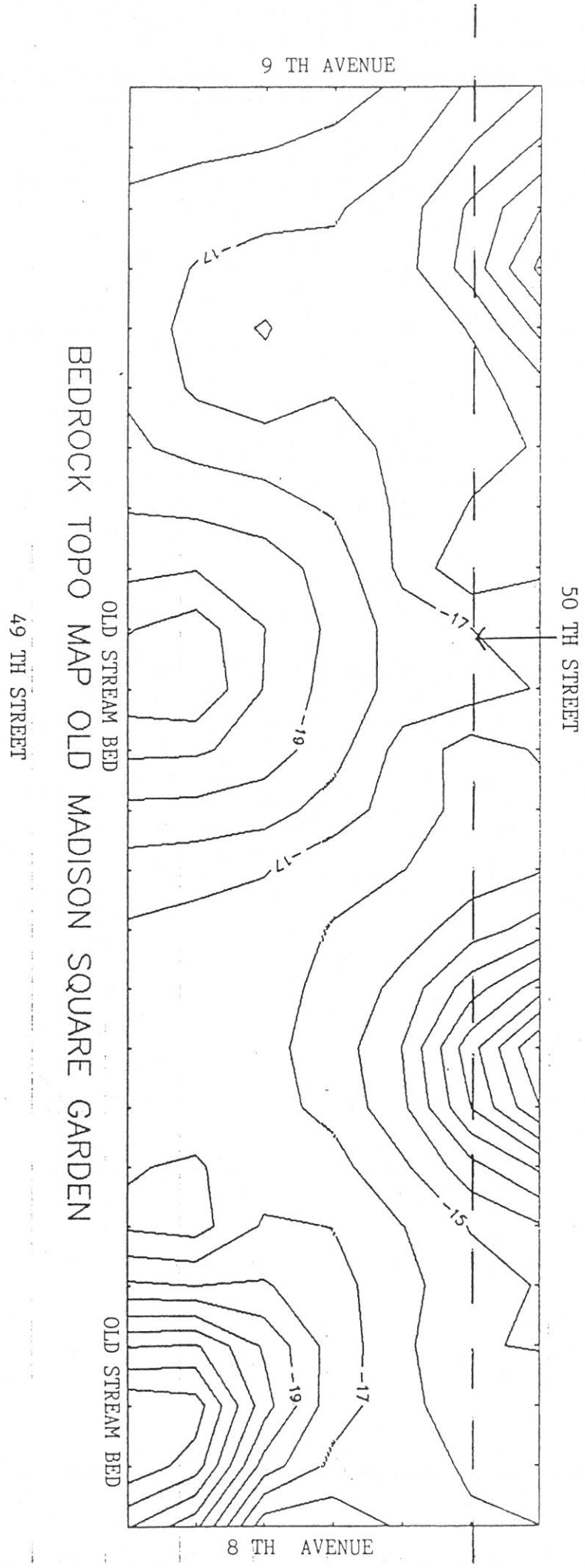


FIGURE 8

BACKYARD AREA SUMMARY

LOTS	PROJECT AREA	1867	1871	1883	1934
Lot 1	724 9th Avenue	XX	XX	XX	
Lot 2	726 9th Avenue	open	open	XX	XX
Lot 3	728 9th Avenue	XX	XX	XX	XX
Lot 4	730 9th Avenue	open	XX	XX	XX
Lot 4 $\frac{1}{2}$	732 9th Avenue	open	open	XX	XX
Lot 64	734 9th Avenue	XX	XX	XX	XX
Lot 63	736 9th Avenue	XX	XX	XX	
Lot 61	740 9th Avenue				
Lot 60 $\frac{1}{2}$	366 West 50th St.	XX	XX	XX	
Lot 59	358-360 West 50 St.	XX	XX	XX	XX
Lot 57	356 West 50th St.	XX	XX		XX
Lot 56	354 West 50th St.	XX		XX	
Lot 55	352 West 50th St.	XX	open	XX	parking
Lot 54	350 West 50th St.	XX	XX	XX	parking
Lot 53	348 West 50th St.	open	XX	open	parking
Lot 12	349 West 49th St.	open	open	XX	XX
Lot 11	351 West 49th St.	open	open	XX	parking
Lot 10	353 West 49th St.	open	open	open	parking
Lot 9	355 West 49th St.	open	open	open	parking
Lot 8	357 West 49th St.	open	open	open	XX
Lot 7	359 West 49th St.	open	open	open	XX
Lot 6	361 West 49th St.	open	open	open	XX
Lot 5	363 West 49th St.	open	XX	XX	XX
Lot 1 $\frac{1}{2}$	365 West 49th St.		XX	XX	XX

