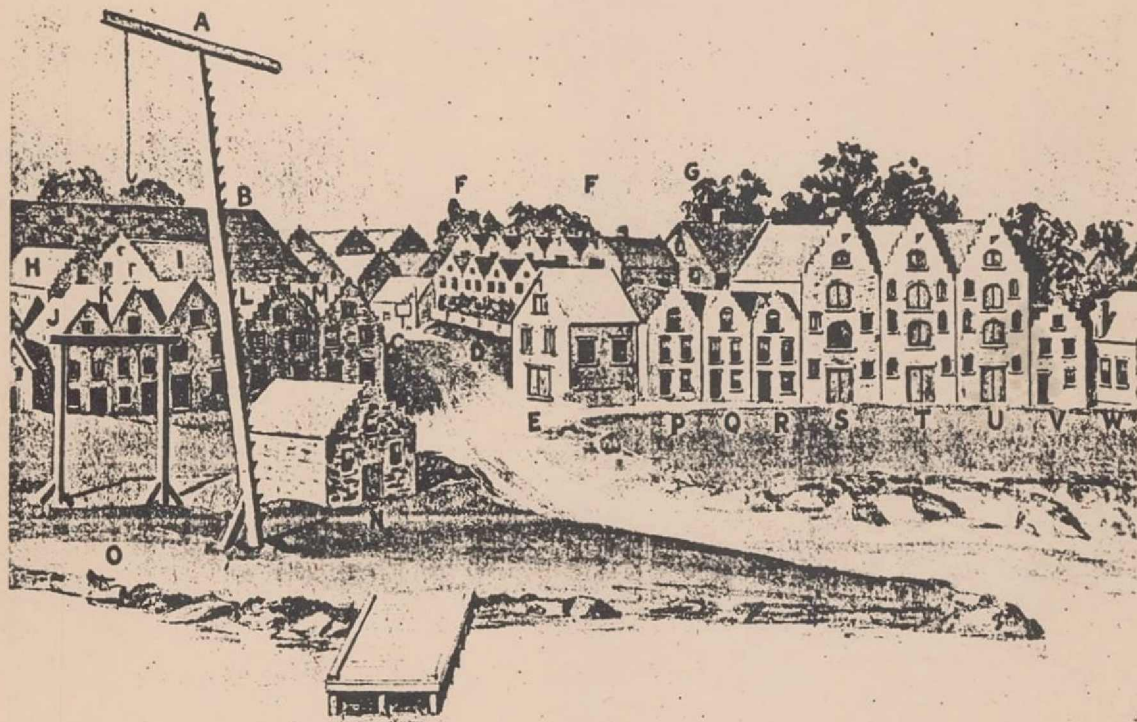


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Block 10

Historical Documentary Report

100 Broad Street Plaza Site

Historic Report - 1983

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Project No. 32-83-0002

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FRONTISPIECE: "View of the Marckveldt and 't Water, 1652." From the Justus Danckers and Visscher views of New Amsterdam. Note that "E" is the Pach-Huys (warehouse) of the Dutch West India Company and that Block 10 continues to the right. Other Block 10 buildings include ("P" through "W") the houses of Hans Kiersted, Roeloff Jansen Haies, Pieter Cornelissen, Paulus Leendertsen van der Grift, the new store-house of the Dutch West India Company, the houses of Augustyn Heermans, Jacob Haie, and the Old Church. New Amsterdam and its People, by J. H. Innes, 1902.

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HISTORICAL DOCUMENTARY REPORT
BROAD STREET PLAZA SITE
NEW YORK, NEW YORK

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September 1983

GREENHOUSE CONSULTANTS INCORPORATED
Project No. 32-83-0002

Prepared for:

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PREFACE

The following report presents a narrative and pictorial history of Block 10, the Broad Street Plaza block. This preface shall serve as a summary of those events which began three and one-half centuries ago with the plan for the development of the city of New Amsterdam in 1625. That plan included what is now Block 10 in the original land grants from the Dutch West India Company.

The original buildings on the block included a mixture of private residences and commercial structures. The first Pach-Huys or warehouse of the Dutch West India Company, as well as the first church, built in 1633, were among these buildings. The first land grants or ground briefs were made around 1645 and by 1656 the block had its first tavern.

With the conquest of New Amsterdam by the English and its renaming to New York, the character of Block 10 changed. By the early eighteenth century Water Street replaced Pearl Street as the waterfront of Lower Manhattan. And so began the shift of the block from maritime trade to a residential nature. Dutch architecture, however, was still to be seen, as a number of the structures, including the Pach-Huys, survived well into the eighteenth century.

Block 10 became quite a fashionable neighborhood early during the Federal period as a number of prominent nineteenth century merchants and politicians took up residence on Pearl Street. By mid-century, however, commerce again took root on the block. Single-family houses were converted to boarding homes as the block developed a multi-tenanted character. After about 1860 the block was almost entirely commercial with three, four and five story buildings predominating.

As the nineteenth century came to close, Block 10 structures fell into disrepair. Shifting commercial trends and patterns caused the block to become neglected. At present there are two structures on the block. One is at 27 Whitehall Street and the other, built about twenty years ago, is the New York Clearing House building at 100 Broad Street.

Chapter I, which follows, details the history of Block 10 from its original Dutch settlement through its three and one-half century history. An archaeological overview and summary is presented as Chapter II. Finally, Chapter III portrays the development of Block 10 cartographically as a series of maps and plans.

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CHAPTER I



HISTORY OF THE BROAD STREET PLAZA BLOCK

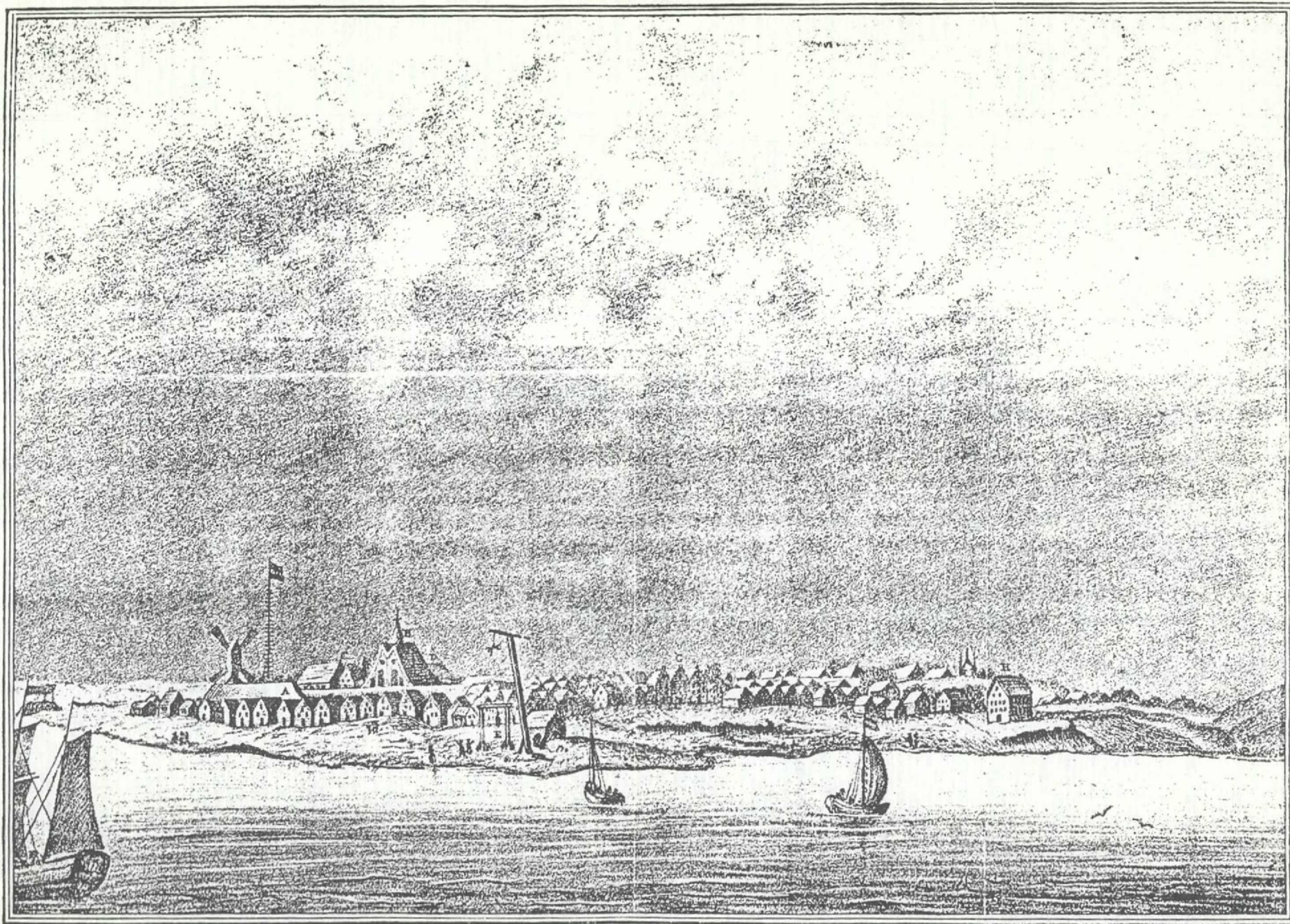
Introduction

Block 10, the Broad Street Plaza site, is a quadrilaterally shaped block bounded on the north by Bridge (Brugh, Wyckoff) Street; on the east by Broad (Heere Gracht) Street; on the south by Pearl ('t Water, the Strand, Dock, Custom House) Street; and on the west by Whitehall (Marckveldt) Street. The block measures approximately 344' x 115' x 336' x 22' respectively and is on fast land, not fill. It was, in fact, on the original East River waterfront of lower Manhattan. Block 10 has a long history, dating back to the original grants of village lots from the Dutch West India Company to the inhabitants of New Amsterdam early in the seventeenth century.

Research Methods

In order to learn as much as possible about the sequential development and use of Block 10, a wide variety of sources was examined. Among the primary records were Conveyance Libers and Block and Lot indices found in the Register's Office of the City of New York. The Municipal Archives also provided very important records. These included the Approved Papers of the various Common Council committees, especially those on Streets. Also consulted were Ward Maps and Assessment Books for the period 1789 to 1965. The earliest complete tax lists in the Archives date from 1699. Another group of tax records housed at the Historical Documents Collection, Queens College, City University of New York, covered the same period but were used in some cases to fill in missing pages. Also used was a very extensive collection of wills and inventories at the Collection to provide correlative evidence.

Libraries consulted included the New York Historical Society, where an important collection of directories, atlases and insurance maps are located, and the New York Public Library which provided a number of important printed sources including the I. N. P. Stokes Iconography of Manhattan Island, 1498-1904 and the William Perris Insurance Atlas of the City of New York



NEW AMSTERDAM ABOUT THE YEAR 1650. From a copy of an old reversed etching, published by Justus Danckers, at Amsterdam. Block 10 is located at the center, "G" is West India Company Storehouse.



The Dutch Period

Block 10 was in the center of New Amsterdam, the original Dutch name for their settlement in Manhattan, in an area which might be called the Plymouth Rock of New York. In fact, settlement here pre-dates that of the Plymouth colony by some ten years. As early as 1625, several years after the initial discovery in 1609 and the initial settlements of 1613 to 1614, plans were made for the development of what became the city of New Amsterdam (Wieder, p. 47).

Block 10 was adjacent to Fort Amsterdam (on the site of the present Custom House), and since it was directly on the East River - Upper Bay confluence, it held an important position with regard to early trade and commerce. It was the site of many firsts in New York history. Here the first Dutch West India Company Pach-Huys (warehouse) was built; so too, the first church built in the New York region; the first pharmacy; and the site where many prominent New Amsterdam burghers first erected their homes and businesses. The first grants or ground briefs were made around 1645 and property transfers have continued through the centuries to the present.

*contradiction
in the
appendix!*

From the beginning of its history Block 10 was a mixture of private residences and commercial structures. It was, as one historian said, the "seat of the wholesale and retail trade of the town" (Innes, p. 45). As mentioned above, it also had a religious connotation.

A brief biographical description of the original occupants helps to provide some insight into the economic and social diversity of Block 10. It should be noted here that, as with so many other sites, the initial grants provided a configuration of lot boundaries which lasted almost intact through the three hundred year history of the block. Thus, the grant in 1656 to Hans Dreper has his lot fronting on the Heere Gracht (present day Broad Street), as do succeeding lot lines, even though only minimal frontage exists on this street. There were changes in lot size and position, but these were always comparatively minor until the mid-twentieth century.

