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## HUDSON SQUARE REZONING

BLOCK 602, LOT 85, BLOCK 594, LOT 56

NEW YORK CITY DEPARTMENT OF CITY PLANNING

BOROUGH OF MANHATTAN, NEW YORK

PHASE 1A ARCHAEOLOGICAL ASSESSMENT REPORT



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December 11, 2002

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## I. DESCRIPTION OF THE PROJECT SITES AND PLANNED DEVELOPMENT

In response to changes in land use and increasing development pressure, the New York City Department of City Planning (DCP) has proposed rezoning two separate areas in Hudson Square, one in the northern portion of Hudson Square covering five and a half blocks, the other in the southern portion covering three blocks (front cover; Fig. 1). The relatively new community of Hudson Square, named after a 19th century park that faced onto Hudson Street, is defined as the area bordered by the Hudson River to the west, Morton street to the north, Canal Street to the south, and Avenue of the Americas to the east (Hudson Square Partnership). It is currently zoned for manufacturing and commercial use. The proposed rezoning would retain these uses while offering opportunities for new housing on under developed or vacant lots where commercial activity no longer predominates.

The Landmarks Preservation Commission (LPC) has reviewed the proposed rezoning and recommended that an archaeological documentary study be performed for all of lot 56 on block 594 (Figs. 2, 4, 5, and 6), and part of lot 85 on block 602 (Figs. 3, 7, and 8), in order to determine whether any part of these lots may be sensitive for archaeological remains associated with 19th century occupation. In the present report, these two areas are referred to as the "project sites".

Block 594 (the easternmost of the two blocks with this number), is bounded by Hudson Street on the east, Canal Street on the south, Renwick Street on the west, and Spring Street on the north. Lot 56, measuring 103.2 feet on the east, 150 feet on the north and south and 90.8 feet on the west, comprises old lots 56, 57, 58, 59, 60, 96, 97 and 98. The site under review here, currently occupied by a parking lot, is part of the DCP's projected development site, no. 2, which covers most of block 594 and comprises lots 56, 62, 65, 69, 71, 72, 81-83, 87, 94, 99, 104, 105, 113-115 (Fig. 1). Build conditions for projected development site 2 would result in the creation of 366 dwelling units and 4,048 square feet of commercial retail space. Currently, this block and its neighbors to the west, which are also part of the Rezoning Project are mixed use, largely occupied by commercial buildings and parking or vehicle storage facilities but also including residences and industrial and manufacturing establishments.

Block 602 (the easternmost of the two blocks with this number), is bounded on the east by Hudson Street, on the south by Leroy Street, on the west by Greenwich Street and on the north by Morton Street. The LPC has recommended that only a portion of lot 85, comprising old lots 85, 86 and 87, be reviewed for archaeological sensitivity (Belcher Hyde 1913). These three lots formerly began east of Greenwich Street at a distance of 72.6 feet on the south and 65.10 feet on the north. They covered an area 100 feet north-south by 62 feet east-west. This portion of lot 85, currently occupied by a parking lot, is part of the DCP's projected development site no. 10, comprising lots 55, 64, 83 and 85 (Fig. 1). Build conditions on projected development site 10 would result in the creation of 109 dwelling units and 9,205 square feet of commercial retail space. The block is currently evenly divided between commercial buildings, commercial and vehicle storage and industrial or manufacturing establishments.

Both project sites are located on the fringes of landmarked districts. One block to the south of block 594 is the Tribeca North Historic District, part of an important 19th-century food wholesaling center of store-and-loft buildings and warehouses located near Washington Market. Block 602 lies just outside the Greenwich Village Historic District, which borders it on the east. The historic district's western edge runs up Hudson Street between Leroy and Morton Streets, turns west on Morton Street, runs through the middle of block 603 (west) then jogs west to Greenwich Street. In the early 20th century, the Hudson Square area became home to a number of printing companies which, at their peak, were responsible for perhaps a quarter of all the printing done in the United States (Hudson Square Partnership 2002).

## II. ENVIRONMENTAL SETTING AND HISTORY OF THE PROJECT SITE AREA

The Viele map (Fig. 9) and the Plan of Original Grants and Farms published in Stokes (1918, pl. 175) allow us to reconstruct the topography of the project sites before the hills were levelled and the swamp filled. The original shoreline ran immediately west of present-day Greenwich Street at Canal Street, then gently swung westward until, between what are now Leroy and Morton Streets, it ran west of Washington Street. The project site on the southern half of block 594 lay in the swamp at the northern edge of the stream that debouched into the Hudson River one block east, near the corner of Watts and Greenwich Streets. Borings taken by the City of New York in 1982 west of the project site block along Renwick Street record fill layers near Canal Street of between 11 and 15 feet in thickness. Surface elevations above sea level are between 8.5 feet at the corner of Canal Street and 8.85 feet further north, approximately opposite the project site. The water elevation here is 0.15 feet below sea level (i.e. approximately 9 feet below the surface). Before it was graded, the northern half of the block had a small hill on it and today, the land still rises approximately five feet from its southern to its northern end (boring map). A second brook, whose eastern portion was called Minetta Water or Minetta Brook (after which Minetta Lane gets its name), and whose western end was known as Bestaver's Killetie, followed Downing Street, then ran south of Houston to debouche near Charlton and later Washington Streets. Block 602 lay approximately two blocks north of this watercourse, near the foot of a small hill at Leroy and Washington Streets. Here the land rises approximately three feet from the northwest corner of Morton and Greenwich Streets to the southeast corner of Morton and Hudson Streets (Fig. 13).

The Canarsee Indians hunted and fished in this area, which they called "Sapokanican", later Greenwich Village. The riverside in the area of present day Gansevoort Street was a landing place for canoes traveling back and forth from New Jersey, but Bolton (1934, 53) did not feel there could have been a settlement here because of the lack of fresh water nearby. From the Gansevoort landing place, a path led to the Indian's main north-south route across Manhattan, Broadway's predecessor. While the southern project site on block 594 would not have been suitable for habitation before the land was filled, the northern one, on block 602, might well have attracted prehistoric settlement. But the levelling operations and intensive development of the area in the 19th century will have

obliterated any potential prehistoric remains.

During the 17th and 18th century, the project site blocks were part of large farms. The southern half of block 594 is recorded in the deeds and conveyances as having belonged to Leonard Lispenard. In 1726, a series of grants of land were made to Anthony Rutgers, but it is uncertain whether or not these included the project site lots on block 594. The area of the project site was not cultivated, however, as it was in the swamp. As for block 602, according to a farm map published in Stokes (1928, 65), before 1639, the area in which it is situated was part of a grant of land belonging to "Fiscock Hansen Adriaensen." In the records of deeds and conveyances, however, there are no instruments between 1654 and 1807, and the block is simply recorded as having been part of the Trinity Church Farm, an immense tract of 215 acres granted to Trinity Church in 1705 by England's Queen Anne. The farm extended up the Hudson River from Fulton to Christopher Streets. On 18th century maps (Ratzer 1766), the project site is depicted as farmland. It was situated near the country estate of Richmond Hill, built by Mayor Abraham Mortier in 1767 at what is now the intersection of Charlton and Varick Streets. George Washington made the mayor's three-story mansion his headquarters from April 17 to May 22, 1776, during the failed attempt to prevent the British occupation of Manhattan (Washington's papers). During the war, a section of the British fortifications ran near the project site between Bestaver's Killitie and Canal Street (British Headquarters map). After the establishment of the republic, during New York City's brief tenure as federal capital in 1789-90, Richmond Hill became the residence of Vice-President John Adams. John Jacob Astor purchased the property in 1803, then subdivided and sold it for residential development in 1817, near the beginning of the real estate boom in the area (Kouwenhoven 1972, 91).

Before the project site blocks could be divided into lots and developed, streets had to be opened and, in the case of block 594, the swampy land filled. Leroy Street as far as Hudson Street was deeded to the City in 1808. It was part of the Trinity Church farm, which also comprised the land containing block 602 (Stokes vol. VI index). The two blocks west of block 602 were included in lands under water conveyed in 1818 by the city in water grants to, among others, Jacob LeRoy, after whom LeRoy Street was named. The first instruments of record for block 602, lots 85-87 date to 1824, when the rector, church wardens and vestrymen of Trinity Church in the city of New York deeded them to William C. Sully. We may infer that there were still no houses here, since the deed



states that if Sully decides to build on these lots, he agrees to erect a structure of stone or brick or having a stone or brick front and being two stories in height (Deeds 10/16/1824, liber 182, page 250). The early tax assessments of the 1820s and 30s are difficult to interpret as there were no house numbers. But at least as early as 1825 (tax assessments), there was a sawmill on the corner of Greenwich and Morton Streets belonging to Chester Sully, to whom, in 1826, William C. Sully assigned the lease for lots 85-87. The numbers of the houses on lots 85-87 were originally 15, 17, and 19 Leroy Streets and renumbered 115, 117 and 119 c. 1848.

As for block 594, the 1811 Commissioner's map, which represented projected development, shows that it had not yet been created in the form we know it today, although the commissioners, appointed by the state legislature, had reported that their plan to create Canal Street, along the line of the old swamp stretching from the (newly filled) Collect Pond to the Hudson River, had just been completed in 1810 (Stokes 1915, 397). Hudson Street, between Laight and Spring Streets was not opened in 1817 (Stokes 1926, 1586, Feb. 12, 1816, Common Council Minutes). But the ditch running down the center of the 100 foot wide Canal Street was not converted to a covered sewer until 1819 (Stokes 1915, 397). The first instruments in the deeds and conveyances that cite project area lots 56-61 and 95-98 date to 1817. It is therefore likely that the swampy land on which they were located was filled not long before this date. But there are still no lots indicated on the southern half of block 594 on an 1820 Property and Lot map, and while the Common Council adopted a resolution to number houses in Hudson Street in 1822 (Stokes 1928, March 4, 1822), the earliest traceable residents at addresses on the project site were listed only in the 1825 directory. Taken together, we may conclude that the project site on block 594 was not developed for housing until the early 1820s, later than the northern part of block 594 or its neighbors.

Although it is situated four blocks south of Houston Street -- the southernmost limit of what could still be considered Greenwich Village, the catalyst for the development of block 594 was surely the same as that for block 602, namely the outbreaks of yellow fever that plagued the city, then densely concentrated in Lower Manhattan, during the first two decades of the nineteenth century. During the epidemics people fled in droves to the healthier rural climes of Greenwich Village: in 1805, some 50,000 individuals retreated to the countryside here. Many were forced to live in tents or temporary housing, which may explain the heading in the 1812 City Directory "houses in rotation"

before a list of names on Greenwich Street entered without house numbers. One meaning of "in rotation", according to the *Oxford English Dictionary*, is "the position of things so scattered irregularly on a surface: here and there, up and down." In this context it perhaps denoted the temporary dwellings that were quickly erected for the refugees from the epidemic. Foreign visitors commented on the numerous and varied temporary wooden buildings that had been constructed in the area to accommodate the sudden influx of inhabitants (Stokes 1926, 1438, Oct. 21, 1805, and 1625, Sept. 30, 1822). According to a 1905 report in the *Boston Repertory*: "...where yesterday you saw nothing but green turf, tomorrow you behold a store... By night as well as by day, the saw is heard and the hammer resounds and the consequence is that the village begins to assume the appearance of a town (Stokes 1926, September 20, 1805).