FIGURE 9

APPENDIX I

TRANSFER OF PROPERTY ON BLOCK 1040 from BLOCK INDEX OF RE-INDEXED CONVEYANCES

GRANTOR	GRANTEES	DATE OF RECORDING	LIBER	Pp.	LOT #'s
Webbers, Aernout	Balme, John	Feb. 10, 1727	31	227	6-64
Balme, John	Hoppe(r), Mathias	Feb. 10, 1727	31	227	6-64
NO INSTRUMENTS OF RECORD FOR 1728 - 1783					
Webbers, Aernout Sarah Somerdike, Altie Van Arden, Ariante	Haynes, Joseph	Oct. 14, 1784	42	27	1-18 incl. 64
Horesmanden, Daniel Sevon, Elizabeth Anne (formerly Sevon)	Reis, John	Nov. 15, 1784	42	49	1-18 incl. 64
Haynes, Charlotte Elizabeth					
Kelly, Catharine A. Webbers, Elizabeth - Heirs of = Reis, John Kelly, Charles Webbers, Philip	Shutz, Henry	Aug. 29, 1786	43	502	1-18 incl. 64
Hopper, Ann John Nicholas - Guardian of - Hopper, Matthew John Andrew Yellis Lawrence Mary	Horne, John	Mar. 27, 1789	45	333	6-59½ incl.

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CONVEYANCES

GRANTOR	GRANTEES	DATE OF RECORDING	LIBER	Pp.	LOT #'s
Dikeman, Matthew	Van Doren, Garrit	Dec. 12, 1815	111	525	6-59½ incl.
Horn, Jacob James Sophia John Jr. Mary	Horn, Matthew	Oct. 14, 1817	123	213	8-32 incl.
Jackson, John F. Hannah Mildeberger, Christopher Margaret Striker, James Mary Dikeman, Matthew Sr. Jemima -Heirs of - Horn, John	Martin, George	Apr. 28, 1819	135	267	8-32 incl.
Horn, Matthew Margaret	Mott, Jacob C.	Oct. 25, 1819	140	117	59½-64
Mott, Jordan	Kelly, Charles Webbers, Phillip Elizabeth	Dec. 31, 1819	141	127	1-18
Eckelin, Anna Barbara Backstedlin, Anna Catharina - Heirs of - Rees, Johannes					

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CONVEYANCES

GRANTOR	GRANTEES	DATE OF RECORDING	LIBER	Pp.	LOT #'s
Feitner, Catharine Leggett, Barbara Child, Mary - Heirs of - Kelly, Catharine Kelly, Charles Feitner, Francis Leggett, Isaac Child, Francis	Webbers, Phillip	Jan. 5, 1820	141	174	1-18 incl. 64
Dikeman, Matthew	Van Doren, Garrit	Dec. 31, 1822	163	239	33-59½
Hopper, Sarah - Widow of - Hopper, John	Striker, Ann Mott, Jordan Winifred Striker, Garrit H.	May 26, 1823	168	30	59½-64
Striker, Garrit H. Eliza Mott, Jacob C. Jordan Winifred	Striker, Ann	June 6, 1823	167	110	59½-64
Webbers, Phillip	Hughes, Letty Webbers, Margaret Hardman, Sarah Savage, Letty Stratton, Catherine Waite, Margaret Lowery, Elizabeth Vidal, Frances Webbers, Maria	Apr. 29, 1825	191	1	1-18 incl. 64

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CONVEYANCES

GRANTOR	GRANTEES	DATE OF RECORDING	LIBER	Pp.	LOT #'s
Horn, Jacob Sophia John Jr. Margaret James Matthew Mary	Dikeman, Matthew Jemima	Apr. 24, 1828	235	152	33-59½ (deed dated Jan 14, 1817)
Jackson, John F. Hannah Mildeberger, Christopher Margaret Striker, James Mary					
Hopper, Matthew Ally - Heirs of - Hopper, John	Hopper, John	Feb. 28, 1833	291	664	59½-64 (deed dated Feb. 17, 1782)
Hardman, Jonathan Sara Savage, Letitia Stratton, Catharine Langshore, William Elizabeth Vidal, John B. Frances Webber, Mary Hugher, Letitia Webber, Margaret	Waite, Margaret	Apr. 1, 1833	295	273	14-18