*wouldn't
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have
be
affected
by the
proximity
to the
canal?*

One of the original inhabitants of Block 10 was Dr. Hans Kiersted. In 1647 he received a ground brief for what was to become 25 Pearl Street at the corner of present day Pearl and Whitehall Streets. This noted physician, probably a refugee from Magdeburg, Germany who fled religious persecution, became the official surgeon for the Dutch West India Company in New



Amersterdam in 1638. It was from his house that he dispensed medical assistance and drugs (Innes, p. 46). Thus, 25 Pearl Street could be considered the site of the earliest pharmacy in New York.

structure not the first place of worship!

The first church in New York was built in 1633 on what was to become 37 and 39 Pearl Street. It was built by the Dutch West India Company in an effort to provide some semblance of law and order in the community. The building deteriorated by 1642 and was described at the time as "only a mean barn" (Stokes, II, 267). Shortly thereafter it became the residence of Allard Anthony, who was "supposed to have been an Irishman." Anthony was one of the first attorneys or notaries in the colony. It is easy to imagine the Anthony home frequently visited by anxious clients desirous of settling debts, writing wills or drawing conveyances (Stokes, II, 268).

Early seventeenth century inhabitants of the block reflected a broad range of colonial interests. Samuel Edsel, an English-born hatter, resided at what was to become 47 Pearl Street. It is not certain that he conducted a hat business from this location, but the available documents suggest he had a shop dealing in tobacco and general merchandise. It is more certain that Nicholas Jansen operated a bakery from his house at what was to become 49 Pearl Street. As early as 1644 he furnished the ship named Arms of Van Rensselaer with its supplies of bread (Stokes, II, 269).

In 1656, at what became 53 Pearl Street, Hans Dreper was given permission to "tap," and he kept one of the many New Amsterdam taverns at the corner of the present Broad and Pearl Streets. This is now the site of 100 Broad Street, the New York Clearing House.

One of the most impressive residences on Block 10 during the Dutch period was that of Cornelius Steenwyck (Cornelus van Steenwyck). He built an "elaborate dwelling-house" (see map, Innes, p. 44) on what became 27 (variously 25, 27, 27 1/2, 29) Whitehall Street. This building occupied the corner of Whitehall and Bridge Streets on the site of what became Lot 15. At various times Steenwyck was schepen (alderman), burgomaster (assistant alderman), orphan-master. After the surrender to the English in 1664 he served as Mayor of New York during the years 1668 to 1670. On one occasion in 1671 he was appointed acting Governor of the Province. He was also one of the wealthiest men of the Province. Steenwyck probably conducted the selling of tobacco, salt and slaves from two adjoining properties, now 27 and 29 Pearl Street (Stokes, II, 264-265; Innes, pp. 46-48).



A number of the seventeenth century buildings on Block 10 were used as warehouses. Three such buildings stood in a row between what was to become 31 to 35 Pearl Street (see Danckers and Visscher view, cover illustration; and Innes, frontispiece). Paulus Leendertsen van der Grift built his warehouse in 1650 and Augustyn Heermans built one sometime before 1651. The middle structure was that of the new Pach-Huys of the Dutch West India Company. This brick building, 100 feet long by 19 feet wide, was erected in 1649 and was seized by the British in 1664 as enemy property. It was then used by the British as the provincial Custom House. In the early eighteenth century Pearl Street was also called Custom House Street. Thus, to join the list of other firsts on Block 10, 33 Pearl Street could well be the site of the first Custom House in New York. A 1752 report noted that the Custom House had been kept in such poor repair that it was ordered demolished as a nuisance (Stokes, II, 263; Innes, p. 52). It later became the site of the Delancey and Watts houses (see Appendix).

The English Colonial Period, 1664 - 1780

With the English conquest of New Amsterdam there was a gradual change in the character and composition of Block 10. The most notable was the change from an essentially commercial block to that of an area of residences. The tax lists of 1695 to 1699 reveal that all of the buildings on each lot are listed as residences -- the Widow Anthony house, the Benjamin Blagge house, the Widow Delancey house. Despite these documentary references, it is likely that some of these structures also served as street level stores and other commercial establishments. Specifically, by 1716 one of the most notable of tavern keepers, Obadiah Hunt, provided the City with its unofficial public gathering place for affairs and festivals of state, at what was to become 33-35 Pearl Street. It is also known that prior to that there was a tavern operated by Johannes D'Honneur on the site (Liber 28, cp. 270-275).

By the early eighteenth century Water Street replaced Pearl Street as the waterfront of lower Manhattan. Fraunces Tavern at the corner of Pearl and Broad Streets, diagonally across from Block 10, was built in 1719 on newly created landfill. This change in geography altered the development pattern of the block. The traditional maritime trade moved to the north and east, and Pearl Street took on an even more residential character.

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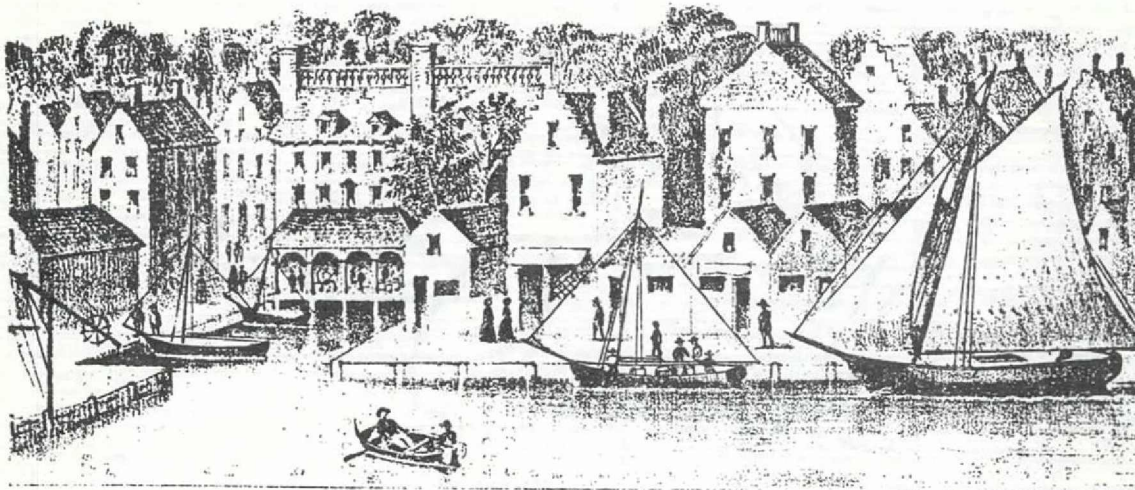
A careful study of the existing records provides some insight into this changing pattern of occupancy. A pattern emerges from the study of the assessment lists of 1695 to 1699 and 1732. For example, in 1732, Frances Vincent resided in what had been the Bancker house of 1695 to 1699 (See Appendix, Lot 1). Alexander Malcolm, one of New York's early teachers, also resided there. Elbert Anthony was listed at the former house of Widow Anthony. These were all residences.

Nevertheless, it is difficult to depict life or ownership of property in Block 10 during the eighteenth century because records of all kinds -- census, conveyances -- are so few. There are not many pictures or maps which could serve to add to the documentation. Views of New York in the early eighteenth century include the Burges view, the Bakewell view and the Ratzer view, as well as some maps that provide insight into the appearance of the City (see 1695 map, Chapter 3; and Ratzer map in Stokes, along with other views published therein). The view of lower Manhattan in 1746 (see page 12) shows Water Street, the Custom House on Moore Street, the still prevalent Dutch architecture and the densely packed quality of city block construction. From these sources it seems likely that a number of the buildings on Block 10 which were built during the Dutch period were standing and used well into the eighteenth century. (The Pach-Huys stood until 1752.) There was one Dutch house on Pearl Street, built in 1626 and rebuilt in 1697, that was demolished only in 1828 (see page 12 for Valentine's view of the Dutch House).

not really true

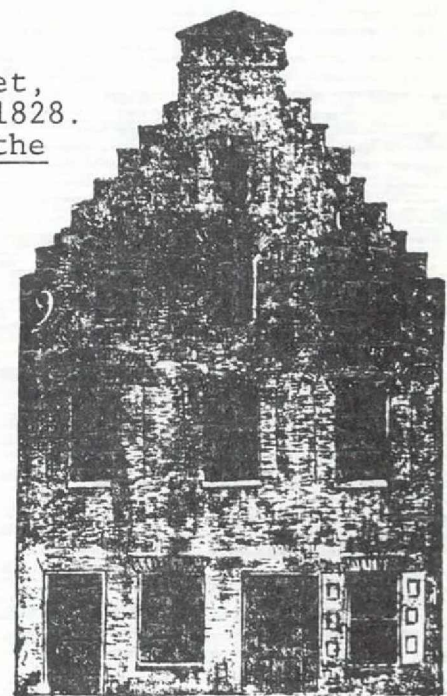
As previously mentioned, probably the best known of Block 10 residents in the early eighteenth century was Obadiah Hunt. His famous tavern, at what was to become 33-35 Pearl Street, served unofficially as the public meeting place for City business. It was a favorite gathering spot for Provincial Governors and City politicians. Hunt purchased what was referred to as a "dwelling house" and lot from Catherine Staats on January 19, 1716. Johannes D'Honneur operated from this property as a tavern keeper prior to its ownership by Hunt (Liber 28, cp. 270-275). The famous Hunt tavern was on the site of the former Augustyn Heermans warehouse at Lots 8 and 10 (Stokes, VI, p. 442).

In 1728 Hunt put in a drain from his property on Pearl Street to the common sewer in Broad Street (Minutes of the Common Council, III, p. 449). The drain, used exclusively by Hunt, served as a preliminary indication of drainage problems in the vicinity of the block, and one which was evidenced again a century later (Committee on Streets, May 13, 1831).



Above: View of lower Manhattan waterfront in area of Block 10, 1746. From Manual of the Corporation of the City of New York, David T. Valentine, editor, page 504. New York. 1858.

Right: Old Dutch house in Pearl Street, built 1626, rebuilt 1697, demolished 1828. From Manual of the Common Council of the City of New York, David T. Valentine, editor, page 346. New York. 1847.



OLD DUTCH HOUSE IN PEARL STREET.
Built 1626, Rebuilt 1697, Demolished 1828.

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A major fire broke out in lower Manhattan in September 1776 just after the seizing of the City by the British. Contemporary accounts of the fire indicate that it burned along Broad Street destroying all buildings on both sides of that street to Beaver Street. "Houses on the west side of Broadway and which were south of Beaver Street escaped the conflagration" (Stokes, V, p. 1021). Conflicting reports do indicate that some damage was done along Broad Street further south, possibly including Block 10; however, Stokes again indicates that none of the houses on Pearl Street, including Block 10, were destroyed (Ibid.) Another major fire was recorded in 1778 but that too seemed to have little, if any, effect on Block 10 (Manual of the Common Council of the City of New York, pp. 437-438).

The Federal Period, 1781 - 1860

It is not until the end of the eighteenth century that the tax books, directories and conveyances become available, so that a more definitive picture of Block 10 can emerge. Here again change becomes apparent. The predominantly residential nature of the block begins to change into a more commercial one (see Distribution of Occupations tables following Chapter I).

William Lawson had a bakery at 53 Pearl Street in 1810. Between 1810 and 1816 a fire destroyed the premises and the lot remained vacant for nearly sixty years until 1870 (Committee on Streets, petition of 1816 and map). Although it seems unlikely that such valuable property be allowed to remain vacant for so long, tax records support this conclusion (see Appendix, Lot 1). James Wall conducted a grocery business at 49 Pearl Street in 1810; in 1820 Henry Johnson was a baker at the same address; and John Couzens a shoemaker there in 1830. Documentary references indicate that Solomon Saltus, a well-known ship chandler, likely had a store at 47 Pearl Street in 1810.

In the early 1800's the houses along Pearl Street became quite fashionable, as a number of noteworthy merchants took up residence there. One prominent individual was Ralph Mead (1789-1862). Originally from Greenwich, Connecticut, he came to New York along with so many other "Connecticut Yankees" about 1810. He and his brother Benjamin (1780-1860) became clerks in a large flour and grocery business owned by Samuel Tooker at 47 Pearl Street (see Appendix, Lot 4). During the War of 1812, Mead served as a member of the New York State Artillery, Second Regiment. In 1815 he started the flour and grocery firm of Ralph Mead and Company. Seemingly anxious to live in the "right place" he purchased 45 Pearl Street in 1826, for "in those days all the



wealth, aristocracy and dignity lived in the First Ward" (Barrett, II, 41). While resident there he and his wife Sarah, nee Holmes, whom he married in 1813, joined the famed John Street Methodist Church. Mead remained active in religious life. Even though "dignity" continued to be associated with Pearl Street in those days (Ibid., II, 369-371), Mead did not remain long at 45 Pearl Street, and by 1834 he was at Washington Square, and then at a residence at 34th Street.