Following devastating outbreaks of yellow fever in 1821 and 1822, many of those who had thought to remain only a short time in the village changed their minds about moving back to the city and stayed here. By 1822, Greenwich Village was no longer a separate settlement but a part of the city (Stokes 1926, 1624, Sept. 30, 1822); between 1825 and 1840 its population increased fourfold (Ramirez 1995, 106). Speculators were responsible for much of the rapid development of new housing. This is probably also true for the project sites. We may infer that the first purchasers of multiple lots on the project sites, A.L. Stewart (block 594) and Chester Sully (block 602), purchased their land as an investment. Both were merchants, and both acquired their land from Trinity Church in 1824. Stewart obtained lots 52 to 65 and 90 to 115 inclusive -- all of the project site on block 594 -- while Sully purchased all of the lots in the southwest corner of block 602, including the project site lots 85 to 87. Although he had his sawmill nearby, Sully did not live on the project site (his residence was not traced). A.L. Stewart's home was further south, near Hudson Square (New York City Directories 1825-26, 1830-31). Indeed, only a few of the owners of the project site lots in the 19th century actually lived here. By and large, the proprietors, who were professional or business people, lived in the more upscale neighborhoods around Hudson Square or in the heart of the Village, and leased their properties to the tradesmen who populated the area. At the turn of the 19th century, "Lower Greenwich", the market area around Spring and Greenwich Streets, was home to a racially mixed, working class population. The local market, Clinton market, was opened in April of 1829 on a triangle of land at the foot of Canal Street by the River (Stokes 1926, 1683, April 18).

The only surviving buildings of that time are the landmarked Federal-style homes at 326 Spring Street, erected for tobacconist James Brown probably already in 1817, and the dwellings at 486 and 488 Greenwich Street, the latter containing a used and rare cookbook shop.

"Hudson Square" got its name from the eponymous park built about three blocks south of block 594 on Trinity Church land between Hudson, Varick, Beach and Laight Streets. An oval-shaped park by this name appears on the 1797 Taylor Roberts map. But it was soon nicknamed St. Johns' park after St. John's Chapel, located on the east side of Varick Street facing the square (Kouwenhoven 1972, 140). Erected in 1803-07, this charming building was designed by John McComb Jr. Trinity Church financed the residential development of the land surrounding the park and in the 1820s and 30s, the Hudson Square area, already considered the "most elegant" in the city in 1803, was still the "most fashionable" in 1828 (Stokes 1926, 1406, Apr. 27, 1803 *Daily Adv.*; Stokes 1918, 520). The park was destroyed in 1867, when it was sold to Commodore Vanderbilt to be turned into the New York Central Railroad freight depot (Kouwenhoven 1972, 140; Perris & Browne 1967).

By mid-century, manufacturing had been pushed west of Washington Street. Between Canal and Laight Streets, there were three sugar refineries, a distillery, an iron works, a foundry and a lumber yard (Perris & Browne 1867). But project site blocks 594 and 602 were almost wholly occupied by residences with stores below. Judging by the list of professions in the 1851 Cross Directory, the area is still occupied largely by tradespeople. The project site lots housed milliners, a dressmaker, a jeweler, cigar makers, a watchmaker, a bookbinder, cartmen, and a crockery maker, living above the shops. The large building at 255-257 Hudson Street was a multiple-occupancy tenement with thirteen tenants. A landmark of this area was James Bogardus' city watch-tower, on the corner of Spring and Varick Streets, one block east of block 594. Built in 1853, this was the second iron structure of its kind, the first having been erected the previous year at 33rd Street (Kouwenhoven 1972, 341). The creation of the elevated railways began in the project site area in 1868 with the erection of an experimental half-mile stretch along Greenwich Street (Scientific American 1879). By 1873, the New York Elevated Railway Company had laid the road up Greenwich Street and Ninth Avenue as far as 30th Street.

### III. INDIVIDUAL LOT HISTORIES

#### **Block 594, lot 56, Figs. 2, 4, 5, 6, 10, 12, 14, 16, 18, 20, and 22.**

A number of maps consulted for the present report were not illustrated because they show virtually the identical footprints for the buildings on the project site lots, for instance the Sanborn maps for 1968 and 1985. In almost every case, the buildings shown on the earliest plans, the Perris maps of the 1850s-60s, remained substantially unchanged until they were demolished. The buildings on this lot were all probably erected in the early 1820s. Those at 12 to 18 Renwick Street were torn down between 1926 and 1932 (Figs. 16 and 18), as was the building on the back of lot 96, at 253 Hudson Street. The buildings at 245 to 257 Hudson Street were demolished between 1932 and 1945 (Figs. 18 and 20).

Sewer pipes were not installed in Renwick Street until 1850, and in Hudson Street, not before 1861. The early residents therefore had privies and cisterns in their backyards, and in all but one case, (18 Renwick Street) these have not been impacted by subsequent construction.

#### **Renwick Street:**

##### **12 Renwick Street**

Dimensions of lot: 21 X 70 feet.

Old ward map number: 2201 (Fig. 12).

Old lot number: 56.

1st tax assessment: 1822, unclear, possibly James McCready (opposite 243 and 245 Hudson Street).

1st record of building: John Allen, 1825 Directory and tax assessments.

Residents: 1825 to c. 1835 - John Allen.

c. 1851 - Joseph Kenny.

Lot 56 was originally owned by Alexander L. Stewart (Apr. 19, 1824, liber 174, page 450).

John Allen appears as grantee (from grantor J.N. Wells) for both lots 56 and 57 in 1823 (liber 167, page 375). He is listed as a cartman on Renwick Street at the corner of, or near, Canal Street



in the 1825 and 1826 City Directories, respectively, and at 12 Renwick Street in the 1827 City Directory. In the 1827 tax assessments, he is the owner of the house and lot at 12 Renwick Street and has a tenant, presumably, Josiah Dunn (see below, under 14 Renwick Street). According to the directories, Allen resided here until 1835, although he continued to own the property on lots 56 and 57 until 1848, when he sold it to William Sharp. The latter's residence was not traceable, but evidently it was not on the project site (New York City Directories 1844-45, 1848, 1855).

The 1851 cross directory lists Joseph Kenny at this address, but he can not have stayed long, as he was not listed here in either the 1844-45 or the 1855 Directories.

The 1855-67 Perris map (Fig. 10) shows that the lot was developed identically to its neighbor at no. 14 (lot 58), with a brick building on the front of the lot and a shed (?) at the rear of the yard. The building at the rear of the yard is not shown on the 1884 or 1885 Robinson maps (Fig. 12). By 1894 (Sanborn), a small, one-story, frame shed had been built in the northeastern corner of the lot. By 1905, a second, one-story framed shed was added next to it, to the south, covering the rear of the lot as on the 1855-67 Perris map. The yard between the house on the front of the lot and the shed at its rear was never built upon and is archaeologically sensitive for 19th century remains.

#### 14 Renwick Street:

Dimensions of lot: 21 X 70 feet.

Old ward map numbers: 2202.

Old lot number: 58.

1st tax assessment: 1822, unclear, possibly James Collister or James Wells.

1st record of building: possibly Joseph L. Murray and / or Josiah Dunn, house and lot, 1826 tax assessments.

Residents: 1826 to 1836 - Josiah Dunn.

1836 to 1859 - Michael B. / Ralph Terhune.

1860/61 to 1880 - Thomas Bell.

Lot 58 was originally owned by Alexander L. Stewart (Apr. 19, 1824, liber 174, page 450).

James N. Wells, a carpenter, owned several lots in the area, including this one, but did not live on the project site. He resided on Hudson Street near Christopher Street (City Directories 1826, 1827).

In 1826, Josiah Dunn, a cartman like John Allen, was listed on Renwick Street near Canal Street, and in the 1827 Directory, at 12 Renwick Street along with John Allen. But he is listed in the deeds and conveyances of 1825 as the grantee of lots 57 ½ and 58 (from James N. Wells), and in the 1827 tax assessments, he was listed as the owner of a house and lot at this address, 14 Renwick Street. He lived here until c. 1836.

From 1836 to 1838, Michael B. and Ralph Terhune resided here. Ralph, another cartman, continued to live here without Michael (?) until c. 1859. In 1851, according to the City Directory, he had a tenant (presumably) Jacob Vanderbilt (profession not stated).

Thomas Bell, listed as "police", lived here between c. 1860 and c. 1880 (City Directories).

The 1855-67 Perris map (Fig. 10) shows a brick building on the front of the lot and a shed (?) at the rear of the yard. By 1884 (Fig. 12), the shed was replaced by a larger brick structure but there was still a yard between the two buildings. The back building was a two story dwelling, the front building, three stories (Sanborn 1894). By 1905 (Sanborn), a narrow, one-story shed was added at the rear of the main building, on the north side of the yard. This may (Figs. 14 and 17) or may not (Sanborn 1923) have been removed before the building was torn down, between 1926 and 1932 (Figs. 17 and 18). But the yard between the front building and the two-story dwelling at the rear was never built upon.

#### 16 Renwick Street:

Dimensions of lot: 20.4 X 60 feet.

Old ward map numbers: 2201.

Old lot number: 59.

1st tax assessment: 1822, possibly James Wells and / or A.L. Stewart (opposite 251 and 253 Hudson Street).

1st record of building: possibly Josiah Dunn and / or Benjamin Cripse, house and lot 1826 tax assessments.

Residents: 1825 to 1836 - Charles Reinold.  
c. 1851 E. Morris.

Lot 59 was originally owned by Alexander L. Stewart (Apr. 19, 1824, liber 174, page 450).

Charles Reinold, the sexton of Grace Church, is listed at this address between c. 1825 and

c. 1836 in the City Directories, and as the owner of a house and half lot at 16 Renwick Street in the 1827 tax assessments, also the grantee of lot 59 in 1827 (liber 214, page 500.). He sold the property to Alexander L. Stewart in 1836 (deeds and conveyances liber 350, page 468). The latter's residence was not traceable, but it was not on the project site.

William Rabel, a baker who purchased this lot in 1848, lived and had his shop at 188 Spring Street, in the heart of Greenwich Village.

The 1851 cross directory lists E. Morris at this address, but he did not reside here long, as he was not listed at this address in either the 1844-45 or the 1855 City Directories. Ephraim Morris was an engineer (1844-45 City Directory).

The 1855-67 Perris map shows a brick store covering approximately half of the lot with an empty yard in the rear. By 1884 (Fig. 12), a small two-story addition, approximately half the width of the main building was made at the rear along the south side of the lot. This configuration remained until the building was demolished, between 1926 and 1932. The rest of the yard was never built upon. Behind lot 59 was part of an L-shaped brick structure that is discussed under 253 Hudson Street (below), and a small segment of lot 61 ½, for which see the following entry.

#### 18 Renwick Street:

Dimensions of lot: 20.4 X 60 feet.

Old ward map numbers: 2200.

Old lot number: 60.

1st tax assessment: 1822, possibly A.L. Stewart and / or Trinity Church (opposite 255 and 257 Hudson Street).

1st record of building: possibly Benjamin Cripse, house and lot, 1826 tax assessments.

Residents: 1837 to 1842 - Edward Lockwood.

1851 - Joseph Clark, Charles Laight.

Lot 60 was originally owned by Alexander L. Stewart (Apr. 19, 1824, liber 174, page 450).