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CONVEYANCES

GRANTOR	GRANTEES	DATE OF RECORDING	LIBER	Pp.	LOT #'s
Hardman, Jonathan Sarah	Stratton, Catharine	Apr. 3, 1833	293	492	8-14
Savage, Letitia Waite, Margaret Langshore, Wm. Elizabeth (formerly Vidal) Vidal, John B. Frances					
Webber, Maria Hughes, Letitia Webber, Margaret					
Savage, Letitia Stratton, Catharine Waite, Margaret Langshore, Wm. Elizabeth Vidal, John B. Frances Webber, Maria Margaret	Hughes, Letitia	Apr. 4, 1833	295	354	1-18 incl. 64
Savage, Letitia Stratton, Catharine Waite, Margaret Langshore, Wm. Elizabeth (formerly Lowery) Vidal, John B. Frances Webbers, Maria Margaret Hughes, Letitia	Hardman, Sarah	Apr. 5, 1833	294	459	1-18 incl. 64

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TRANSFER OF PROPERTY ON BLOCK 1040 from BLOCK INDEX OF RE-INDEXED CONVEYANCES

GRANTOR	GRANTEES	DATE OF RECORDING	LIBER	Pp.	LOT #'s
Webbers, Philip	Hardman, Sarah Savage, Letitia Stratton, Catharine Waite, Margaret Langshore, Elizabeth Hughes, Letitia Webbers, Maria Margaret Vidal, Francis	Apr. 24, 1833	295	563	1-18 incl. 64
Hardman, Jonathan	Osborne, Orlando C.	Dec. 6, 1834	320	207	1-18 incl. 64
Hughes, Letitia	Osborne, Orlando C.	Feb. 6, 1835	318	570	1-18 incl. 64
Osborne, Orlando C. Margaret	Tower, Charlemagne	May 6, 1835	331	232	1-18 incl. 64
Waite, Margaret	Osborne, Orlando C.	May 20, 1835	336	181	14-18 incl.
Stratton, Catharine	Osborne, Orlando C.	May 20, 1835	336	183	8-14
Osborne, Orlando C. Stratton, Catharine Waite, Margaret	Release of easement	May 20, 1835	336	184	1-18 incl. 64
Osborne, Orlando C. Margaret	Tower, Charlemagne	May 20, 1835	336	185	1-18 incl. 64
Tower, Charlemagne	Herrick, Elias H.	Feb. 4, 1836	348	288	1-4½ incl. 64
Tower, Charlemagne	Warner, Henry W. Davies, Henry E.	June 7, 1836	357	328	5-13
Tower, Charlemagne	Perego, Ira	Aug. 13, 1836	364	289	14-18
Davies, Henry E. Rebecca W.	Warner, Henry W.	Feb. 1, 1838	384	360	5-13

APPENDIX I

TRANSFER OF PROPERTY ON BLOCK 1040 FROM BLOCK INDEX OF RE-INDEXED
CONVEYANCES

GRANTOR	GRANTEES	DATE OF RECORDING	LIBER	Pp.	LOT #'s
Jenkins, Frederick Amelia Ann Dikeman - Heirs of - Dikeman, Matthew	Curtiss, Cyrus Chamberlain, Nathan Cowles, Edward P.	Apr. 18, 1842	424	371	33-59½
Ruggles, Philot (Master in Chancery) N. American Fire Ins. Co. plaintiff against Henry W. Warner, Defendant	N. American Fire Ins. Company Sept. 9, 1842		428	410	5-13
Striker, Garrit	Miles, Wm.	Dec. 1, 1842	432	131	59½-64
Darke, George	Riker, Hannah	Dec. 10, 1844	456	37	8-32
Jenkins, Frederick W.	Kinney, Franklin S.	Apr. 30, 1845	459	304	55-59 incl.
Dikeman, Matthew (exrs of) Jenkins, Frederick W. Dikeman, Jemima Van Doren, Garrit Jemima	Ratification of allotments by Commissioners in Partition Allotments as follows: Dikeman, Sarah Henry Matthew Amelia Ann Caroline L. Jenkins, Frederick W. Dikeman, Jemima Van Doren, Jemima	June 23, Partition	464	97	45-54
N.A. Fir Ins. Co. (party of 1st part)	Cushman, Don Alonzo (party of 2nd part)	Jan. 8, 1846	471	23	5-13 exam lots 59½-60
Herrick, Elias H. Jane Maria	Pyne, Wm.	Apr. 14, 1847	487	593	3,4,4½,64