Mead's brother Benjamin also worked for Samuel Tooker and later established his own firm, known as Mead, Rogers and Company. Benjamin, who purchased 47 Pearl Street, married Eliza Holmes, the sister of Sarah, his brother Ralph's wife. Eliza and Sarah were the children of Abigail and William Holmes, the latter an Irish immigrant. They were also members of the Crane family, formerly of Cranetown, now West Bloomfield, New Jersey (Ibid., II, 369-371). Benjamin died in 1860 at the age of eighty-one.

Samuel Tooker, who at one time owned 47 Pearl Street and may have sold it to Benjamin Mead, also deserves separate mention. Tooker, like the Meads, became wealthy from the grocery and flour business. Originally from Newburgh, New York, he founded the firm of Tooker and Company in 1806. In 1812, along with so many other New Yorkers, Tooker became involved in the privateering business. He outfitted one vessel, the brig Arrow, with fourteen guns. This venture, however, did not prove successful as the brig was lost at sea during the war, vanishing without a trace. Tooker died in 1820 (Ibid., II, 365-367).

Another noted personality associated with Block 10 during the nineteenth century was John B. Coles, who like Tooker and the Meads was a prosperous flour merchant. Members of the Coles family, especially John B. and his son Benjamin U. Coles, purchased three lots in Block 10 at 53, 51 and 49 Pearl Street. Ownership of these properties seems to have been for investment and/or rental. John B. Coles lived elsewhere at 1 State Street, and conducted his business at 1 South Street. He was elected alderman for the period 1797 to 1801 and again during 1815 to 1818. The flour business was kept in the family for forty-six years (Ibid, II, 41-44).

Edwin D. Morgan, a well-known political leader and New York Governor, first lived at 45 Pearl Street in 1837 at the former residence of Ralph Mead. Morgan, born in Hartford, Connecticut in 1810, arrived in New York in 1830. He founded the firm of Morgan and Earle in 1837 when he moved to Pearl Street. Although he speculated in sugar and coffee, and profited heavily from his railroad investments, politics was his first calling. It was from 45 Pearl Street that Morgan started on the road to public office. A Whig-Republican, he was elected as Assistant Alderman



in 1849 and State Senator a year later. Morgan served in that position until 1854 when he became chairman of the Republican State Convention. He then became chairman of the Republican National Convention of 1858. "Morgan," wrote one historian, "was a fine specimen of manhood. He stood perfectly erect, with well poised head, his large lustrous eyes inviting confidence; the urbanity of his manner softening the answers that showed that he had a mind of his own. No man among his friends had a larger number of devoted friends." (Alexander, II, 248). Morgan was elected Governor of New York in 1858 and re-elected at the expiration of his term (Ibid., pp. 255, 328). He served also as President of Hudson River Railroad and Director of the Bank of Commerce (Barrett, II, 10-19). There is little doubt that Morgan was the most well-known person connected with this period of the history of Block 10.

While Morgan was the best known of Block 10 residents, Stephen Whitney was the wealthiest. In the 1840's his estimated worth was put at \$5,000,000, while "some estimate his wealth at double this amount" (Beach, p. 31). To put that in perspective, workmen of that time earned between \$1.50 and \$2.50 per day. Whitney, originally from Derby, Connecticut, was still another "Connecticut Yankee." He was in New York by 1802 as a tenant at 35 Pearl Street, and by 1820 was in possession of 25 Pearl Street (Beach, p. 31). At various times he acquired 25, 33 and 35 Pearl Street (see Appendix). Whitney, who began his career without wealth, went into "retailing liquors and finally dealt in the article by wholesale" (Ibid.). He made much of his early fortune by several "heavy, but fortunate speculations in cotton." He also traded heavily in real estate, which "doubled his fortune by a rise in value." Mr. Whitney, concluded Beach, was "a very shrewd manager and close in his dealings." Certainly his Pearl Street properties are examples of his "fortunate speculations."

Such are some of the careers of those who resided in or were connected with Block 10.

There are other matters concerning the owners and inhabitants of Block 10 property that were of considerable importance in understanding its history. One of these was a petition drawn by some sixty neighbors of the Block 10 area on August 24, 1816 (see pages 17-20). These residents included Isaac T. Storm, Solomon Saltus, Benjamin Mead, Isaac Jaques and Samuel Tooker among others. They entered into an agreement to pay to the city all of the expenses in widening and straightening Bridge Street. In a map included herein as page 17, drawn with the agreement, it was evident that up to 1816 Bridge Street at its easterly end narrowed to 26'10" at Broad Street, but was 50 feet at Whitehall Street (Committee on Streets, 1816). What the petitioners wanted and obtained was the widening of Bridge Street from Whitehall



Street through to Broad Street (Committee on Streets, July 22, 1816). The process included "taking down" two small buildings on the Benjamin U. Coles and Thomas Richards lots that intruded into Bridge Street. The removal of that strip of land obstructing the south side of Bridge Street gave the block its present appearance. Earlier maps of the City such as the Georck 1803 Plan of the City of New York do not show Bridge Street with that gore of land. It is therefore likely that the structures removed were built after that date upon land taken from Broad Street itself.

In addition to showing what Block 10 looked like in 1816, the petition map has some other points of interest. Lots 1 and 2 (51 and 53 Pearl Street and 100 Broad Street), owned by G. Codwise, are noted as "Burn'd." This lot seemingly was not built upon until after 1816. It should be noted that early in 1818 Benjamin U. Coles, who was then owner, having replaced Codwise (see Appendix, Lot 1), asked for permission to "advance with his building in Broad Street between Bridge and Pearl Streets" (Committee on Streets, March 13, 1818). Seemingly Coles wanted to extend his building line into Broad Street and the Committee refused to grant the petition as it would "form a disagreeable projection into the street..." Coles, in fact, had proceeded in placing a foundation when the construction was halted (Ibid.) Coles and his family, which held the property until late into the nineteenth century, seemingly kept it vacant until after 1870.

The 1816 petition map further reveals that except for two small buildings that were removed when the street was widened, there were no buildings facing Bridge Street at the time. The petition also confirms the names found in other contemporary sources such as tax lists, conveyances and directories, except that the name Van Brunt is shown as owning Lot 13 (27 Pear Street). No deed into Van Brunt was found in the documentary sources.

There were other concerns of neighbors of Block 10 which help to reconstruct the history of the area. In 1831 Stephen Whitney led a group petitioning for the construction of drains at the corner of Bridge and State Streets (one block west of Block 10), and on the Bowling Green, which would then discharge into the North River. Whitney and others complained of the "very great inconvenience" caused by the accumulation of water in their vaults and cellars. They were also concerned about possible health problems arising from improper drainage. The petition was approved (Committee on Streets, May 13, 1831). It is possible that similar vaults and cellars in Block 10 also had drainage problems (see reference to Obadiah Hunt, p. 11).

Grand

Archibald Grace

Bridge

6.
9.
6.
60.
2.

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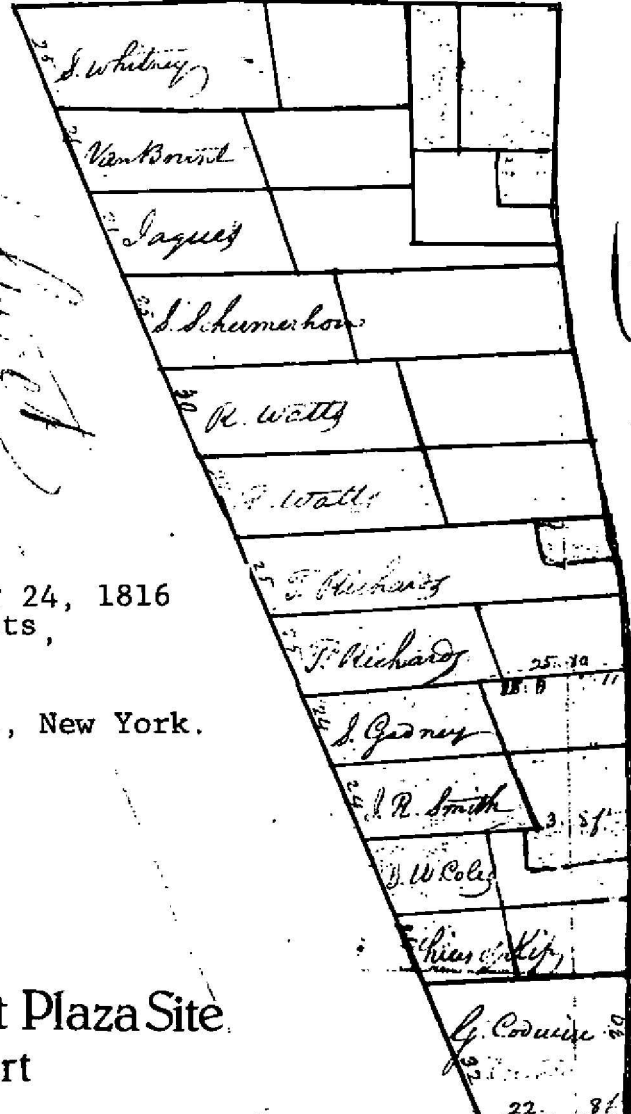
White Hall
124 ft.

Street

50 ft.

Street

Street



Peter Kome
A. Whitney
S. Tooke
D. Johnson
Dr. F. Hall
J. Taylor
Carpenter's Shop
Genl. Boyd
Owing Va
Robt. Steel

PETITION OF AUGUST 24, 1816
Committee on Streets,
Approved Papers,
Common Council
Municipal Archives, New York.

Broad Street Plaza Site
Historic Report

G Project No. 32-83-0002

Broad Street

Articles of agreement made this twenty fourth day of August in the year one thousand eight hundred and sixteen - Between the undersigned Citizens of the first ward of the City of New York, and the Mayor, Aldermen and Commonalty of said City - Whereas an application hath been made to the said Mayor Aldermen and Commonalty by certain persons residing in Bridge Street in said ward for the widening that street and which application if granted will require the taking down of two small buildings erected on the South westerly side of said street, And whereas although the expense of removing buildings in improvements of this nature is generally assessed the one third thereof on the said Mayor Aldermen and Commonalty and the residue thereof on those persons who own the real property adjacent - yet the undersigned in case the said improvement is made in Bridge Street being willing to pay in proportion to the values and situations of their respective properties benefitted thereby, all such part of said assessment as shall be payable by the said Mayor Aldermen and Commonalty - Now this Indenture witnesseth that the said The undersigned severally for themselves their executors, administrators and assigns do hereby covenant and agree to and with the said The Mayor Aldermen and Commonalty of the City of New York their Successors and assigns that if the said street is opened (as aforesaid)

Broad Street Plaza Site
Historic Report

PETITION OF AUGUST 24, 1816
for the widening of Bridge Street.
Committee on Streets, Common Council,
Approved Papers. Municipal Archives.

and the said buildings removed, that they will forthwith well and truly pay to the said The Mayors, Aldermen, and Commonalty their Successors and assigns all such sum and sums of money as shall be assessed upon and become payable by the said The Mayors, Aldermen and Commonalty for their proportion of the expense of such improvement - The undersigned apportioning the same among themselves in the manner before mentioned.

In Witness whereof the undersigned have hereunto affixed their respective seals and signatures the day and year first herein mentioned.

Witnessed by

Samuel Rogers

Saml. Hooker

David Johnson

Robt. Slute

Frederick J. J. J.

Arch. Whitney

Edmund Smith

Wm. H. H. H.

Broad Street Plaza Site
Historic Report

PETITION OF AUGUST 24, 1816, page two.

The Committee to whom was referred the
application for widening Bridge Street
respectfully report —

That they have examined
the situation of S^d Street & ^{duly} considered
the contemplated alteration, & your
Committee are of an opinion that it
will form a handsome public im-
-provement with very little injury
to private property — They therefore
believe the prayer of the Petitioners
ought to be granted ^{on condition that}
^{no part of the expense be paid by the Corporation}

Wm. July 22: 1816

J. B. Burdett.

John Conroy

Broad Street Plaza Site
Historic Report

RECOMMENDATIONS OF THE COMMITTEE
July 22, 1816, regarding the
petition of August 24, 1816.
Committee on Streets, Common Council,
Approved Papers. Municipal Archives.



By the middle of the nineteenth century Block 10 began to take on a more commercial appearance, one aspect of which was related to the number of boarding houses on the block. What had been single-family homes became in several instances the support of widows, the chief keepers of such houses. However, one man, Nathan B. Wilbur, also ran a boarding house in 1840. His was at 39 Pearl Street, the site of the old Church (see Appendix, Lot 6). Widow Phoebe Steward was the custodian of a similar multi-tenanted house at 35 Pearl Street as early as 1810. By 1830 Widow Jane Voorhis had taken over as owner, to be followed in 1840 by Mrs. David Green. The use of 35 Pearl Street as a boarding house seemingly ended by 1850.