From c. 1837 to c. 1842, the grocer Edward Lockwood lived here. His shop was at 220, then 222 Canal Street. Last listing after 1838 (not 1844)?

Lockwood sold lot 60 to Charles J. Mason, a lapidary, in 1851 (liber 574, page 378). Mason

however resided on Debrosses Street (in the neighborhood of Hudson Square) and later on, on Franklin Street, rather than in this working-class neighborhood. The 1851 Cross Directory lists Joseph Clark and Charles Laight at this address, but they were merely tenants, not the owner (who was Charles J. Mason, liber 574, page 378, June 3, 1851), and they can not have remained long, as they do not appear in the 1844-45 or 1855 Directories.

The 1855-67 Perris map shows a brick store at this address on the front of the lot with a frame extension at its rear. By 1867 (Perris & Browne), a brick building was erected that covered all of the lot except for a small triangle at its northwest corner. Behind this lot and lot 59 is the southern end of the alley, lot 61 ½ (Figs. 10 and 14), which was never built upon and is archaeologically sensitive for 19th century remains.

Lot 61 ½ : alley behind lots 59 and 60, 16 and 18 Renwick Street

Dimensions: irregular 10 feet south, 12 + 13.9 + 8 feet west, 18 feet north, 28.4 feet east.

(See under 18 Renwick Street, above).

Lot 61 ½ was presumably originally owned by Alexander L. Stewart (Apr. 19, 1824, liber 174, page 450), but it is never listed separately in the deeds and conveyances.

Hudson Street:

By 1867 (Perris & Browne), the old pairs of frame houses shown on lots 95 to 98 on the 1855-67 Perris map were turned into single dwellings by introducing an opening in the party walls between them.

243 and 245 Hudson Street:

Dimensions: 25 X 80 feet.

Old ward map numbers: 3905 (1822 tax assessments), then 2164.

Old lot: 98.

Old address: 191 and 191½ Hudson Street, 1827 tax assessments.



1st tax assessment: James McCready, one lot (two listings), tax assessments 1822.

1st record of building: John D. Martin, house and half lot (for both addresses), tax assessments 1827.

Residents: c. 1849 to c. 1885 - Thomas Love.

Lot 98 was originally owned by Alexander L. Stewart (Apr. 19, 1824, liber 174, page 450), although James N. Wells is listed as the grantee of this lot already in 1825 (February 3, liber 187, page 54). The grantor, John B. Martin, a grocer with a shop downtown, did not live on the project site but further south on Greenwich Street in the upscale, Hudson Square area.

Long-time resident Thomas Love, a wholesale and retail corset and shoulder-brace maker, had his shop at 243 Hudson Street from c. 1849 to c. 1885. He purchased the property from the executors of John B. Martin in 1859 (liber 779, page 566). At first he also lived here (Directory 1849-50), but by 1879, if not before, he moved to New Jersey. Later, he lived in Flatbush.

In 1855-67, there were two identical frame buildings at these addresses, both with deep rear yards but perhaps this was already a single building, as it is shown on the Perris & Browne map of 1867. By 1867, the now single, three-story store and dwelling received a brick facing and was expanded, with three-story additions at the rear that covered all but the northwestern corner of the lot (Figs. 12 and 14; Sanborn 1894). The building then remained unchanged until it was demolished, between 1832 and 1845 (Figs. 18 and 21). The rear corner of the lot was not impacted by subsequent construction and is archaeologically sensitive for 19th century remains.

#### 247 and 249 Hudson street:

Dimensions: 25 X 80 feet.

Old ward map number: none in 1822 tax assessments, then 2165.

Old lot: 97.

Old address: 193 and 193½ Hudson Street, 1827 tax assessments.

1st tax assessment: James N. Wells, one lot, ditto, one lot, Thomas Calloten (?) one lot, tax assessments 1822.

1st record of building: Stewart F. Randolph, house and half lot (for both addresses), tax assessments 1827.

Residents: 1840 to 1856 - Louisa Mackay, 249 Hudson Street  
1849 to 1885 - J.E. Landon, 247 Hudson Street

Lot 97 was originally owned by Alexander L. Stewart (Apr. 19, 1824, liber 174, page 450), although James N. Wells is listed as the grantee of this lot already in 1825 (February 3, liber 187, page 54). The grantor, Stuart F. Randolph, did not reside on the project site, however, but rather one block away, on Greenwich Street (City Directories, 1813-14, 1820, 1825, 1826, 1827).

Long-time resident J. E. Landon, a jeweler and watchmaker, had his business here, at 247 Hudson Street from c. 1849 to c. 1885, although he never actually owned the property.

From c. 1840 to c. 1856, Louisa Mackay, a milliner and widow of John resided at 249 Hudson Street.

The 1855-67 Perris map shows two identical frame buildings at these addresses, both with deep rear yards. They were not joined by an opening between the party wall until between 1894 and 1905 (Sanborn maps). Save for the addition of a small, one-story wing at the rear of no. 249, between 1885 (Robinson) and 1894 (Sanborn), the footprint of these three-story stores plus dwellings in the 19th century remained unchanged until they were torn down between 1923 and 1945. The area of their backyards is therefore archaeologically sensitive for 19th century remains.

#### 251 and 253 Hudson Street:

Dimensions: 90 feet south, 12 + 14.8 feet west, 80 feet north, 26.7 feet east.

Old ward map numbers: 3976 (1824 tax assessments), then 2166.

Old lot: 96.

Old address: 195 and 195½ Hudson Street, 1827 tax assessments.

1st tax assessment: A.L. Stewart, tax assessments 1822.

1st record of building: Mrs. Foshay, house and half lot, (for both addresses), tax assessments 1826.

Residents: c. 1827 to c. 1844 - Catherine Foshay.

c. 1828 to c. 1843 - Charles G. Boyce.

c. 1845 to c. 1851 - Simon Strauss.

Lot 96 was originally owned by Alexander L. Stewart (Apr. 19, 1824, liber 174, page 450). In 1827, Catherine Foshay, a milliner and widow of John, was listed at 195 Hudson Street (City Directory). The previous year, she had lived just north of the project site at 201 Hudson Street (now presumably 261 Hudson Street). By this time, she had been a widow for some fifteen years. Between

1812 and 1827 she moved almost annually, living first on Spring Street near Hudson Street, then at various addresses in Greenwich Village. Stewart assigned her the lease for the property in 1833 (liber 299, page 224), and she continued to be listed at this address for another ten years (presumably, the term of her lease), until 1843-44 (City Directory). The property then passed to Lispenard Stewart, who did not reside here. In c. 1847, she moved to Broome Street. From c. 1828 to c. 1840, Charles G. Boyce, a carpenter, made his home here, one supposes as Mrs. Foshay's tenant. Simon Strauss, who dealt in "fancygoods", had his shop and home here in 1845-46. A few years later, he moved his home to 148 Canal Street, but kept the shop on Hudson Street until 1850-51. In 1852-53 he moved the shop over to Canal Street as well. In 1851, R.A. Schabbehar, a watchmaker, was listed at this address. But by 1855-56, the Schabbehar clan no longer resided or had their business at this address. Although Strauss sold the property to Charles, Edward Ernest and August Schabbehar in 1857, they kept their jewelry shop at 223 Hudson Street (1853-54, 1854-55, 1857-58 City Directories).

In 1855-67, there were two identical frame buildings at these addresses, both with rear yards. By 1867, these four-story stores plus dwellings were made into a single building with a door in the party wall, and they received a brick facing. Except for a small, one-story, frame shed, added between 1885 (Robinson) and 1894 (Sanborn), and that ran a short distance along the southern edge of yard, the building at 253 Hudson Street and its yard remained unchanged until it was demolished, between 1932 and 1945.

Behind the building at 253 Hudson Street, at the center of the block, was an L-shaped, three-story brick dwelling that was torn down between 1926 and 1932 (Figs. 17 and 18).

#### 255 and 257 Hudson Street:

Dimensions: 26.7 X 80 feet.

Old ward map numbers: 3975 (1822 tax assessments), then 2167.

Old lot: 95.

Old address: 197 and 197½ Hudson Street.

1st tax assessment: A.L. Stewart, tax assessments 1822.

1st record of building: house and half lot, James N. Wells, (for both addresses), tax assessments 1826.

Residents: Untraceable.

Lot 95 was originally owned by Alexander L. Stewart (Apr. 19, 1824, liber 174, page 450).

The five-story brick store plus dwelling shown on the 1855-67 Perris map remained unchanged until the building was demolished, between 1932 and 1945 (Figs. 18 and 21). The backyard of the lot was never built upon and is consequently archaeologically sensitive for 19th century remains.

**Block 602, lots 85, 86, and 87, Figs. 11, 13, 15, 16, 19, 20 and 23**

Between the configuration shown on the 1855-67 Perris map (Fig. 11) and the 1884 Robinson (Fig. 12), the original lot outlines were expanded to include the rear buildings of 625 Greenwich Street and an alleyway between these and the backyards of 115 to 119 Leroy Street.

The street numbers were changed between 1845-46 and 1848-49.<sup>1</sup>

Sewer pipes were installed in Leroy Street between Greenwich and Hudson Streets only in 1873. The early residents therefore had privies and cisterns in their backyards, and these have not been impacted by subsequent construction. All the lots on this block are therefore archaeologically sensitive for 19th century remains.

**115 Leroy Street**

Dimensions: 20 X 100 feet.

Old lot: 85.

Old address: 15 Leroy Street.

Old ward map numbers: 1020.

1st tax assessment: Trinity Church, 1825.

1st record of building: 1829?

Residents:     c. 1840-41 to c. 1844-45 - Ira Hutchinson .  
                  c. 1851 - William Moller.  
                  c. 1853 to c. 1872 - John R. Graham.  
                  c. 1872-1886 - Luther H. Westbrook.

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<sup>1</sup> Street numbers are given in the *vade mecum* of each City Directory, but none was included in the 1847-48 edition.



The ship chandler Ira Hutchinson is listed at this address from 1840-41 to c. 1844-45, but in the 1851 cross directory his residence is given as 117 Leroy Street. He died between 1851-52 and 1853-54 (City Directories). In 1853, John R. Graham acquired the lease for lot 85. He was listed in the directories at this address from 1855 to 1871-72. Formerly of Hoboken, he was a lumber and mahogany dealer, who also owned sawmills on Front and Centre Streets. Eunice D. Westbrook acquired the lease from Graham in 1872 (liber 1202, page 156). A carman, Luther H. Westbrook – one supposes a relative of hers -- was listed at this address from c. 1872 to c. 1886. Westbrook became a “driver” in 1885-86, and by the time he moved his business to 18 Morton, in c. 1888, he had graduated to “trucks”.

Except for a small, one-story shed added at the back of the lot between 1884 (Fig. 12) and 1894 (Sanborn), the three-story brick dwelling on the front of the lot remained unchanged until it was demolished between 1932 and 1949 (Figs. 19 and 20). The rear portion of this lot, along with the alley way behind it, are archaeologically sensitive for 19th century remains.

#### 117 Leroy Street

Dimensions: 20 X 100 feet.

Old lot: 86.

Old address: 17 Leroy Street.

Old ward map numbers: 1019.

1st tax assessment: Trinity Church, 1825.

1st record of building: 1829?

Residents:     c. 1828 - John H. Bostwick.  
                  c. 1832 to c. 1841-42 - Freeman Campbell.  
                  c. 1851 - Ira Hutchinson.  
                  c. 1854 to 1872 - Henry H. And Eleanor-Jane Storms.  
                  c. 1875 to 1886 - Sarah and Amelia Johnson.