Notes: Exam. lots 59½, 60

APPENDIX I

TRANSFER OF PROPERTY ON BLOCK 1040 FROM BLOCK INDEX OF RE-INDEXED
CONVEYANCES

GRANTOR	GRANTEES	DATE OF RECORDING	LIBER	Pp.	LOT #'s
Herrick, Elias H. Maria	Hall, George	Jan. 23, 1847	485	308	1, 1½, 2
Pyne, Wm.	Green, Andrew	June 4, 1846	490	307	3, 4, 4½, 64
Hall, George Catharine	Ryder, Rachel	May 8, 1848	506	5	1, 1½, 2
Green, Andrew H.	Roe, Charles	Feb. 23, 1849	512	584	3, 4, 4½, 64
Perego, Ira Frances Eliza	Eveesson, Henry	May 16, 1849	519	520	14-18
Riker, Hannah - widow of - Martin, George Riker, James	Emmet, Thomas Addis Lee, John H. Smith, George B. (commissioners in partition)	June 13, 1849	523	398	7-14, 51-59½
Emmet, Thomas Addis Lee, John H. Smith, George B. (commissioners to partition estate of Martin, George).	Eveesson, Henry	June 20, 1849	521	590	6-24
Riker, James Hannah Martin, Jonathan Crawford Catherine Darke, George Mary Isabella	Eveesson, Henry	June 20, 1849	521	593	6-24

APPENDIX I

TRANSFER OF PROPERTY ON BLOCK 1040 from BLOCK INDEX OF RE-INDEXED
CONVEYANCES

GRANTOR	GRANTEES	DATE OF RECORDING	LIBER	Pp.	LOT #'s
Emmet, Thomas Addis Lee, John H.	Martin, Jonathan C.	July 21, 1849	524	192	25-32
Smith, George B. (commissioners to partition estate of Martin, George)					
Roe, Charles S. Louisa A.	Smith, Walter	Aug. 7, 1849	524	359	3, 4, 4½
Riker, James Hannah	Darke, Mary Isabella	May 25, 1850	539	560	6-32
Martin, Jonathan Catherine	O'Keefe, John Duryea, John J.	July 3, 1850	546	511	25-30
Roe, Charles S. Louisa	Smith, Walter	Aug. 2, 1850	553	1	3, 4, 4½
Smith, Walter "	Edwards, Moses C. "	Oct. 10, 1851 "	588 "	140 143	4½ 3
O'Keefe, John Elizabeth Ann	Murphy, James Smith, Hugh	Feb. 5, 1852	587	443	25-30
Duryea, John J.	Murphy, James Smith, Hugh	Feb. 5, 1852	587	445	25-30 ½ interest
Van Doren, Garrit -and others-	Kriewolf, Geo. F.	Apr. 15, 1852	595	557	36, 36½
DeWitt, Silas Mary Louisa Van Doren, Charles A.					

APPENDIX I

TRANSFER OF PROPERTY ON BLOCK 1040 from BLOCK INDEX OF RE-INDEXED CONVEYANCES

GRANTOR	GRANTEES	DATE OF RECORDING	LIBER	Pp.	LOT #'s
Evevson, Henry Hester C.	O'Keefe, John Murphy, James Smith, Hugh	May 7, 1852	591	608	24
Evevson, Henry Hester C.	Charlick, Oliver	Sept. 27, 1852	609	234	18-23
Evevson, Henry Hester C.	Cushman, Don Alonzo	Sept. 27, 1852	609	238	6-13
Carnley, Thomas (Sheriff) Edwards, Moses C. Jane P. (interest of)	Shave, Thomas	Oct. 7, 1852	614	280	3
Carnley, Thomas (sheriff) James C. Forester (plaintiff)	Potter, Joseph	Oct. 7, 1852	614	282	4, 4½
Van Doren, Garrit Dewitt, Maria Louisa Van Doren, Charles A.	Van Doren, John A. and others	Feb. 2, 1853	624	404	37-44
Van Doren, John A. & others Dewitt, Silas & others Van Doren, Charles A.	Ball(Boll), daniel	Mar. 16, 1853	626	620	40, 41
AFTER THIS, ONLY LIBERS PERTAINING TO PROJECT AREA ARE REPRESENTED					
Shave, Thomas Selena	Schweitzer, Henry	Aug. 26, 1854	675	111	3
Schweitzer, Henry Babetta	Trinks, Frederick	Jan. 2, 1855	681	24	3
Trinks, Frederick	Schaffer, Lawrence	Nov. 3, 1855	695	268	3