This multi-tenanted character of Block 10, as well as its commercial demeanor, is further evident by an inspection of Doggett's "reverse" directory of 1851. Here street addresses provide an index to the guide. At 25 Pearl were J. C. Steinhuler and F. T. Muller, two grocers; at 29 Pearl Street was M. O. Toole, grocer, and two porters and another individual; Mason and Thompson, commission merchants, along with two others were at 33 Pearl Street; at 35 Pearl Street were seven commission merchants. A dressmaker and several others were at 44 Pearl Street, at what was also probably a boarding house; commission merchants were at 47; a bootmaker at 49; a tailor at 51; and a barber at 51 1/2 (53) Pearl Street. Only 39 Pearl had a single resident, J. Roosevelt.

Post 1860

Block 10 buildings from 1860 onward consisted primarily of three, four and five story brick structures, almost entirely commercial. They housed offices, hardware shops and restaurants, including the Anchorage Cafe, which occupied a good part of 31 Pearl Street, and the Chatterbox Food Shop on the first floor of 27-29 Pearl Street (Building Plans, Department of Buildings, New York).

As the nineteenth century came to a close, shifting commercial trends and patterns caused many Block 10 buildings to fall into disrepair. For the most part, however, these structures survived into the twentieth century.

A search for views of the block in the late nineteenth century and early twentieth century has produced almost nothing other than a drawing by William Lawrence, 1956-1957, showing the commercial nature of Block 10 at the turn of the twentieth century. Block 10 in the early twentieth century seems almost lost to history.



On July 10, 1961 Lots 1 through 7 were deeded into the New York Clearing House Building Company. Shortly thereafter all existing structures were demolished to make way for the construction of the New York Clearing House at 100 Broad Street. The approximately twenty year old building occupies an almost triangularly-shaped newly-created lot, and runs from its frontage on Broad Street halfway through Block 10 towards Whitehall Street.

The only other surviving building on the block is at 27 Whitehall Street, occupying Lot 15 at the corner of Bridge Street. The remaining buildings were demolished in 1971 to 1972, with Lots 8-14 now being used as a parking lot.

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DISTRIBUTION OF OCCUPATIONS TABLES

TABLE 1: DISTRIBUTION OF OCCUPATIONS, PEARL STREET

YEAR	No. 53	No. 51	No. 49	No. 47	No. 45	No. 39
1810	Baker (Also 100 Broad)	N/A	Grocer	Ship Chandler	N/A (House)	Merchant (House)
1820	—	Laborer	Baker	N/A	Merchant (House)	Broker (House)
1830	—	Laborer	Shoemaker	Merchant (House)	Merchant (House)	—
1840	—	Commission Merchant	Flour Merchant (House)	Commission Merchant (House)	Merchant (House)	Boarding House
1850	—	N/A (see 1851 Doggett)	N/A (see 1851 Doggett)	Merchant (House) (see 1851 Doggett)	Store (See 1851 Doggett)	Captain (see 1851 Doggett)
1860	—	N/A (See 1851 Doggett)	N/A	N/A	N/A	N/A

DISTRIBUTION OF OCCUPATION TABLE, PEARL STREET, CONTINUED

DATE	No. 37	No. 35	No. 33	No. 31	No. 29	No. 27	No. 25
1810	N/A	Boarding House	N/A (House)	Surveyor of Customs	N/A (House)	N/A (House)	Merchant (House)
1820	N/A	Boarding House	N/A (House)	Merchant (House)	Merchant (House)	Auctioneer (House)	Merchant (House)
1830	Merchant (House)	Boarding House	N/A	Marshal	Merchant (House)	Merchant (House)	Merchant (House)
1840	Boarding House	Boarding House	Merchant (Store)	N/A	Crockery Merchant (House)	Hardware Merchant (House)	Ship Broker (House)
1850	N/A	Merchant (Store)	Merchant (Store)	Store	Merchant (Store)	Merchant (Store)	Merchant (Store)
1860	N/A	Merchant (Store)	Merchant (Store)	Merchant (Store)	Merchant	N/A	Merchant (Store)

N/A - Data Not Available in Directory, or Occupation Not Listed

For entries after 1840, see Doggett's Directory for 1851.



TABLE 2: DISTRIBUTION OF OCCUPATIONS, BRIDGE STREET

(Taken from Doggett's Directory, 1851)

No. 18	Yard
No. 20	David McLeod, Carpenter
No. 28	Ellen Dowling, Porterhouse
No. 30	Yard
No. 34	W. H. Platt, Commission Merchant
No. 36	Thomas Newman
No. 38	Peter Allyn, Painter
No. 40	F. S. Littlejohn, Forwarder

Note: These properties are taxed on Pearl Street. See Appendix I, note on Bridge Street.



TABLE 3: DISTRIBUTION OF OCCUPATIONS,
100 BROAD STREET (53 PEARL STREET)

1810	Grocer, Baker
1820	Flour Merchant
1830	Not Available
1840	Not Available
1850	Grocer
1860	Merchant



TABLE 4: DISTRIBUTION OF OCCUPATIONS, WHITEHALL STREET

1810	Not Available
1820	Not Available
1830	Grocer (Store)
1840	Attorney (Office)
1850	Not Available (House)
1860	Not Available (House)



TABLE 5: DISTRIBUTION AND VALUE OF PROPERTIES, BLOCK 10
(Taken from the 1695 to 1699 Tax Lists)

<u>Street Address*</u>	<u>Owner</u>	<u>Use of Property</u>	<u>Value</u>
25 Pearl Street	Lukas Kerstade	House	L 65
27 Pearl Street	Paulus Richards	House	L300
29 Pearl Street	Dr. Henricus Selyns	House	L 70
31 Pearl Street	Lewis Morris	House	L140
33 Pearl Street	Widow Delancey	House	L110
35 Pearl Street	Widow Jannetje Smith	House	L 95
37 Pearl Street	Widow Anthony	House	L 75
39 Pearl Street	Capt. Johannes de Bruyn	House	L250
45 Pearl Street	Benjamin Blagge	House	L 75
47 Pearl Street	Judith Verplanck	House	L 70
49 Pearl Street	Widow Margaret Gerrits	House	L 50
51 Pearl Street) 53 Pearl Street)	Mr. (Evert) Bancker	House	L160

*Pearl Street numbers, used in 1802 and after, are here employed to identify assumed locations.

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CHAPTER II



ARCHAEOLOGICAL SUMMARY

Goals and Criteria of the Study

The purpose of this historical survey of Block 10 is to establish the archaeological sensitivity and information potential of the block. Specifically, the report is aimed at: (1)Definining a general sequence (based on available documents) of the development or site formation process as a basis for outlining a temporal chronology of the block; (2)defining the potential range of activities and functions which took place during the different stages of the development of the block; and (3)defining, where the documentary sources permit, the physical character of the superimposed cultural deposits of the block, in order to project the unwritten, material record of the economic history of New York presently sealed beneath the visible (most recent) phase of the 350 year long historic archaeological development of the site.

Criteria for evaluation are based upon objective definitions and assumptions about the nature and significance of archaeological information and will constitute the basis for conclusions and further recommendations. The archaeological importance of a complex urban site is contingent upon a basic scientific assumption concerning the nature of archaeological information. In addition to the elementary physical building blocks (individual artifacts, old living surfaces, intervening fill layers, and structures), the ability to interpret the archaeological record is dependent on the relative integrity of the material remains. The concept of integrity refers to the relative degree of disturbance. Does the site still reflect the original sequence of deposits and spacial diversity of each phase of its developmental history? Or, either from recent disturbance or erosion, has the sequence of cultural deposits been either disturbed or destroyed beyond a reconstructable limit? The significance and potential for information is dependent on the relative integrity of the site as it survives today. Thus, given the limitations of written documentary record, if the site appears to be relatively undisturbed by historic sequential development, modern construction or natural degradation, it should be interpreted as significant.

As Chapter I has detailed, the documentary information indicates that the block is composed of potentially superimposed historic strata spanning from the early seventeenth century to the present. Both by default and through planning, this process of physical development was an additive one; previous phases likely



were added to, or covered over, during each successive addition. Finally, the documentary sources also suggest that these changes took place at specific and definable stages which can be broken down into four major periods:

1. The Dutch Period, 1625-1664.
2. The English Colonial Period, 1664-1780.
3. The Federal Period, 1781-1860.
4. 1860-Present, the transformation of Block 10 into its modern land use.

Using these broad temporal categories as a chronological framework, the historic report presents the documentary indications of the site structure and formation process which took place within each period; the nature of economic and commercial activities within each period; and the potential or predicted survival of these predominantly undocumented resources.

Documentary Source Limitations

The documentary record is extensive in terms of the potential number of resources, but at the same time restricted in scope, often incomplete, and fragmented. Other limitations include contemporary problems of inaccessibility, loss or destruction of items pertinent to specific dates or events, or, as is often the case, the written accounts are less than precise in their portrayal of the past. Estimates vary, but it is not uncommon to encounter no more than a fraction of original archival material surviving today when addressing issues of historic and colonial history.

There is another factor which makes archaeological evidence often the only source of information on past events. While available records often contain a wealth of detail concerning the events of famous people or monuments of high status, they are also limited in scope for any given period. This pattern of selective survival has left large areas of contemporary concern inaccessible in the written record. In particular, traditions of "common" architectural building styles and techniques are not reflected in buildings of high status. The ethnic origins and traces of daily lifestyle characteristic of the mixed ethnic heritage of New York generally receive only limited treatment in the written record. Key lines of evidences or innovations in the development of engineering technology, such as roadways, drainage, construction techniques, are often left untold for later reconstruction. Finally, issues of past environmental



conditions and change, so essential for the control and understanding of contemporary environmental problem solving, were often so taken for granted by past inhabitants that little reliable evidence survives today for the reconstruction.

Collections of directories, atlases and insurance maps, as well as views and prototype illustrations, were of major importance to the research in depicting the progression of sequential development of the block. These cartographic and pictorial sources presented the general location, proportions and usage of the lots in Block 10. Due to the difficulty of access for reproduction, several of these key maps, plans and views are presented as second-generation photocopies.

Aside from issues of clarity and precision, there is another problem associated with using maps for predicting the nature and location of buried features in multi-component historic archaeology projects. Even when they cover a small area in detail, which is rare, historic maps are often difficult to synchronize with current datum points. As the documents suggest for vertically stratified sites, old roads, street widths and corner locations often fluctuate through time (Grossman 1982). This pattern was documented to be the case with the streets bounding Block 10 (see discussion and drawing for the Petition of August 24, 1816, Chapter I, pp. 15-20). In 1816 inhabitants of the block and neighboring blocks petitioned for the straightening and widening of Bridge Street. This included the removal of two structures which may well have been built within the street. The 1803 Georck Plan of the City of New York does not portray Bridge Street as having this constriction. Because of these uncertainties, and given that superimposed rebuilt streets have changed in width, location and construction materials, it is not uncommon that historic map lot boundaries cannot be fixed with any degree of precision. This makes it difficult to use historic maps to accurately predict where old lot and building lines should be expected.

In conclusion, although covered, not all periods of the history of the block can be characterized with comparable levels of accuracy or completeness. Specifically with regard to Block 10, the documentary sources were particularly limited for most of the seventeenth and eighteenth centuries. The archival evidence only begins in general coverage some fifty years after the establishment of the Dutch settlement, and the record of continuous documentation is fullest only well into the nineteenth century.

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Archaeological Implications - *This is poorly done.*

Despite limitations of the documentary record as cited above, the surviving references are clear on three key points. First, it has been demonstrated by the archival survey that Block 10 was of focal importance to the first Dutch settlement on Manhattan Island dating to the early seventeenth century. Second, it is apparent that the block was continuously occupied by a changing mix of residential and commercial establishments, reflecting the diversity of activities which together define the character and economic history of the area. And third, based on comparative sites in lower Manhattan, it is possible that early remains of Block 10 may be in evidence under the current occupation of the block.

Block 10 was not only significant as the locus of early Dutch settlement in New York, but also as it related to colonial economic and social activities of the seventeenth century. The block was the site of the first Dutch West India Company warehouse, as well as the first church in the New York area. It also contained the first provincial pharmacy and possibly the first Custom House. It was situated adjacent to the settlement's primary market fortification (Fort Amsterdam) and for some time fronted on New York's East River waterfront. Block 10 was, for some three centuries, of prime real estate importance.