In 1828, the property at 625 Greenwich Street (lot 56) was owned by John H. Bostwick, who had a sawmill there (tax assessments). He sold the property to Freeman Campbell in 1832, who also owned a sawmill at this address from perhaps this date (tax assessments) until 1841-42 (City

Directory).<sup>2</sup> Campbell's property would have included the alleyway and any structures present at the rear of 625 Greenwich Street. Although Campbell then moved his saw mills to 36th Street and the Hudson River, and his office to 608 Washington Street, he still lived on Leroy Street at number 19 for some years (see below).

In 1851, the ship chandler Ira Hutchinson lived at 117 Leroy Street (but see the previous entry, for 115 Leroy Street).

Henry H. Storms lived at this address with his wife Eleanor-Jane here from c. 1854 to 1872. He had moved from nearby Clarkson Street c. 1854. Storms was first listed as a machinist, but in 1870, he was engaged in "towing" and in 1871-72, occupied himself with "boats". In 1872, he moved to Nyack and took up "pails" -- presumably making and / or repairing them.

In 1872, the lease for lot 86 was assigned to Sarah and Amelia Johnson and they resided here from c. 1875 to 1886 (City Directories). No profession was listed for either.

Except for a small, one-story shed added at the back of the lot between 1884 (Fig. 12) and 1894 (Sanborn), the three-story brick dwelling on the front of the lot remained unchanged until it was demolished between 1932 and 1949 (Figs. 19 and 20). The rear portion of this lot, along with the alley way behind it, are archaeologically sensitive for 19th century remains.

#### 119 Leroy Street

Dimensions: 22 X 100 feet.

Old Lot: 87.

Old address: 19 Leroy Street.

Old ward map numbers: 1018.

1st tax assessment: Trinity Church, 1825.

1st record of building: 1829?

Residents: 1844-45 to 1847-48 - Freeman Campbell.

1853 to 1870 - Homer Tilton.

Freeman Campbell (see 117 Leroy Street, above) lived at 19 Leroy Street from 1844-45 to

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<sup>2</sup> Campbell was assigned the lease for all three of the project site lots, Feb. 18, 1832, liber 282, page 41.

1847-48. In the 1848-49 City Directory, his home address was no longer on the project site, but next door, at 121 Leroy Street.

From c. 1853 to 1870, Homer Tilton, a purveyor of provisions at 590 Washington Street, lived at 119 Leroy Street.

Except for a small, one-story shed added at the back of the lot between 1884 (Fig. 12) and 1894 (Sanborn), the three-story brick dwelling on the front of the lot remained unchanged until it was demolished between 1932 and 1949 (Figs. 19 and 20). The rear portion of this lot, along with the alley way behind it, are archaeologically sensitive for 19th century remains.

#### IV. CONCLUSIONS AND RECOMMENDATIONS

All of the lots on project site blocks 594 and 602 were developed by the early or mid 1820s. The earliest surviving detailed plan, the 1855-67 Perris map, shows buildings on the front of the lots with yards in the rear and for the houses on Leroy Street and old lots 59 and 60 on Renwick Street, also an alleyway. The original lot configurations remained virtually unchanged until the buildings were demolished in the second quarter of the 20th century. Since sewer pipes were installed in Renwick Street in 1850, in Hudson Street in 1861, and in Leroy Street in 1873, the businesses and households that occupied the lots prior to their installation will have had privies and cisterns in their backyards. Since all or most of the yards shown on the earliest maps (Perris 1853, 1854, 1855-67, 1857-62) have not been impacted by subsequent construction, they are archaeologically sensitive for historic remains. And in every case except old lot 95 (block 594, 257 Hudson Street), where the residents could not be traced, these features are of historical interest as the names and trades of the successive occupants of the stores and dwellings on the lots have been largely reconstructed.

It is therefore recommended that archaeological testing by a qualified professional be conducted in the 19th century backyards and alleys of the project site lots, as indicated on Fig. 24 of this report, prior to the commencement of any new construction on these lots.

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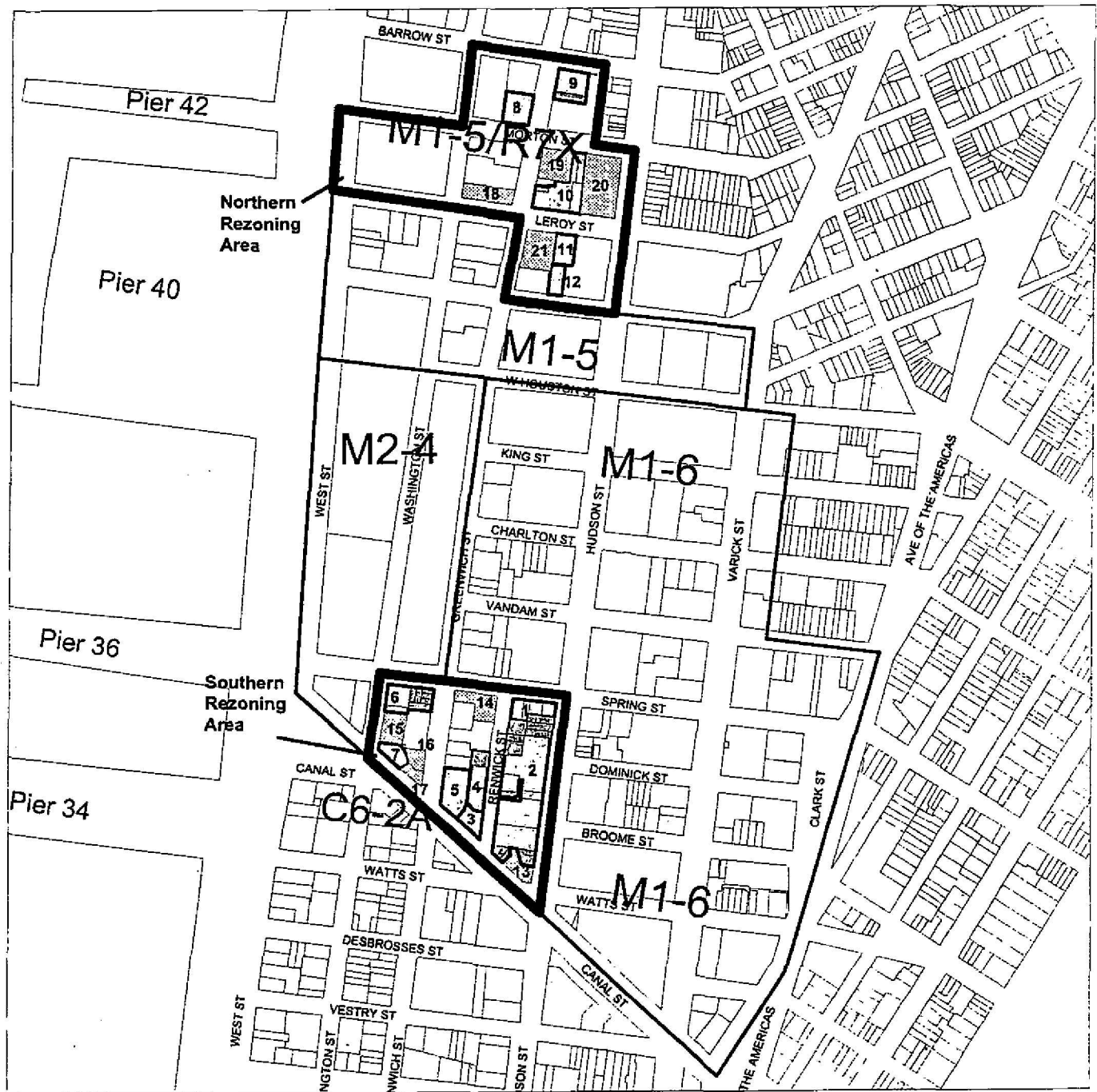
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### Development Sites

- ☐ Projected Development Sites
- ☒ Existing Buildings to Remain on Projected Development Sites
- ☐ Potential Development Sites

- Zoning Boundaries
- Areas to be Rezoned

## Hudson Square Rezoning EAS

Source: DCP Manhattan Office

Figure A-1: Proposed Rezoning

Fig. 1. DCP map of proposed Hudson Square Rezoning

5-28-02

Drop

BL LOT AFF NEW

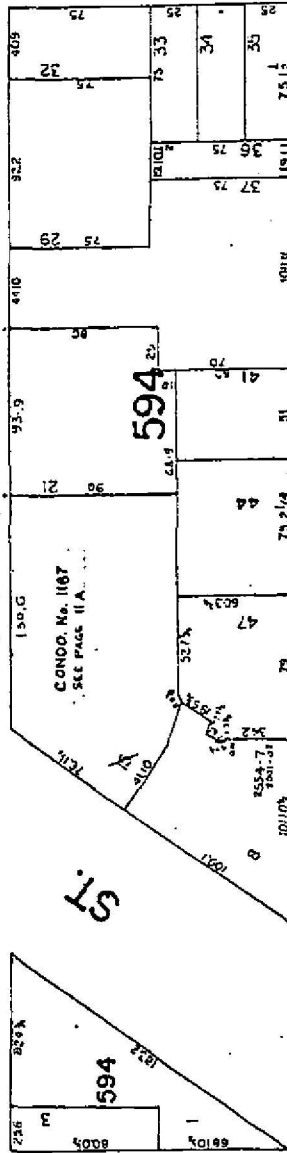
594

77

78

SEE PAGE 12

GREENWICH ST.

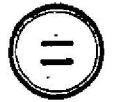


SEE PAGE 14

Fig. 2. 1995 Sanborn tax map showing the location of the project site on block 594.

ST.