APPENDIX I

TRANSFER OF PROPERTY ON BLOCK 1040 from BLOCK INDEX OF RE-INDEXED
CONVEYANCES

GRANTOR	GRANTEES	DATE OF RECORDING	LIBER	Pp.	LOT #'s
Schaffer, Lawrence Frederica	Trinks, Barbara	Apr. 10, 1856	701	580	3
Eveason, Henry Hester C.	Charlick, Oliver	Apr. 28, 1857	735	259	14-17
Charlick, Oliver Jane	8th Ave. R.R. Co.	June 30, 1857	739	256	14-17
Dikeman, Sarah & others -widow of- Dikeman, Matthew Amelia Ann Caroline L. Matthew	Dikeman, Henry L.	Oct. 8, 1857	740	391	54
Dikeman, Sarah Amelia Ann Caroline L. Henry L.	Dikeman, Matthew	Oct. 15, 1857	744	135	52
Dikeman, Sarah Amelia A. Matthew Henry L. - widow & heir of - Dikeman, Matthew	Dikeman, Caroline	Jan. 20, 1858	742	624	51
Jordan, Mott	Mott, Garrit S.	June 30, 1858	757	511	interest in John Hopper farm
Mott, Jacob H. Julia	Soule, Ellen W.	Dec. 4, 1858	762	583	59½-64

APPENDIX I

TRANSFER OF PROPERTY ON BLOCK 1040 from BLOCK INDEX OF RE-INDEXED
CONVEYANCES

GRANTOR	GRANTEES	DATE OF RECORDING	LIBER	Pp.	LOT #'s
Firemens Fund Ins. Co. of N.Y.C.	Kinney, Franklin S.	June 7, 1859	789	85	59
Mott, Jacob (bankrupt)	Delaplaine, Isaac C.	Mar. 6, 1860	805	390	59½-64
Dikeman, Henry L. Maria	Charlick, Oliver	June 4, 1860	815	147	54
Dikeman, Matthew (exec. of)	Charlick, Oliver	June 4, 1860	815	151	49, 50, 54
Charlick, Oliver Jane M.	8th Ave. R.R. Co.	Aug. 3, 1860	819	496	49, 50, 54
Potter, Joseph Jane	Nurge, Christian	Mar. 7, 1861	809	77	4, 4½
Striker, Garrit H. Jr. James Alexander George Henry Ambrose K.	Mott, Winifred Samuel C. Garrit S. Jordan Jacob H. M. Hopper	Sept. 23, 1861	844	206	59½, 64
Kinney, Franklin	O'Callaghan, Hannah	Mar. 25, 1862	858	3	56
Kinney, Franklin	Segelken, Frederick	Apr. 17, 1862	853	382	59
Kinney, Franklin	Firemens' Fund Ins.	May 7, 1862	852	410	57, 58
Kinney, Franklin	Nat'l. Fire Ins. Co.	May 7, 1862	856	380	55
O'Callaghan, Hannah Thomas	Mullans, Jeremiah	July 14, 1862	861	124	56

APPENDIX I

TRANSFER OF PROPERTY ON BLOCK 1040 from BLOCK INDEX OF RE-INDEXED
CONVEYANCES

GRANTOR	GRANTEES	DATE OF RECORDING	LIBER	Pp.	LOT #'s
Nat'l. Fire Ins. Co.	Corse, Henry	Oct. 31, 1863	890	124	55
Firemens' Fund Ins. Co.	O'Callaghan, Thomas	Apr. 1, 1864	904	64	57, 58
O'Callaghan, Thomas Hannah	Godwin, Joseph	Apr. 1, 1864	904	73	57, 58
Godwin, Joseph Phoebe Ann	8th Ave. R.R. Co.	Apr. 13, 1864	888	644	57, 58
Union Bank	Mott, Garrit S.	Feb. 17, 1865	930	188	59½-64
Sackett, Amos M. Elisha	Sackett, Elisha B. Shearman, Thomas G.	June 17, 1865	935	366	59½-64
Shearman, Thomas G.	Mott, Jordan	June 17, 1865	935	367	59½-64
Mott, Garrit S.	Loos, Conrad	July 21, 1865	938	507	61
Mott, Garrit S.	Reinfort, Francis L. Magdalena	Aug. 26, 1865	944	248	60½
Nurge, Christian Willemine	Vreeland, Peter D.	Dec. 1, 1866	979	616	4½
Nurge, Christian	Fredericks, Peter J.	Dec. 1, 1866	979	618	4
Mullans, Jeremiah	O'Callaghan, Thomas	Jan. 26, 1867	984	586	56
Mott, Garrit S.	Stamm, Peter	Feb. 6, 1867	1003	292	59½, 60
Mott, Garrit S.	Linnemann, Carlüne	Mar. 11, 1867	994	531	63
Mott, Garrit S.	Swingman, Christopher	Mar. 22, 1867	989	695	63, 64
Kalb, Maria	Linnemann, Caroline	May 2, 1867	1015	495	62, 63