Structure not setting for religious activities

This is ridiculous
25 yrs?
econ. data on 77 comes from this time not the 17th
There were no Dutch in Boston!
Untrue
Historical archaeology is a relatively new discipline, and the temporal phases of the seventeenth to the twentieth century are only beginning to be understood. Recent excavations in lower Manhattan, as well as in other areas of Colonial development, have begun to shed light on the seventeenth, eighteenth and early nineteenth centuries. These sites provide a datable picture of the range of economic ceramic styles which belonged to each period of the changing material record. The ceramic chronology for the northeast Atlantic coastal states is at present datable to the 1730's. The archaeology and history of the prior century is almost undefined at present. Recent urban archaeological investigations in the Boston area have only begun to fill the gap for the early Dutch period of American history. As a consequence, intact remains sealed under modern New York City may be one of the key sources of insight for early Dutch economic history. *much more than just economics!*

Until the recent understanding of site formation processes which account for the often unexpected survival of archaeological sites in modern urban centers, it has commonly been assumed by archaeologists and planners alike that early remains were obliterated by repeated rebuilding and/or heavy alteration. The record, in contrast, is beginning to indicate a different pattern of survival. Instead of being redeveloped by cutting into the

~~Their location must be~~

previous occupation, the process instead has often been an additive one. Successive building phases were often deposited over the previous occupation with only minimal below-ground disturbance. The reasons for this vary, but may include early attempts at either flood control with land fill or urban sanitation.

Site integrity remains to be determined for Block 10. Given its proximity to previously excavated sites, such as the Stadt Hays block, it may be reasonable to expect similar archaeological survival. The excavations within the Stat Hays block documented the survival of intact seventeenth and eighteenth century remains below and between nineteenth and twentieth century intrusions. Undisturbed archaeological deposits were recorded at depths of upwards of twelve feet below present grade.

Available documentary evidence suggests that the number and depth of late nineteenth and twentieth century cellar intrusions into the earlier remains of Block 10 may have been minimal at the western half of the block, at present covered over by a parking lot. The eastern end of the block, however, has likely been destroyed by more modern construction practices. The 1962 plans for the New York Clearing House building indicate a fifteen foot basement depth; thus, most, if not all, of the earlier deposits in this half of the block were probably either removed or disturbed beyond a reconstructable limit during construction.

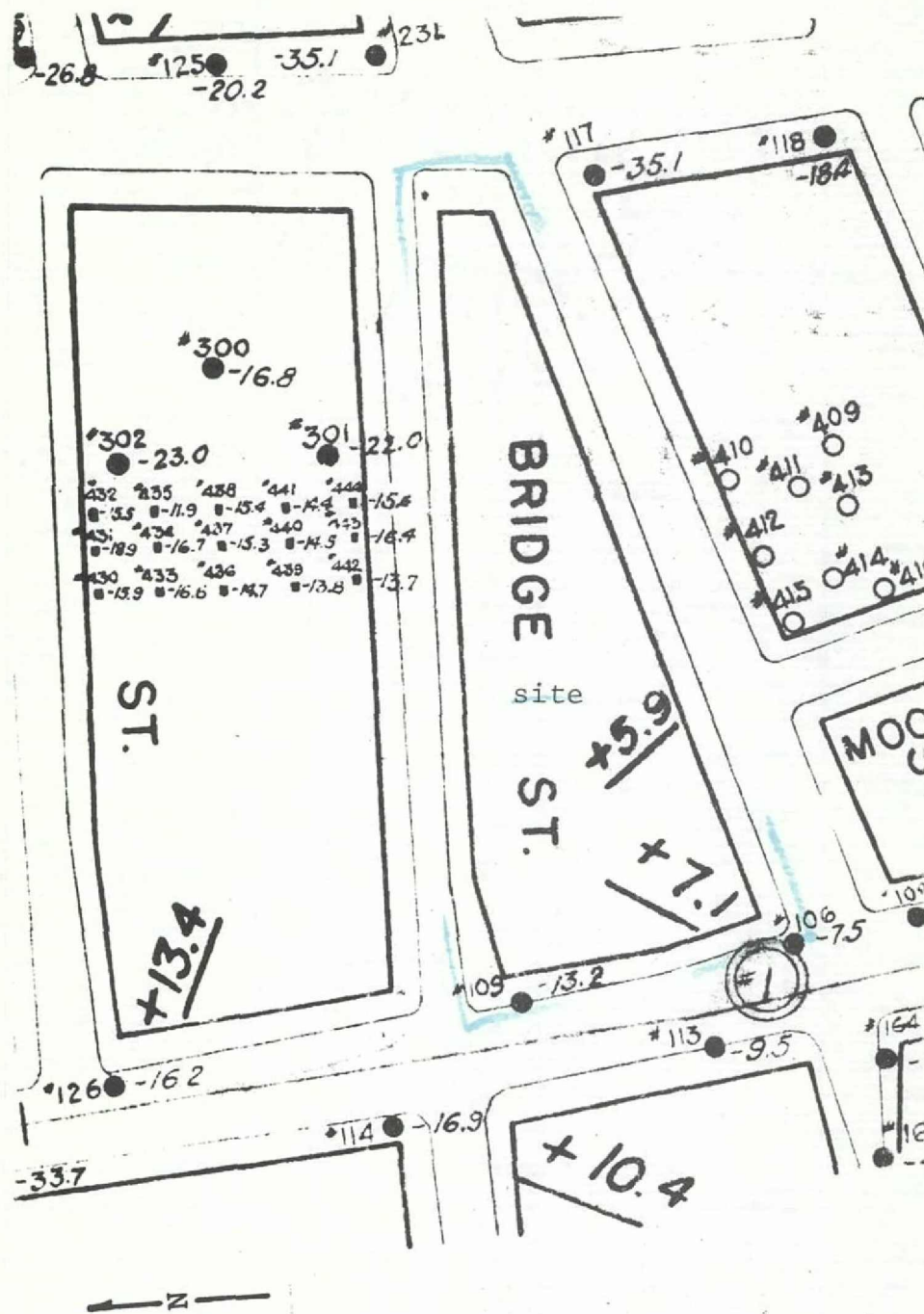
In contrast, references to buildings on the western end of the block indicate most structures with subsurface basements extended no more than four feet. Structures at 27-29 Pearl Street had recorded cellar depths of seven feet. Nearby soil profiling (1937 Rock Data Map, Bureau of Topography) suggests that undisturbed seventeenth and eighteenth century deposits may be in evidence between three and twelve feet below present grade. Although no borings were taken within Block 10 itself, three borings (Nos. 300, 301 and 302) were made in the adjacent block to the north. All three borings showed a comparable series of deposits to depths of fourteen to sixteen feet below the modern surface. Borings 300 and 302 showed similar deposits of two consistent strata to depths of -13 feet and -14.1 feet below Mean Sea Level (MSL). Both showed an upper deposit between -2 and -4 feet below MSL of "Brick Fill" and "Brick Plaster Fill." Below these probably eighteenth and nineteenth century levels of cultural (architectural) materials, each boring registered undifferentiated strata of "Fine Sand" and "Fine Gray Sand" in a ten foot thick deposit to a depth of -12 and -14 feet respectively. In both cases, these two upper deposits were followed by a lower stratum of "Boulders" or "Boulders, Sand and Clay" beginning between fourteen and sixteen feet below the 1937 surface grades. These multiple and superimposed soil

Small
trench
G
underneath
Stone St.
projectile pts
flakes
woodland
pottery
↑
and
ind.
material!

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distinctions correspond to the depths of cultural materials recovered from seventeenth century deposits at the Stat Hays block. It is therefore possible that cultural materials extend to a depth of at least fourteen and possibly as deep as seventeen feet below present grade in Block 10.

Should have some testing on eastern half of block
Deep tests.



1937 BUREAU OF TOPOGRAPHY ROCK DATA MAP
John I. Murphy

Broad Street Plaza Site Historic Report

 Project No. 32-83-0002

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CHAPTER III



PICTORIAL HISTORY OF BLOCK 10

This chapter presents a cartographic summary of Block 10. Beginning at the time of the original plan of settlement of New Amsterdam, early in the seventeenth century, the David T. Valentine (Clerk of the Common Council, 1857) map clearly depicts Block 10 as a focal point, being situated on the waterfront and adjacent to the market place.

Other Dutch plans and maps show that the original buildings on the block included a mixture of private residences and commercial structures. The Innes compilation of 1655 shows at least two important structures, the first warehouse of the Dutch West India Company and the first church of the New York area.

The eighteenth century Mairschalk Plan of the City of New York depicts Block 10 during the English Colonial period. It indicates the block as containing the Custom House and shows its location in relationship to other important structures of the era, such as Trinity Church and The Fort. It also provides evidence of the landfill process which began during this time -- Block 10 is no longer situated on the East River waterfront.

The nineteenth century developmental history of the block is presented by a series of maps, including two from the Perris Insurance Atlas. During this century Block 10 experienced a change in character from predominantly residential to predominantly commercial. The Perris Atlases of 1852 and 1856 show the dense urban development of the block.

The arrival of the twentieth century brought with it little change to Block 10. This is depicted by the 1912 Hyde map. In fact most of the structures on the block were not taken down until comparatively recently. The 1982-1983 Sanborn Manhattan Landbook depicts the block as it is today, with only two structures on it, one at 27 Whitehall, and the other, the New York Clearing House building, built in the 1960's, at 100 Broad Street.

M A P
of the
ORIGINAL GRANTS
of village lots from the
DUTCH WEST INDIA COMPANY
to the inhabitants of
NEW-AMSTERDAM,
(now NEW-YORK.)
lying below the present line of Wall Street.

Located by **DAVID T. VALENTINE**, Clerk of the Common
Council of the City of New-York A. D. 1857.

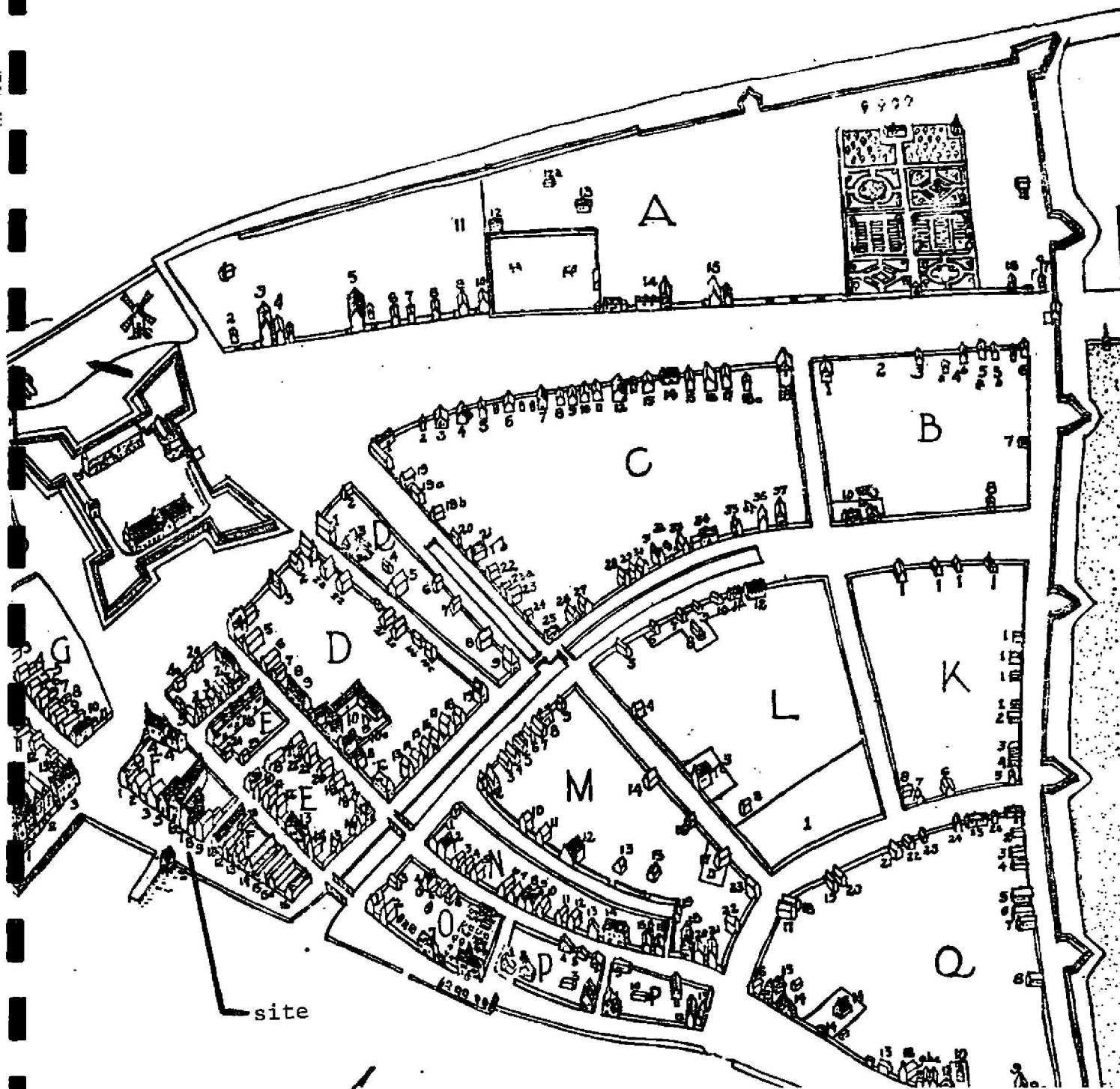
Lith. for D. T. Valentine's Manual, 1857, by Geo. Hayward, 120 Water Street, N. Y.