HUDSON



M2/6

SEE PAGE 1



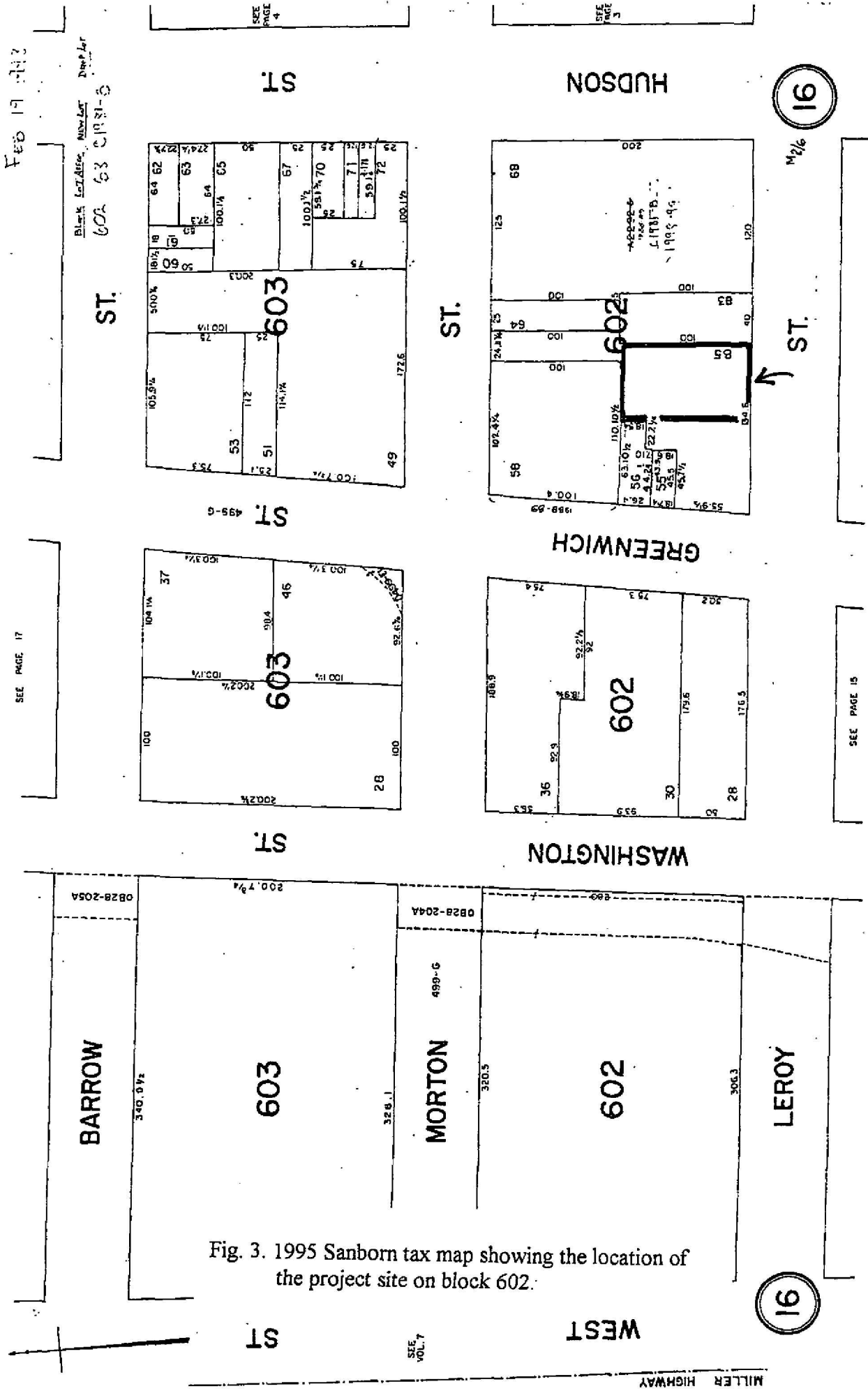






Fig. 4. View of the project site on block 594, lot 56, from the corner of Hudson and Broome Streets looking west.



Fig. 5. View of the project site on block 594, lot 56, from Renwick Street looking south southeast; the building on the extreme left is the five-story building at 20 Renwick Street.





Fig. 6. View of project site on block 594, lot 56, from Renwick Street looking east; the buildings on the extreme left and right are the five-story building at 20 Renwick Street, and the EZ Park on the corner of Renwick and Canal Streets



Fig. 7. View of the project site on block 602 from the southwest corner of Leroy and Greenwich Streets





Fig. 8 View of the project site on block 602 from  
The south side of Leroy Street, looking north  
At lots 85-87.

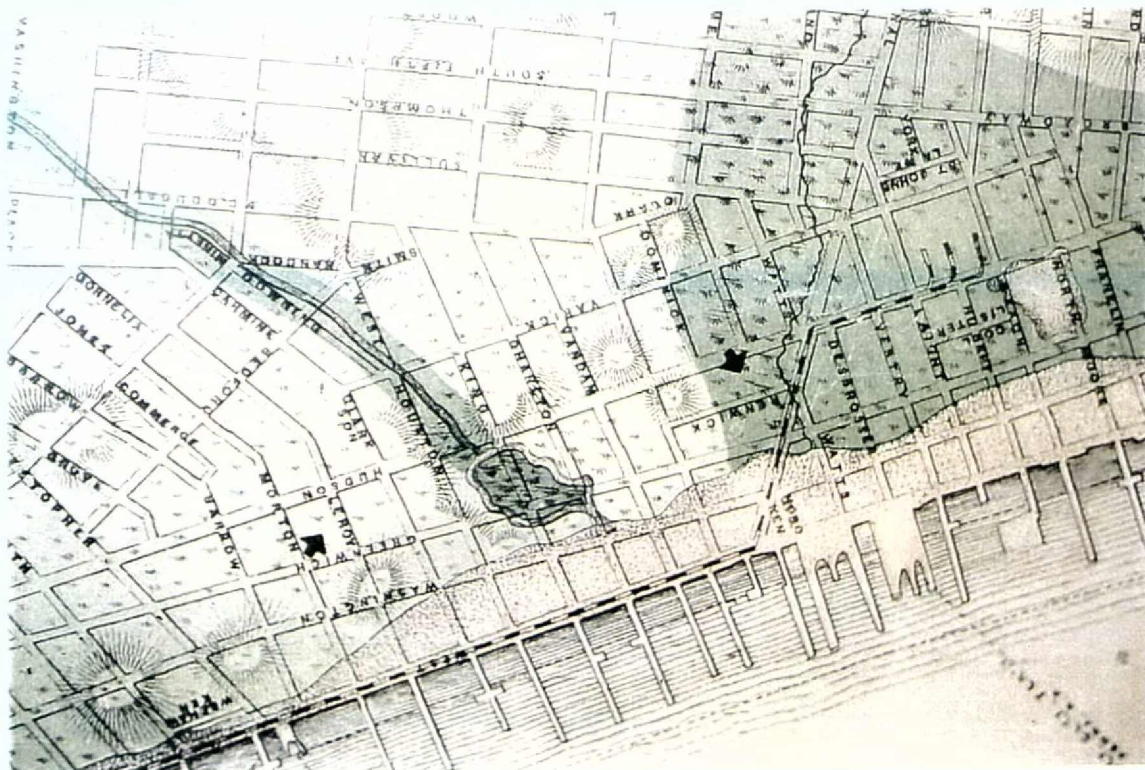


Fig. 9 1874 Viele map showing the location of the  
project sites.



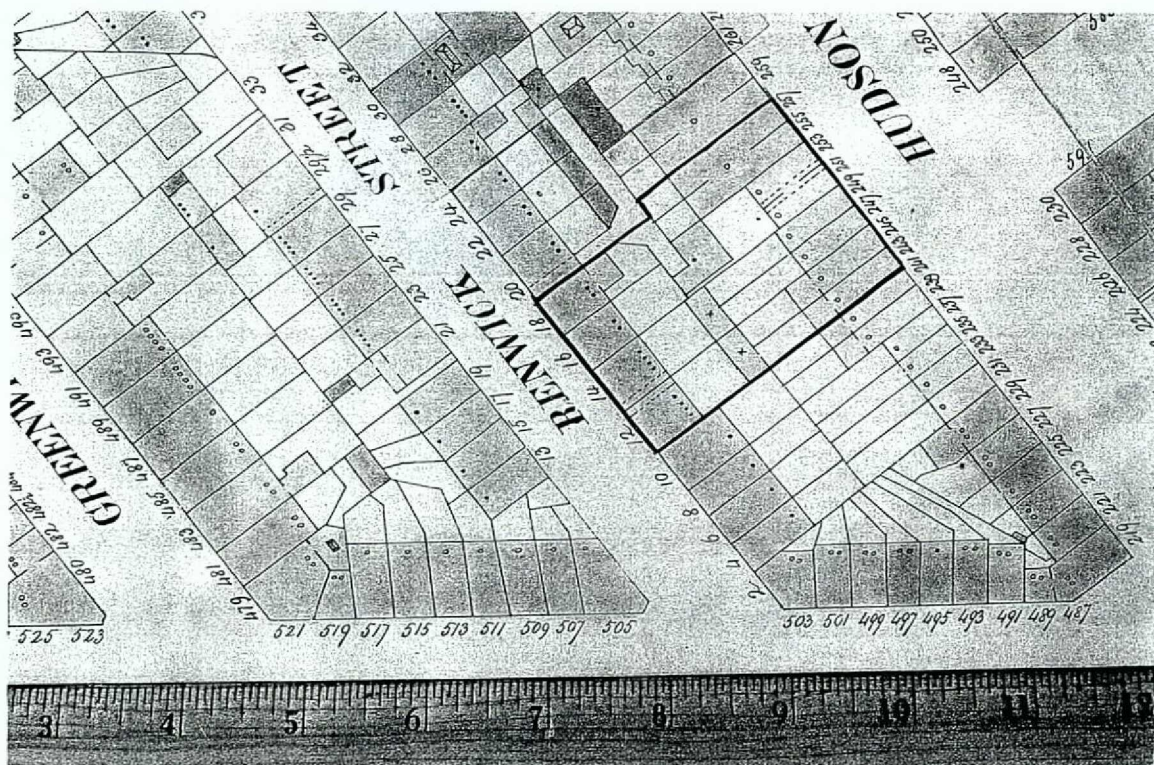


Fig. 10. Perris map of 1855-67 showing the location of the project site on block 594.

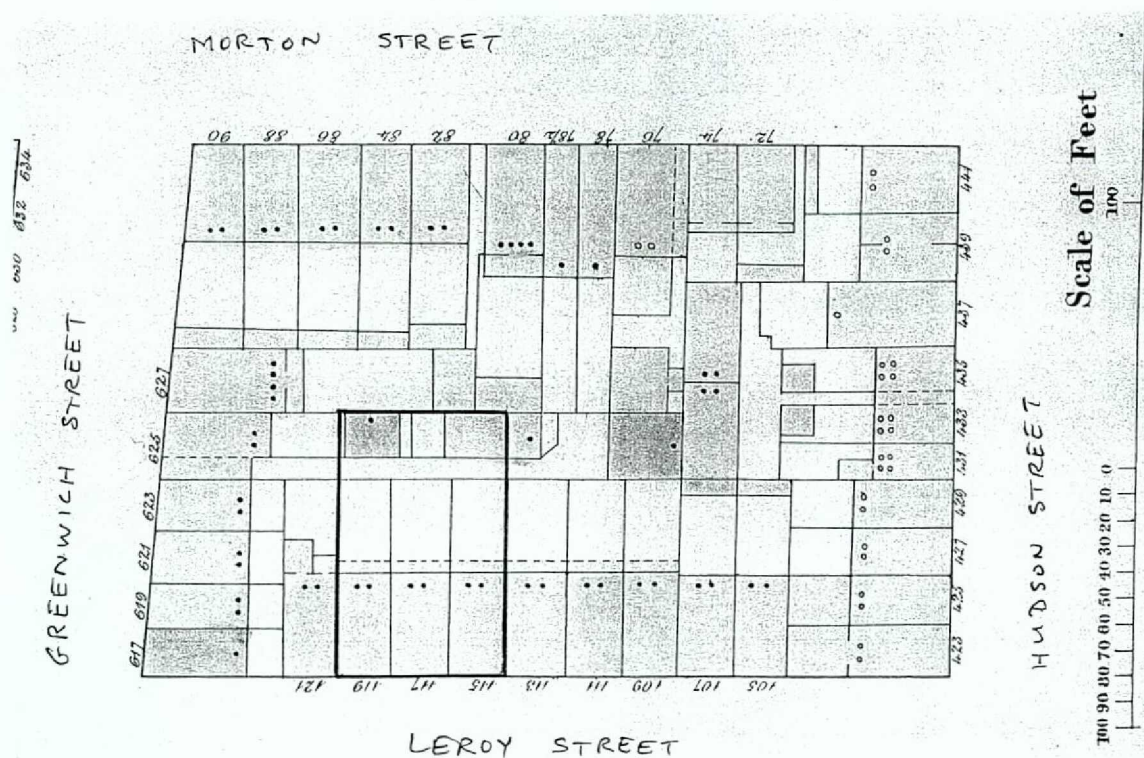


Fig. 11. Perris map of 1855-67 showing the location of the project site on block 602.