APPENDIX I

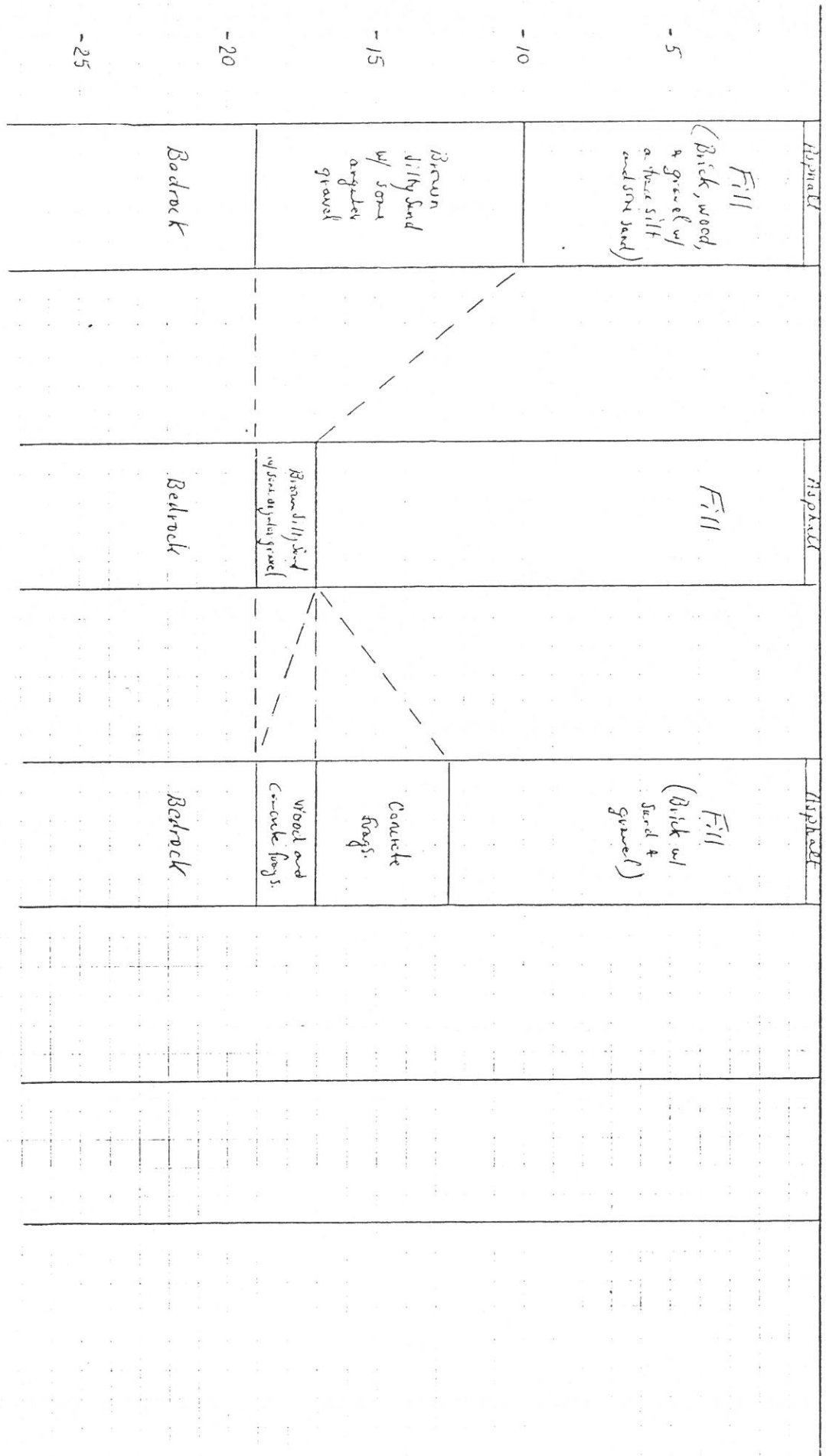
TRANSFER OF PROPERTY ON BLOCK 1040 from BLOCK INDEX OF RE-INDEXED
CONVEYANCES