From: MANUAL OF THE COMMON COUNCIL OF THE CITY OF NEW YORK

Broad Street Plaza Site
Historic Report

G Project No. 32-83-0002



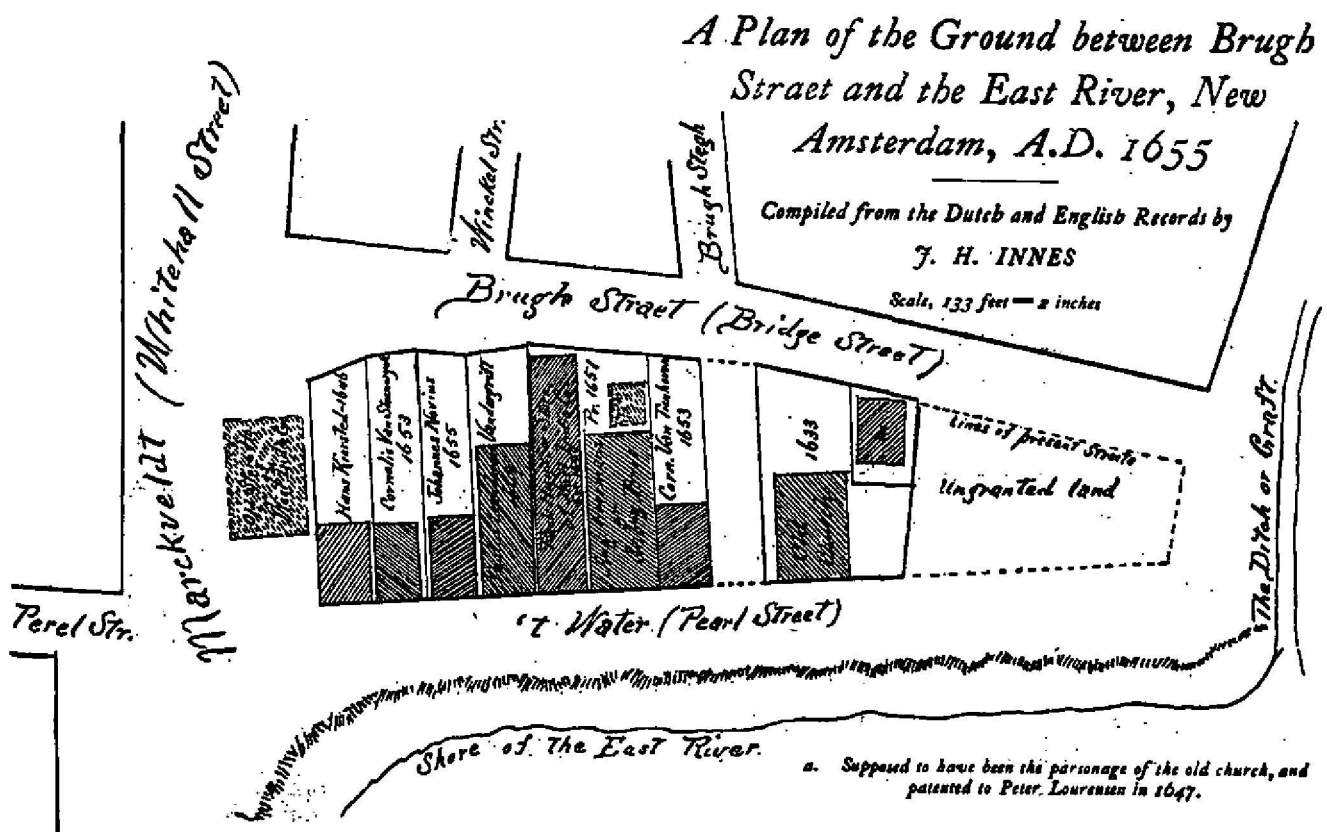


No Scale

1625 DE STICHTING VAN NEW YORK IN JULI, 1625
F. C. Wieder
Plate 11, published by S. Gravenhage,
The Netherlands, 1925.

(Illustrates the block as being fast land.)

Broad Street Plaza Site Historic Report



1655 NEW AMSTERDAM AND ITS PEOPLE
J. H. Innes page 44.
Compiled from Dutch and
English Records.

(Illustrates occupancy of
block as of date cited.)

Broad Street Plaza Site
Historic Report

G Project No. 32-83-0002

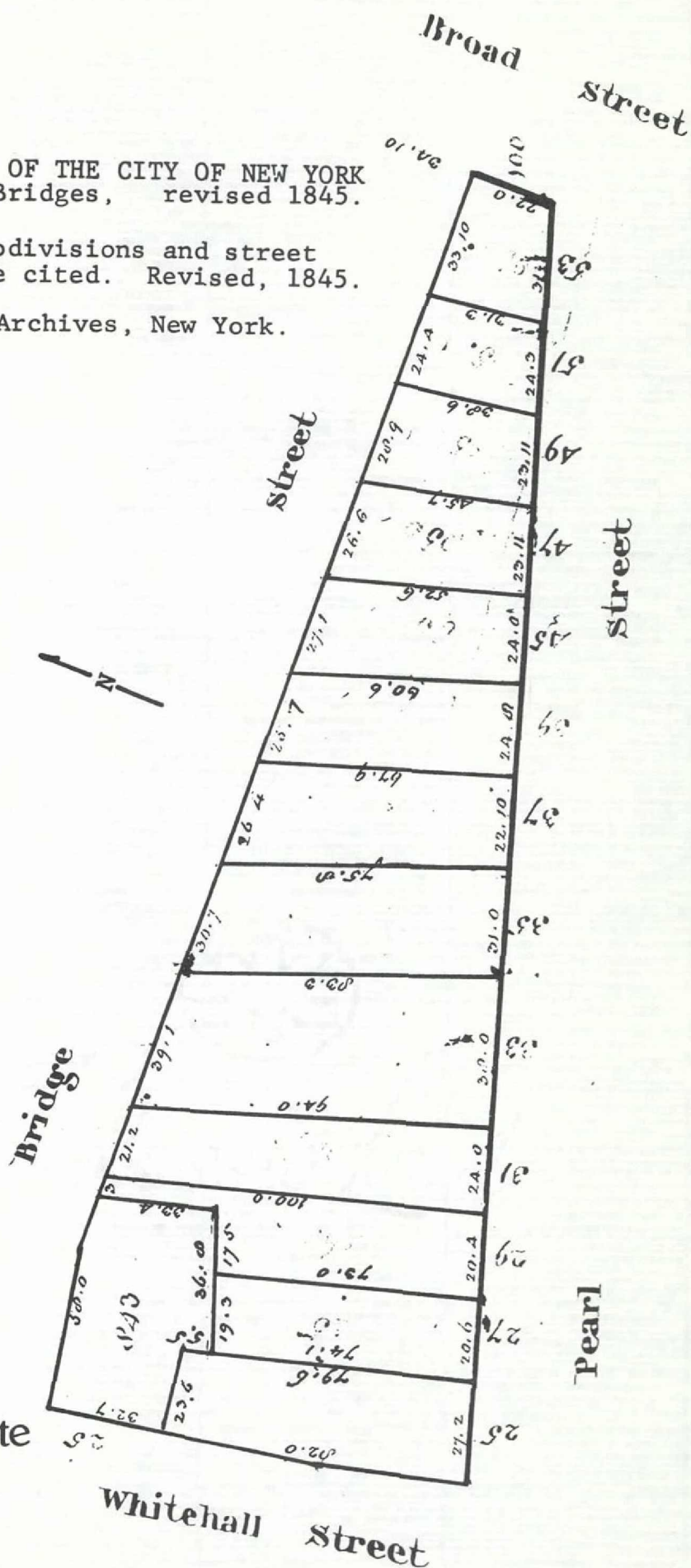
Map in the possession of the
Corporation of Trinity Church.
Authored by G. Howard for
D. T. Valentine's Manual, 1849
page 130.

Map in the possession of the
Corporation of Trinity Church.
Authored by G. Howard for
D. T. Valentine's Manual, 1849
page 130.

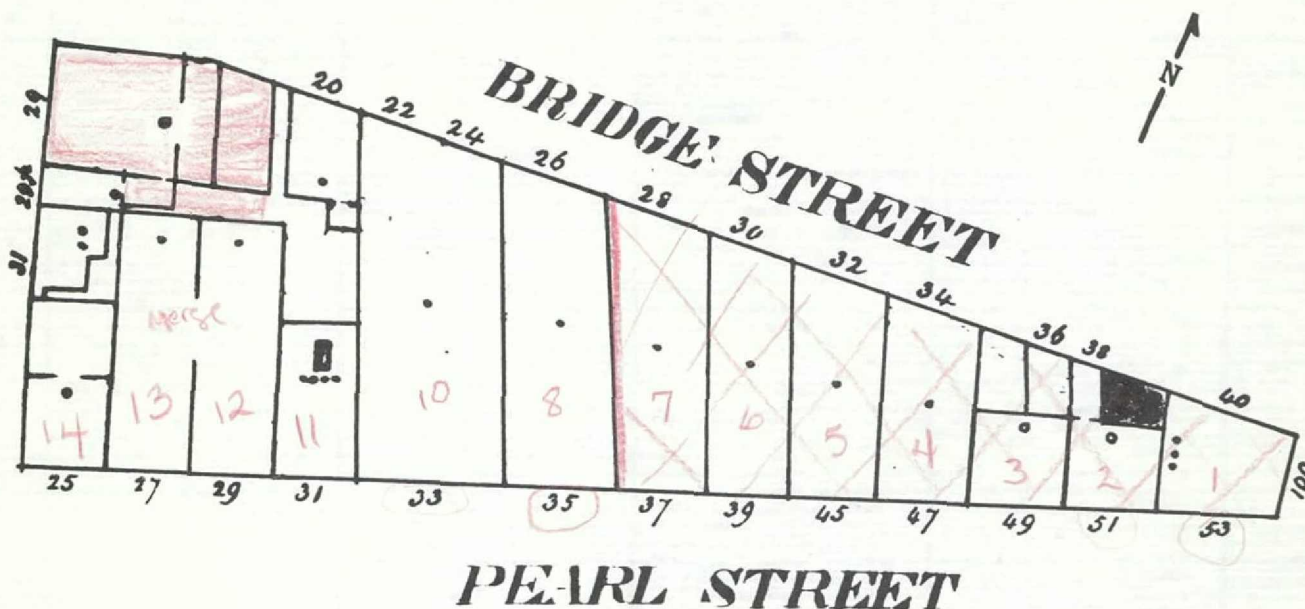


(Illustrates lot subdivisions and street addresses as of date cited. Revised, 1845.

Municipal Archives, New York.