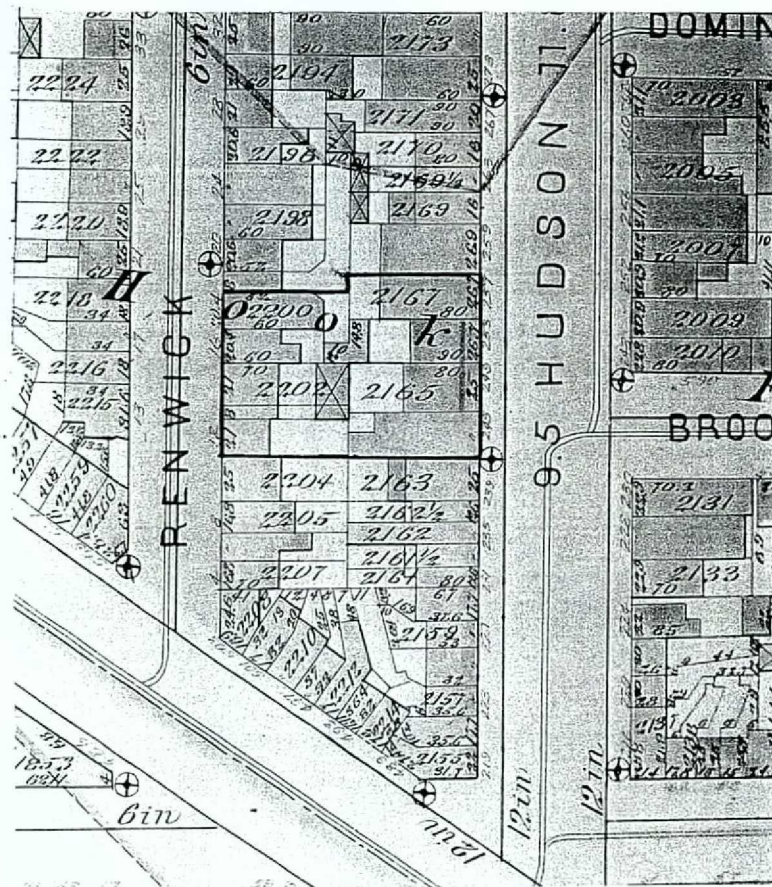


Fig. 12. Robinson map of 1884 showing the location of the project site on block 594.

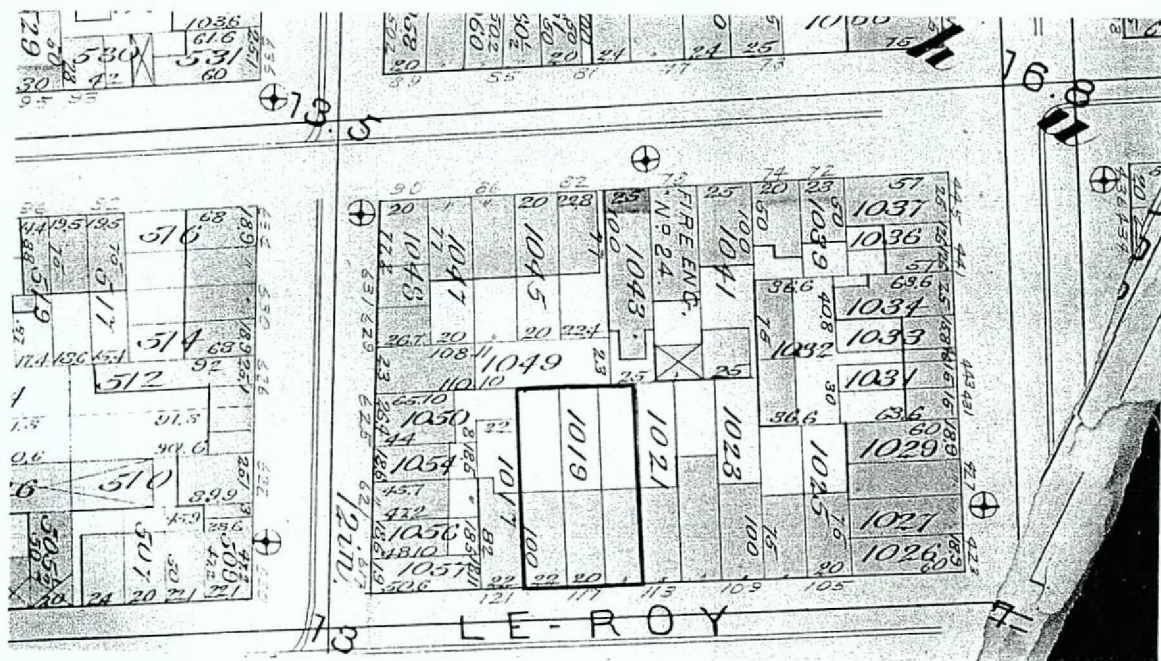


Fig. 13. Robinson map of 1884 showing the location of the project site on block 602.



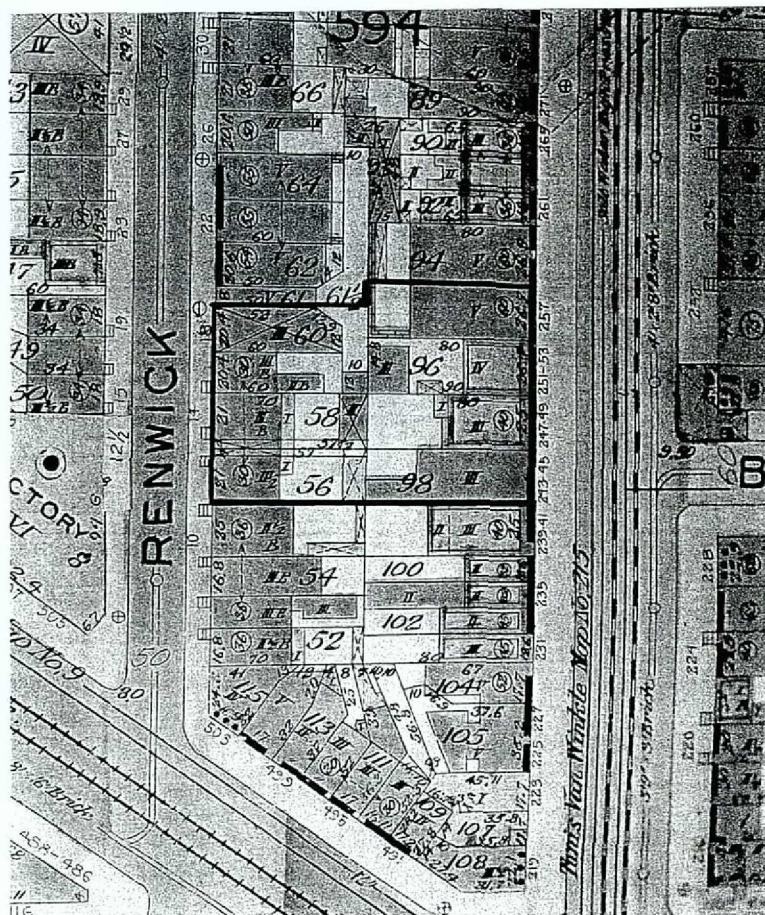


Fig. 14. Belcher Hyde map of 1913 showing the location of the project site on block 594.

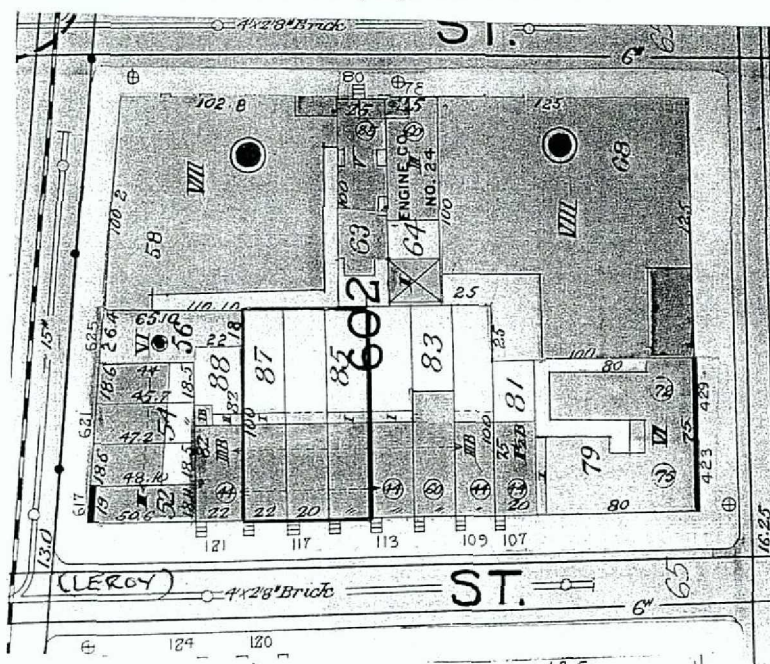


Fig. 15. Belcher Hyde map of 1913 showing the location of the project site on block 602.







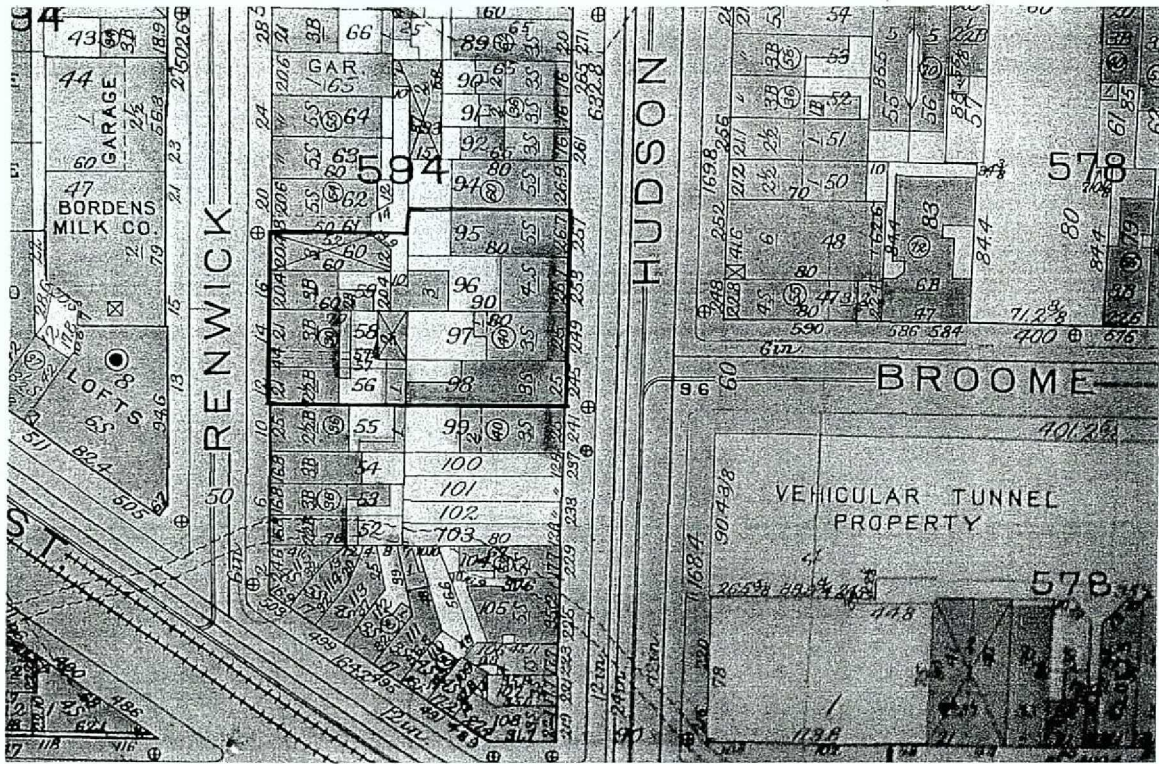


Fig. 17. Bromley map of 1926 showing the location of the project site on block 594.