GRANTOR	GRANTEES	DATE OF RECORDING	LIBER	Pp.	LOT #'s
Ryder, Rachel	Morgan, Wm. C.	Apr. 1, 1867	1015	147	1, 1½, 2
Vreeland, Peter D.	O'Connell, John	Apr. 27, 1867	1013	69	4½
Fredericks, Peter J.	McGovern, Phillip	Apr. 29, 1867	1014	325	4
Morgan, Wm. C.	Briggs, Alanson T.	May 16, 1867	1008	396	1, 1½, 2
O'Callaghan, Thomas	Kennedy, Dennis	Apr. 25, 1868	1052	270	56
Roe, Louisa A. Alfred	McGrath, John	May 7, 1868	1055	209	64
Kennedy, Dennis	New, Adolph Kahn, Elise	Sept. 28, 1868	1069	400	56
Mott, Jordan (bankrupt)	Smith, James M.	Jan. 20, 1869	1090	132	59½-64
Stamm, Peter	Wenner, Jacob	Apr. 5, 1869	1081	637	59½, 60
Astor, Wm. B.	Astor, John Jacob William Southmayd, Chas. F. (Trustees of will of Astor, Henry)	May 13, 1869	1099	544	Entire Block

49 St.

APPENDIX II
Old Madison Square Garden

50 St.



B-1

B-2

B-3

B-4

WTR II
26.4.85

49 St.

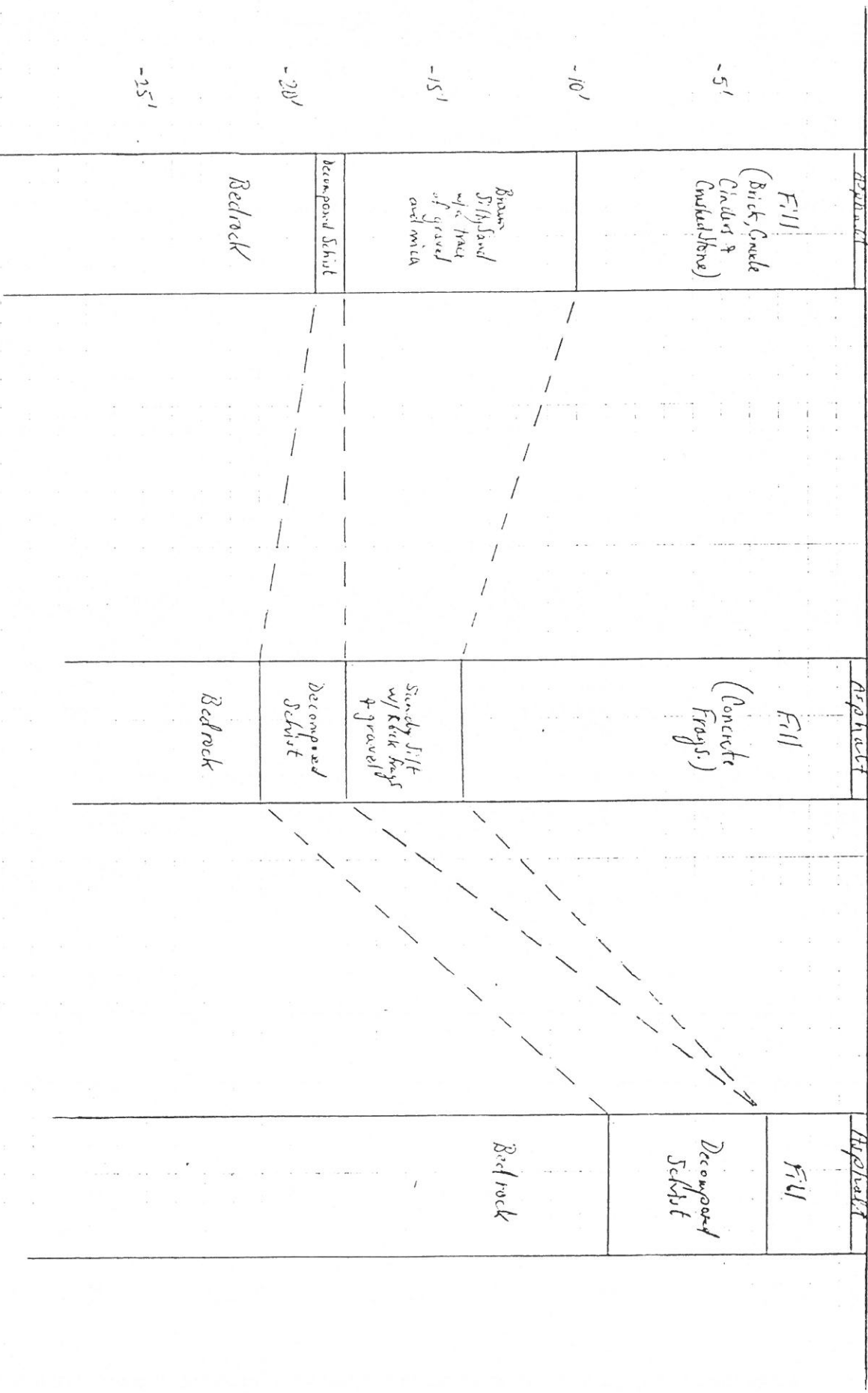
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Old Madison Square Garden

B-10

B-11

50 1/2 St.