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1852 INSURANCE ATLAS OF THE CITY OF NEW YORK
William Perris

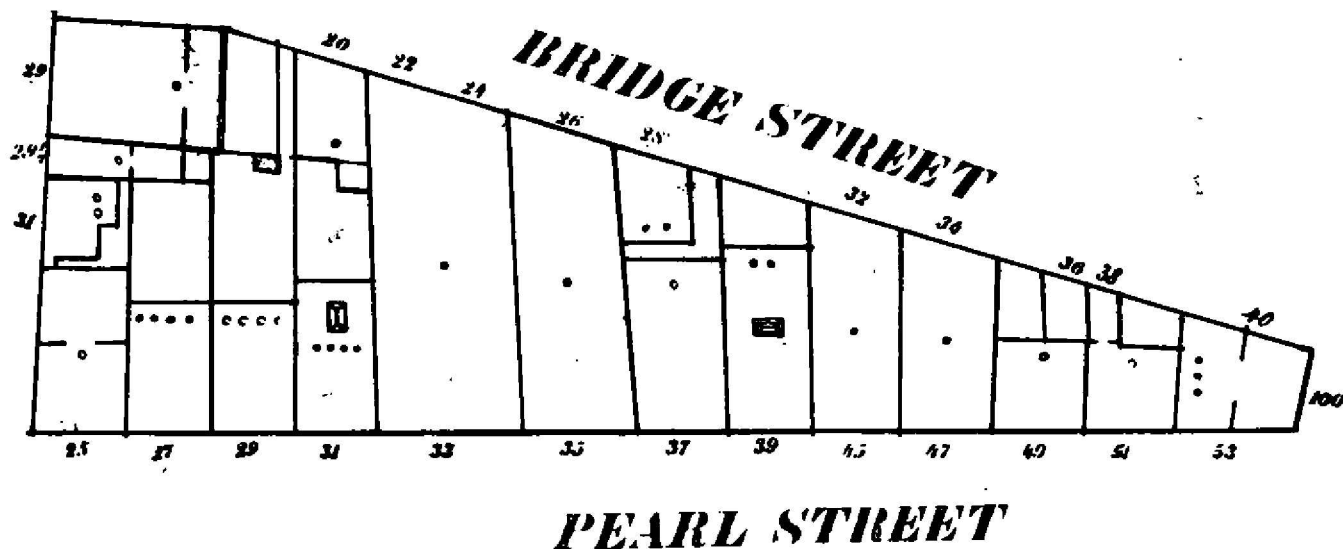
Note: One dot signifies first-class building.
Two dots signifies second-class building.
Three dots signifies third-class building.
Four dots signifies fourth-class building.

Note: First-class buildings are of framed brick and stone with stores under, probably at street level. Second-, third-, and fourth-class buildings are of brick or stone. These buildings differ from first-class in that hazardous materials are stored therein, as for example oil, naphtha, etc. Unmarked areas are usually vacant lots.

Note: #33, #35, #37, #39, #45, #47 Pearl Street are brick and stone first-class buildings with street level stores. #49, #51 are framed buildings with "stores under." #29 Whitehall Street and #25 Pearl Street are framed buildings with "stores under." #31 Whitehall Street and #28, #36 Bridge Street are brick or stone dwellings.

Broad Street Plaza Site Historic Report

WHITE HALL

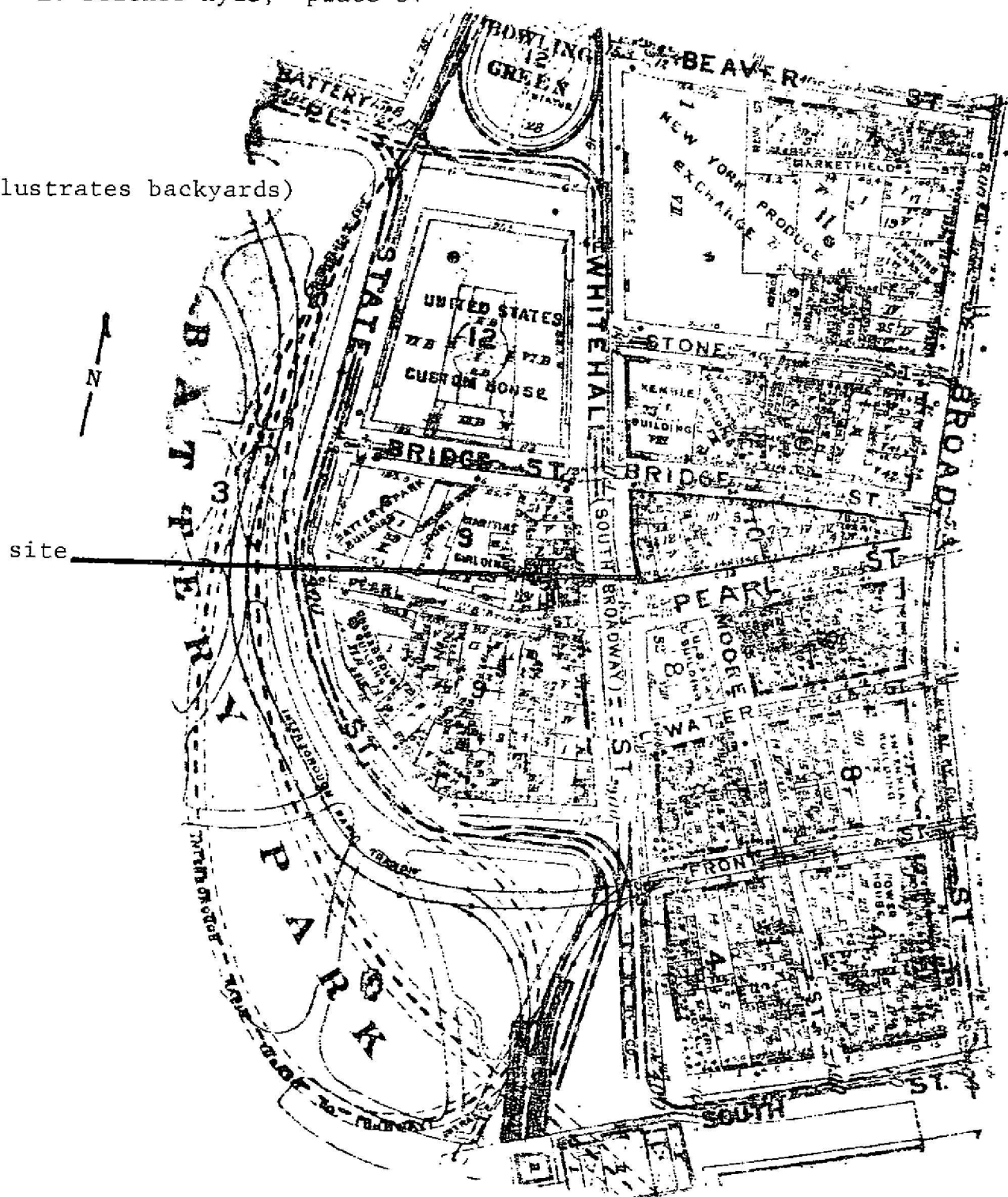


1856 INSURANCE ATLAS OF THE CITY OF NEW YORK
William Perris

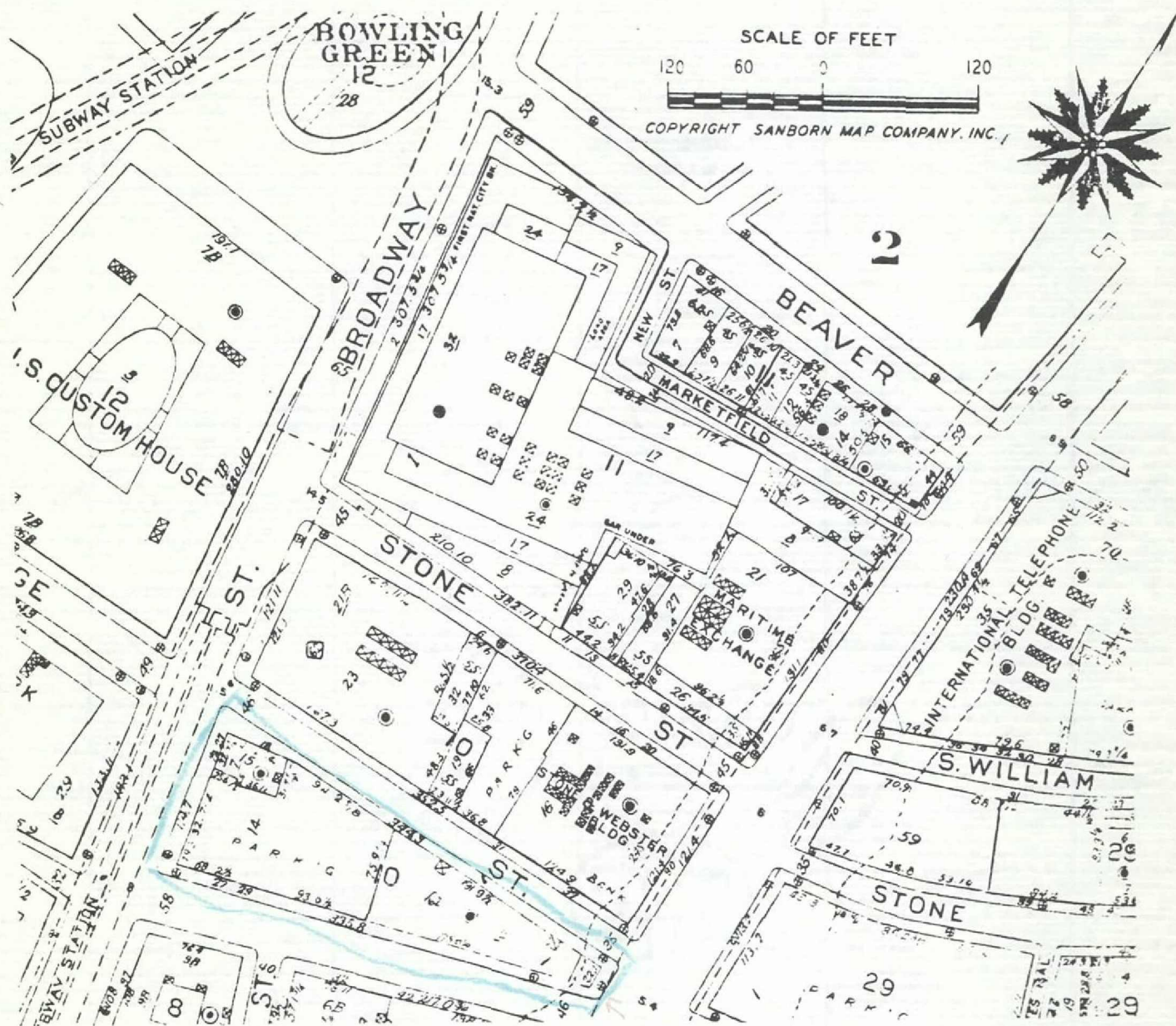
See Notes for 1852 Perris Insurance Atlas.

Broad Street Plaza Site
Historic Report

(Illustrates backyards)



Broad Street Plaza Site
Historic Report



1982-83 SANBORN, MANHATTAN LANDBOOK OF THE CITY OF NEW YORK (Sanborn Map Company, Inc., formerly published by G. W. Bromley Company, Inc.) Leased by Real Estate Data, Inc., 475 Fifth Avenue, New York, N. Y. 10017)

(Illustrates present occupancy of the study block.)

Broad Street Plaza Site Historic Report

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ACKNOWLEDGEMENTS



ACKNOWLEDGEMENTS

We gratefully acknowledge those capable personnel who helped bring this historical documentary research and report to its conclusion within the allocated, although abbreviated, time allotted for same. Many long days (and nights) were spent gathering data, analyzing those data, writing, drafting maps and tables, editing, and word processing.

A special word of appreciation goes to both Mr. John J. Scaldini, Jr., of HRO International Ltd. and to Mr. Robert F. Fox, Jr., of Fox & Fowle Architects, P. C. for allowing our firm to provide these services on what will certainly be a most worthwhile project.

The following is a list of those who had an active participation in the production of this Historical Report for the Broad Street Plaza site:

Joel W. Grossman, Ph.D., Principal Archaeologist
Bertram S. A. Herbert, archaeologist
Leo Hershkowitz, Ph.D., Principal Historian

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APPENDIX I



Note on Block 10 Appendix I

The information as to real estate value and lot and building dimensions are taken from Ward Tax Books for the appropriate year. Directories for the individual properties were used to confirm street address, occupation and names of individuals and firms. Specific citation can be found in the appropriate directory or tax book, and so is omitted in reference. Use of other sources such as Perris' Insurance Atlases and Conveyance Libers are cited in the text.

Information subsequent to 1960 has been omitted since transfers during that period do not add anything to the historical or archaeological study of Block 10. For the same reason, after 1900 information was given only for 1930 and 1960, and not intervening ten year periods.

There were several problems presented that the researcher could not overcome. One is the absence of deeds relating to early conveyances, so that there are gaps in tracing the chain of title. A second relates to the difficulty in tracing the occupation of many of the tenants and owners of property. Directories often list merchants as such, but do not detail further as to the individual's specialty. Printed accounts, such as Barrett's Old Merchants of New York provide some information, but not enough to answer many queries.



BLOCK 10, LOT 1, 53 PEARL STREET

The first inhabitant of this lot which faced the Heere Gracht (Broad Street) was Hans Dreper, who kept a tavern at the corner of the present Broad and Pearl Streets in 1656. He sold his house to James Matthews on February 14, 1674 (Stokes, II, 269). In the tax lists of 1695-1699 this lot is listed as the property of Mr. (Evert) Bancker, with a value of £160. On April 2, 1699 Evert Bancker sold the lot to Francis Vincent, sailmaker, for £525. The lot had been "transported" by Thomas Roberts and Henry Jacobs to Elizabeth Bancker on May 8, 1693. The deed into her mentioned that the west side of the house shared a party wall with the house of Mary Franse (See Lot 3; Liber 23, cp. 96).