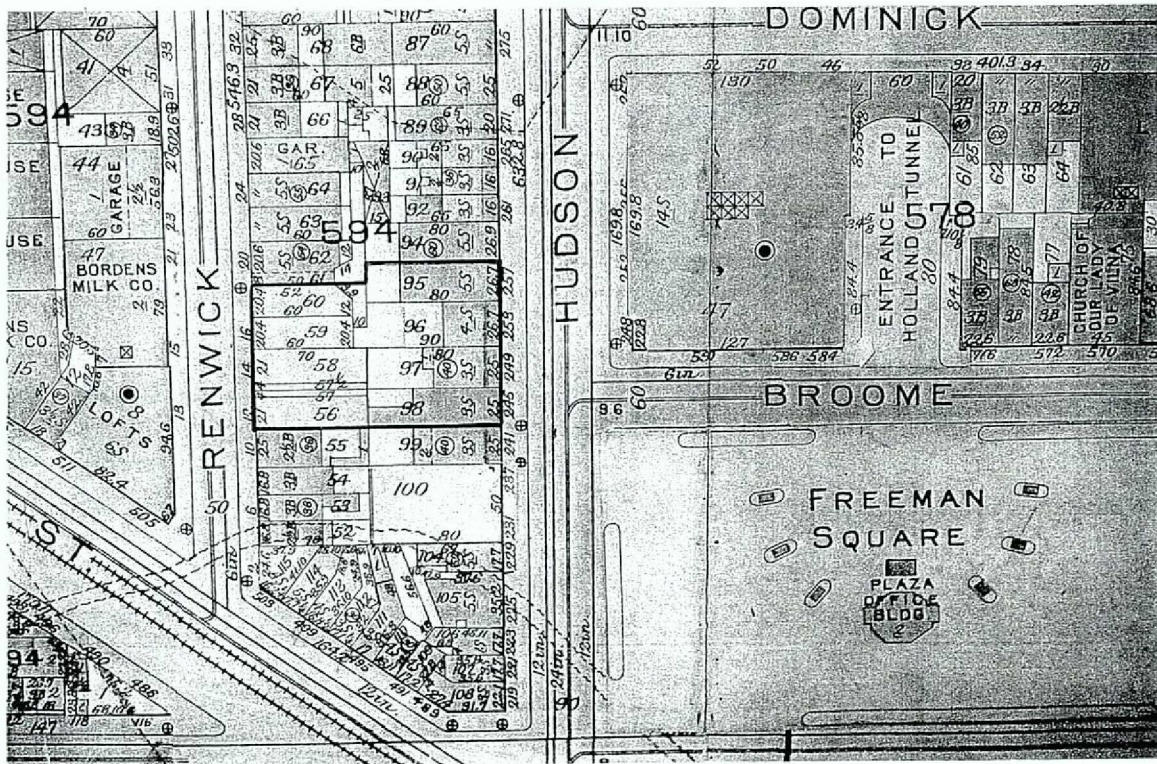


Fig. 18. Bromley map of 1932 showing the location of the project site on block 594.



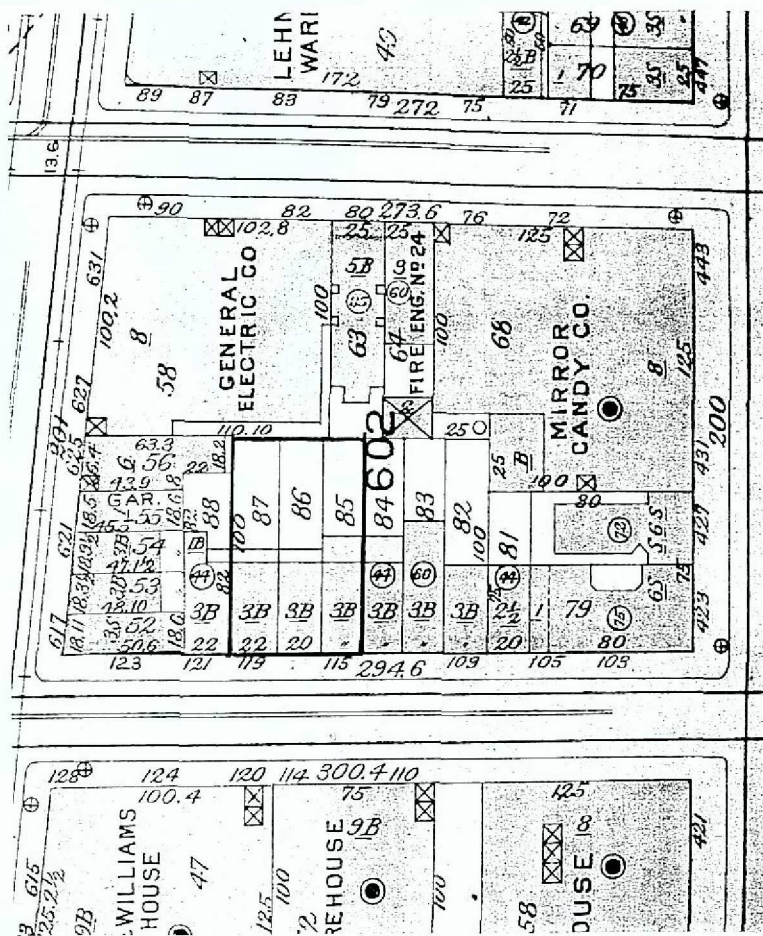


Fig. 19. Bromley map of 1932 showing the location of the project site on block 602.

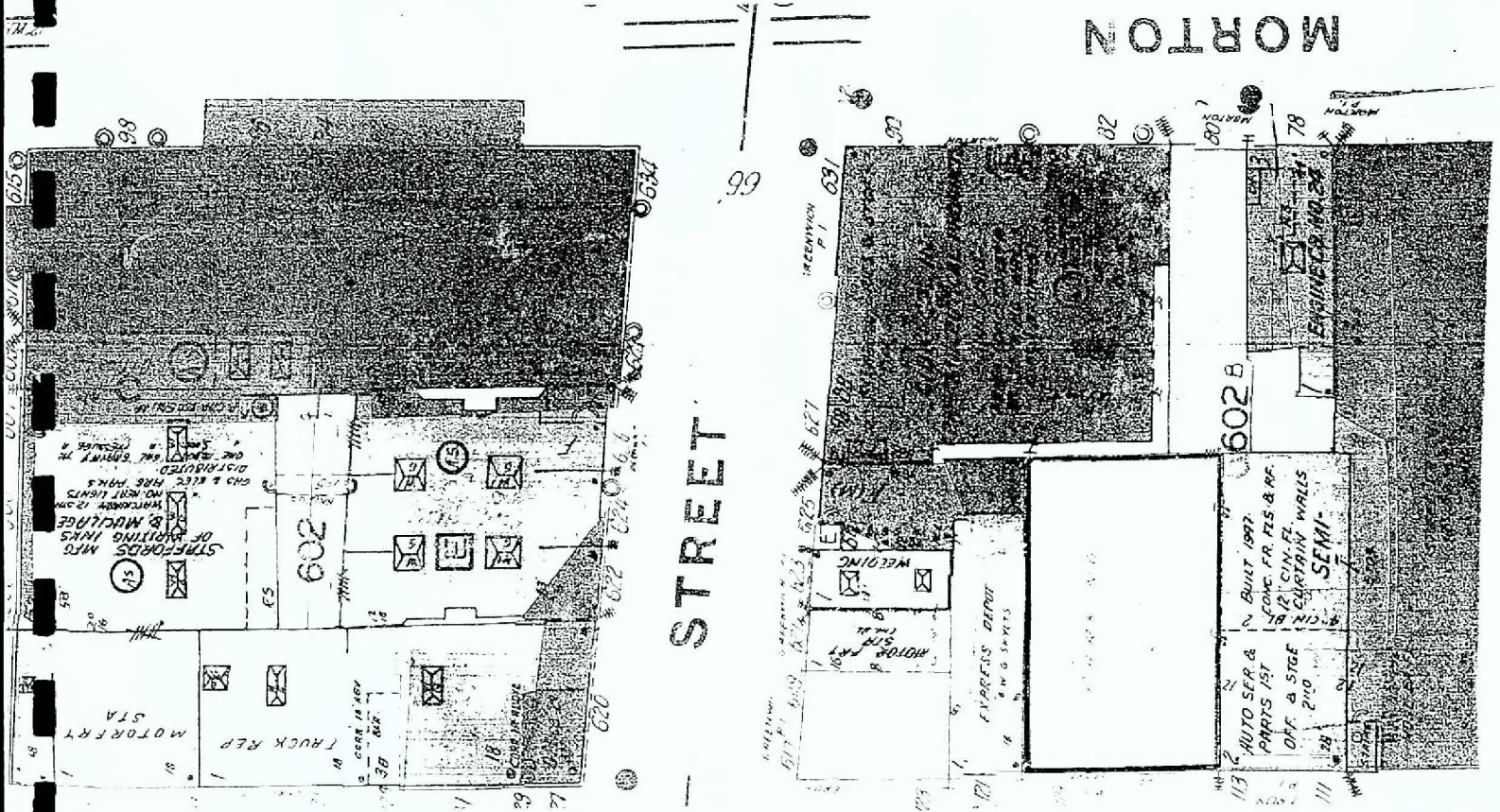


Fig. 20. Sanborn map of 1949 showing the location of the project site on block 602.