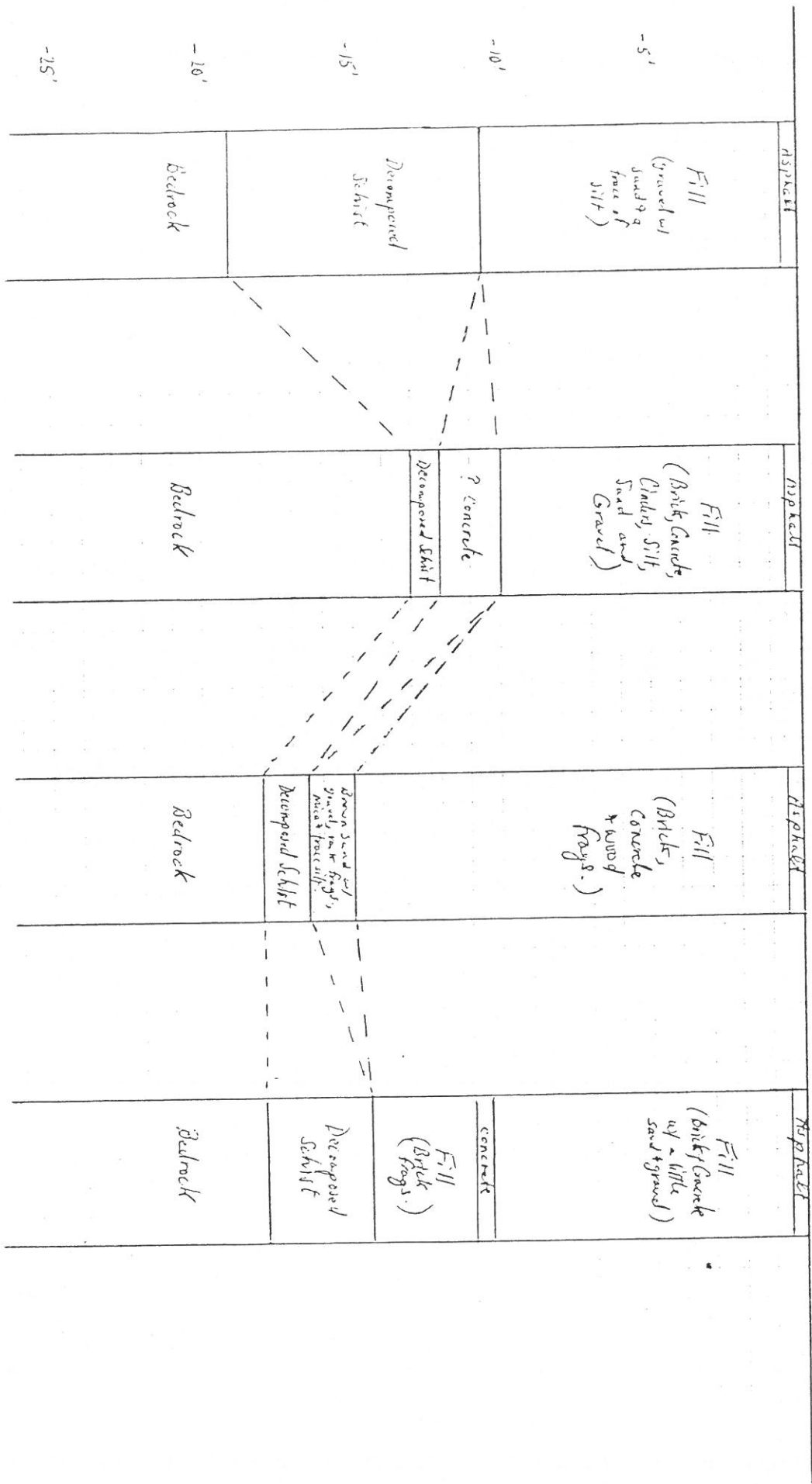


WIP
25-485

49th St.

Old Madison Square Garden

50th St.



B-5

B-6

B-7

B-8