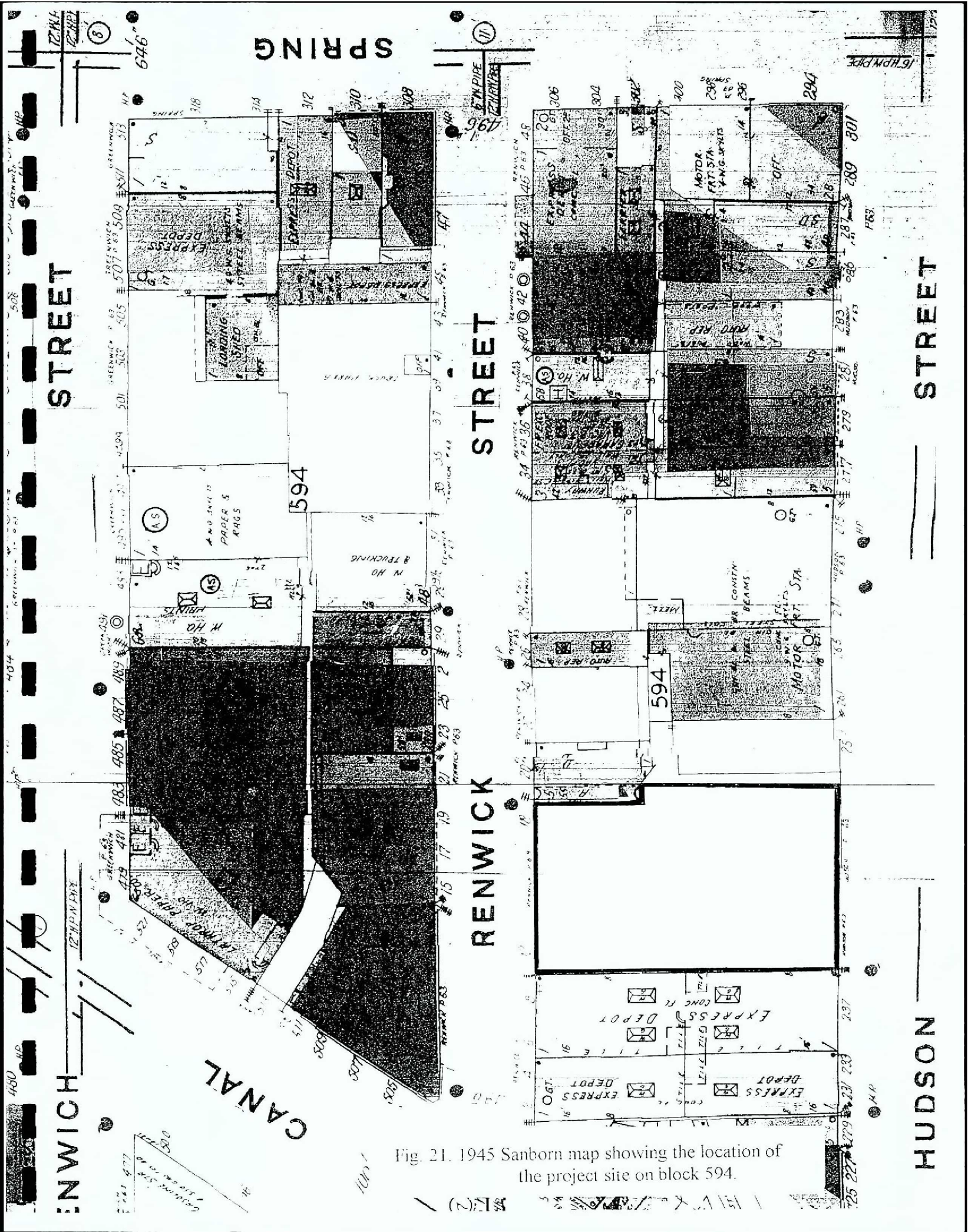


Fig. 21. 1945 Sanborn map showing the location of the project site on block 594.



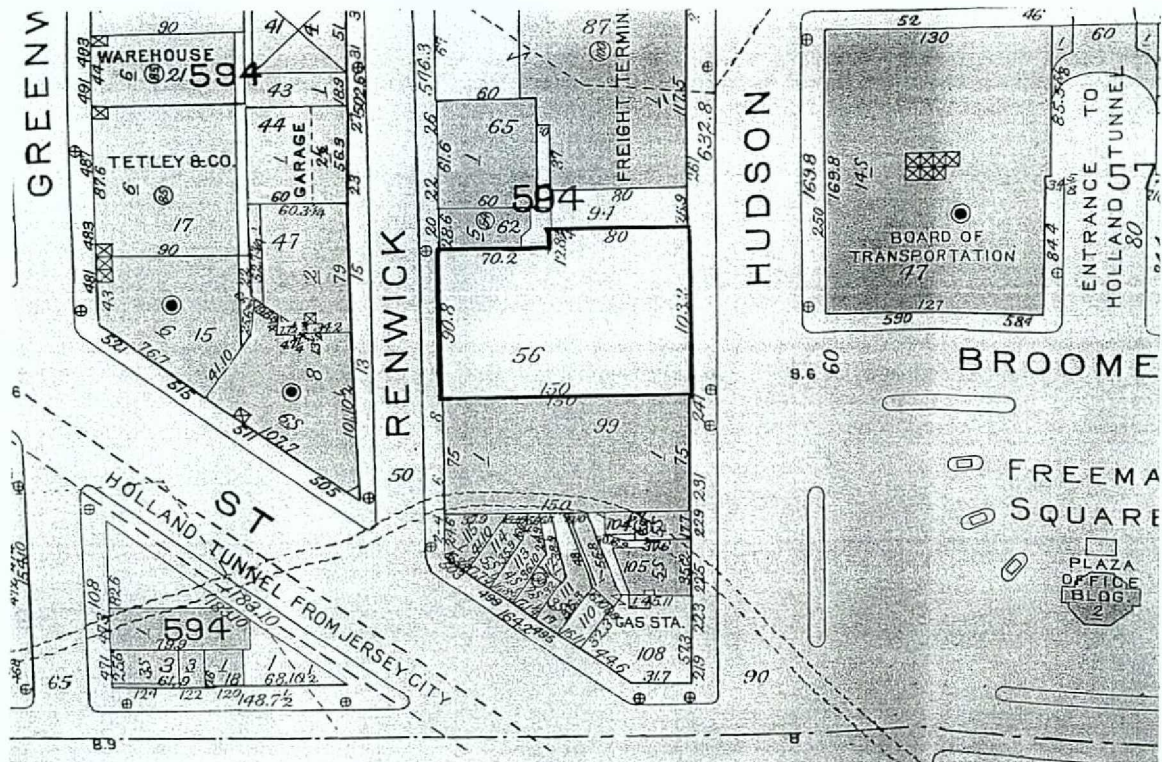


Fig. 22. Bromley map of 1959 showing the location of the project site on block 594.

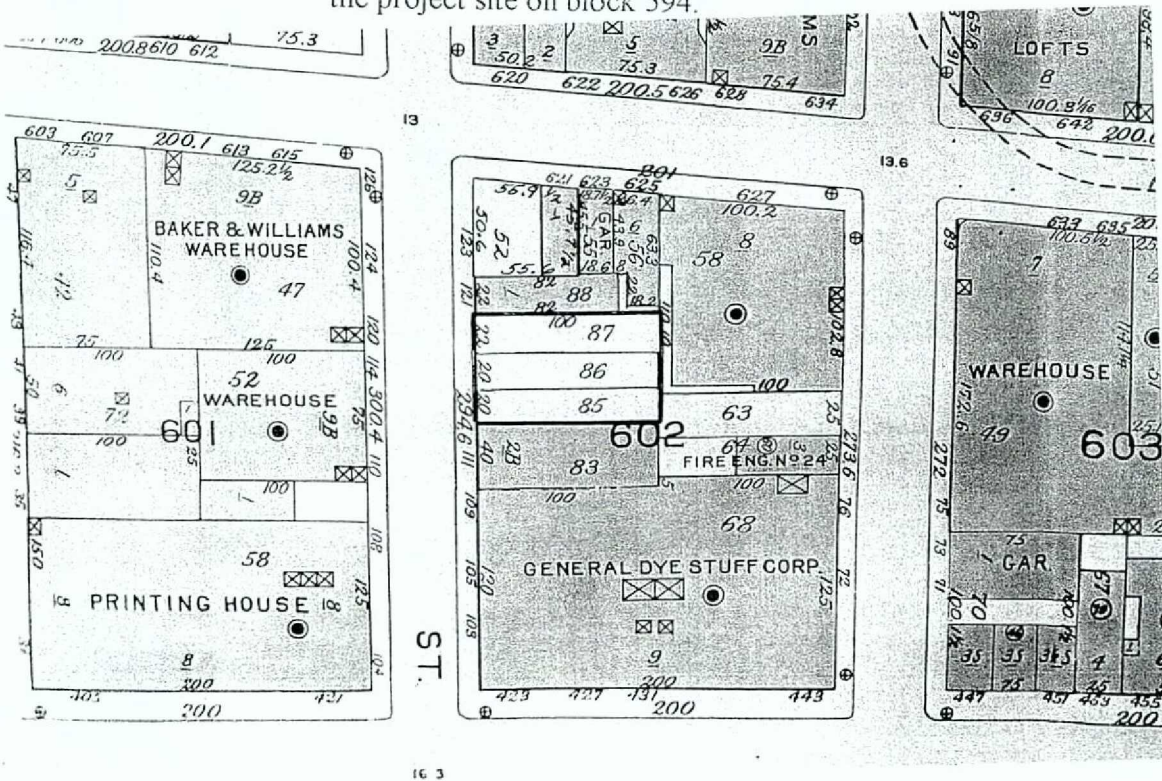


Fig. 23. Bromley map of 1959 showing the location of the project site on block 602.

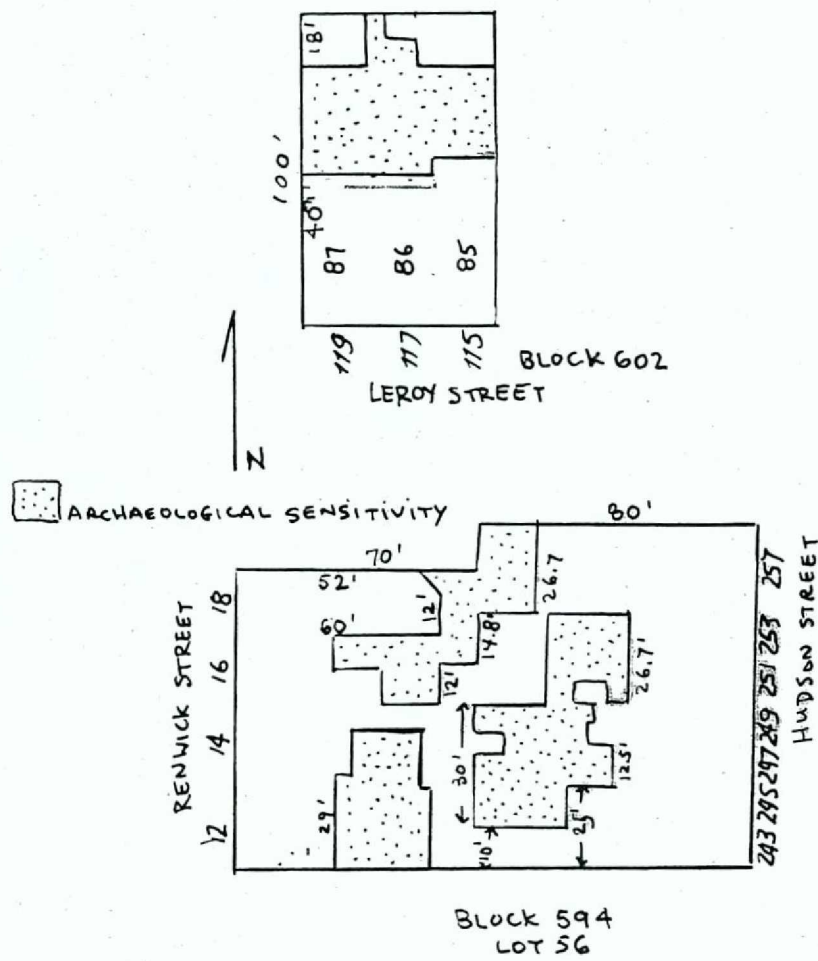


Fig. 24. Map of the project site lots showing areas of archaeological sensitivity