In 1791 Daniel McCormick, Executor of the Estate of Elizabeth Tomson, sold the property, including a dwelling house, at public auction to Thomas Bridgen Attwood, merchant. Prior to that time in 1784 the property had been in the possession of James Wilkes, grocer (Liber 46, cp. 391). The property appears in 1795 to be the first house on Pearl Street at the corner of Broad Street. The lot is bounded by Broad Street, Bridge Street, Dock Street and the lot of John Tomson. This description includes Lot 2. Beginning with 1802 a separate history for each lot becomes apparent. At that time the tax books list John and Richard Van Vark (Varick?) in residence in a house at 53 Pearl Street, valued at \$3,000. No deed into them has been located.

1810: Now listed as the house of William Lawson, baker, with a value of \$1,700. It is also referred to as 100 Broad Street. Prior to that time in 1803 David Codwise received title as a result of a law suit in Chancery Court from Thomas Bridgen (Liber 63, cp. 459). Codwise's Estate sold the property to Benjamin U. Coles on October 6, 1817 (Liber 117, cp. 1).

1820: No entry. Coles also owned the adjoining Lot 2, 51 Pearl Street, and it would seem that at this time both lots were considered together. The house on this site burned down prior to 1816 (Committee on Streets, 1816).

1830: No entry.

1840: No entry.

1850: No entry.

1860: No entry.



- 1870: No entry.
- 1880: 53 Pearl Street emerges on the tax rolls as a 31' x 22' lot, having a four story building. J. B. Coles is owner of this property along with Lots 2 and 3, which are taxed as a unit.
- 1890: As above. 53 Pearl Street is listed as a four story building with a value of \$20,000.
- 1900: As above, value \$24,000.
- 1930: 53 Pearl is part of the complex now owned by the Bush Terminal Building Company.
- 1960: This lot becomes part of the present New York Clearing House building by deed into the New York Clearing House Building Company dated July 10, 1961 (Liber 155, cp. 606).



BLOCK 10, LOT 2, 51 PEARL STREET

This lot appears to have been part of what is now Lot 1 until sometime around 1802. A specific reference to the lot as 51 Pearl Street appears in the 1802 Tax Book as the residence of James Glass. On May 16, 1807 Glass sold the property to Isaac H. Kip (Liber 66, cp. 543).

- 1810: Owen Murphy is now in residence along with Roswell B. Rowley and Daniel Shute. In 1818, the Kip Estate sold the property to Benjamin Coles (Liber 128, cp, 212).
- 1830: Owen Murphy in residence, value \$1,000.
- 1830: Thomas Smith now listed in the tax lists, value \$2,500.
- 1840: The property is now referred to as the Jeremiah S. Smith house with a value of \$15,000. The increased value would indicate new construction.
- 1850: Now listed as the James (John) B. Coles store with a value of \$3,500. Coles also owns and resides at 49 Pearl Street.
- 1860: The tax list describes the lot as 24' x 38' with a two story building of 24' x 30', value \$4,500.
- 1870: Coles' 49 Pearl Street property and this are valued together at \$20,000.
- 1880: Coles has now added 53 Pearl Street to his ownership. All three lots are valued together at \$30,000.
- 1890: The buildings at 49 and 51 are both described as three stories with a value for both of \$22,000.
- 1900: No entry.
- 1930: See Lot 1.
- 1960: See Lot 1.



BLOCK 10, LOT 3, 49 PEARL STREET

This lot was originally the site of two small buildings erected by Frans Jansen van Hooghten, a house carpenter and builder. He died by 1670 and surviving him was a widow, Maretie Gerrits, who later married Nicholas Jansen (Stokes, II, 269). In 1695 to 1699 the tax lists name "widow Margaret Gerretts," surely Van Hooghten's widow, as in residence. In a deed of April 1699 "Mary Franse," certainly Maretie Frans Jansen, is referred to as owning the lot next to what became 51 Pearl Street. This further established the placement of Lot 3 on the Block (Liber 23, cp. 96).

By the end of the eighteenth century the property was held by Hugh Stocker, who had purchased it from James Bradley on December 7, 1794 (Liber 57, cp. 210). He sold the property on December 7, 1799 to Patrick McLaughlin, gentleman. In the 1795 assessment list it is clearly the house of Hugh Stocker, value \$800. In 1802 the house was the residence of John Post, William Bailey tenant, value \$2,000. In 1809 James Wall purchased the property from Andrew Morris; the deed into Morris is missing. (Liber 83, cp. 410).

- 1810: The property is listed in the tax books under James Wall, value \$1,000.
- 1820: Listed as the residence of Henry Johnson, value \$1,200.
- 1830: The residence of J. Couzens, value \$2,000.
- 1840: As above, the value now \$5,000. The property is sold by the Wall family to Benjamin U. Coles in 1841 (Liber 110, cp. 475).
- 1850: Now in the possession of James Coles, value \$3,000.
- 1860: In the possession of Coles, the property is described as being 25' x 45' with a one and one-half story building, value \$4,000.
- 1870: This lot, with Lot 2, 51 Pearl Street, also owned by Coles, was valued at \$20,000. The buildings were each 24' x 30', one and one-half and two stories, respectively.



- 1880: Cole now also owns Lot 1, 53 Pearl Street, which has a four story building on it. All three properties (Numbers 49, 51 and 53 Pearl Street) are valued at \$30,000.
- 1890: 49 and 51 Pearl Street now have three story buildings, and both lots are valued at \$22,000.
- 1900: 49 Pearl Street is now merged with 51 Pearl Street, and both together have a value of \$30,000.
- 1930: See Lot 1.
- 1960: See Lot 1.



BLOCK 10, LOT 4, 47 PEARL STREET

It appears that this lot was acquired by Samuel Edsel, an English hatter, in 1670 from Nicholas Jansz Backer. Edsel then sold the property to Gelyn Verplanck on February 26, 1673 (Collections, 1913, p. 6), and Judith Verplanck appears on the tax list of 1695 to 1699. Stokes states that Edsel was in residence in 1656 and sold to Cornelius Steenwyck in 1663, but he does not take into account the deed published in Collections (Stokes, II, 268, 365). There are missing deeds for the eighteenth century, but the property does appear to have been owned for some time by Jacobus Kip (see Liber 26, cp. 460) and William Keston (Liber 31, cp. 406).

In 1795 this lot would seem to be the one belonging to the Estate of Elenor Blaau, value \$200. The tax list of 1802 is the first to refer to the property by its number, 47 Pearl Street, and it is then listed as being the house of James R. Smith (see Lot 5), James Riely as tenant, value \$1,500.

1810: The property is now listed as Solomon Saltus' house, value \$4,000. James R. Smith obtains full possession on June 17, 1816 from the Henry Gage family. Smith had obtained at least partial title in 1792 in a rather complicated arrangement (Liber 115, cp. 554). Smith sold the lot to Samuel Tooker on May 8, 1817 (Liber 119, cp. 309).

1820: 47 Pearl Street is not listed.

1830: 47 Pearl Street is listed under the name of Benjamin Mead, who sold it to Isaac T. Storm on May 5, 1835 (Liber 328, cp. 575).

1840: This is now the Joseph Avezana house, value \$10,000.

1850: Now listed as the Isaac T. Storm store, value \$8,000. On March 20, 1851 Storm sold the property to James T. Seymour (Liber 565, cp. 448). The property was foreclosed by the Bank of Auburn and on April 30, 1853 the property was sold to David Magil (Liber 639, cp. 174).

1860: With David Magil in possession, the lot is described as 25' x 52' with a four-story building covering the entire lot, value \$10,000.

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- 1870: As above, value \$14,000.
- 1880: As above, value \$15,000.
- 1890: As above, value \$15,000.
- 1900: As above, value \$16,000. On June 2, 1906 Magil sold the property to Albert M. Woodruff (Liber 106, cp. 175).
- 1930: See Lot 1.
- 1960: See Lot 1.



BLOCK 10, LOT 5, 45 PEARL STREET

This lot, adjoining the de Bruyn property (see Lot 6), was first deeded to Pieter Lourenssen by Director-General Kieft in 1647. In the same year Lourenssen deeded a little piece of land facing Brugh (Bridge) Street to Hendrick Jansen Smith (Stokes, II, 267). Smith kept a tavern on his lot, but in 1664 he committed suicide. His widow Annetje Gerrits survived him.

The division of Lot 5 seems not to have lasted too long. In 1695 to 1699 it was the site of the Benjamin Blagge house purchased in 1686. There is no mention of Gerrits in the tax lists. In 1710 Blagge sold the lot (measuring 105 feet long by 24 feet, 9 inches wide, the full length of the distance between Bridge and Pearl Streets) to Thomas Roberts, cooper. The Blagge lot was bounded on the east by the house of the late Jacobus Kip, and on the west by the late John Hendrick de Bruyn (Liber 26, cp. 460). Then on December 4, 1727 Roberts sold the house to John Moore, merchant. The de Bruyn house was then occupied by David Jameson and the Kip house by William Keston (Liber 31, cp. 206). In the 1795 tax list this lot was surely that of James R. Smith, adjoining the Bancker houses and lots. In the tax book of 1802 45 Pearl Street was specifically listed under James R. Smith with Ely Robinson as tenant, value \$1,500.

- 1810: R. F. Muller is resident. The house is valued at \$4,000. In 1816 James Smith sold the property to Samuel Gedney.
- 1820: R. I. Tucker is in residence in property now valued at \$6,000. On May 20, 1826 Nelly Gedney, widow of Samuel, sold the property to Ralph Mead (Liber 205, cp. 308).
- 1830: Ralph Mead, owner of the property, is in residence in the house valued at \$7,000.
- 1840: Edwin D. Morgan, merchant and later Governor of New York, is resident here in property valued at \$11,000.
- 1850: This is now listed as the R. Mead store, value \$8,500.
- 1860: Still listed under Mead in the tax books, the property is described as 24' x 60' with a four story building covering the entire lot, value \$11,000. In 1869 Mathilda Tompkins bought the lot from the Mead family (Liber 979, cp. 594; 1106, cp. 365).



- 1870: As above, value \$15,000.
- 1880: Mathilda Tompkins is listed as owner of the property, value \$13,000. In 1881 Tompkins seemingly sold the lot to Francis Livingston (Liber 1575, cp. 303).
- 1890: As above, value \$15,000.
- 1900: As above, value \$17,000.
- 1930: See Lot 1.
- 1960: See Lot 1.



BLOCK 10, LOT 6, 39 PEARL STREET

This lot was the site of the first church built between the Plymouth Colony and Virginia. Described as a "mean barn" in 1642, the building was probably erected about 1633. It was sold at public auction in 1656 and bought by Jacob Van Couvenhoven, who soon transferred it to Isaac De Foreest for use as a warehouse. In about 1682 it became the residence of Allard Anthony or his family and was described as an "ornament to the City (Stokes, II, 266-267, 385; Innes, p. 60). Anthony was one of the most noted of New Amsterdam citizens. A lawyer and burgomaster under Dutch rule, he became a Sheriff under the English. It would appear that in 1695 to 1699 the house of Captain Johannes de Bruyn, which adjoined the Anthony house, was also on the lot. Seemingly the Church and de Bruyn's house were both on Lot 7 as well as on Lot 6.

On January 23, 1719 Allard Anthony's grandson Henry Anthony sold the house "formerly the old Kirke or Old Church," the dwelling house of Allard Anthony between the former houses of Cornelius van Tienhoven and John de Bruyn to Mrs. Bridget Matthews. This deed helped establish the sequence of Lots 5, 6, 7 and 8 (Liber 28, cp. 524). In 1727 David Jamison occupied the de Bruyn house (Liber 26, cp. 206).

The 1795 tax book is not clear as to who is in residence on this lot at the time. It may be the Gerard Bancker house and lots. In 1799 Richard Varick sold the property to Peter Etting and Abraham Varick, both merchants. In turn they sold the lot to Gerard Bancker on March 4, 1800 (Liber 57, cp. 472). In 1802 Lot 6 is listed in the tax books as 39 Pearl Street, Estate of G. Bancker, "Houses and lotts, value \$8,000." John Swartwout, a friend of Aaron Burr, is a tenant.

- 1810: Now the residence of William Wallace, the house and lot were valued at \$8,500.
- 1820: Benjamin Huntington is resident of the house valued at \$10,000.
- 1830: 39 Pearl is vacant.
- 1840: Nathan B. Wilbur is in residence, value \$12,000. In 1846 Mary Richards, the Executrix of the Estate of Elizabeth Stebbins, sold the property to members of the Pell family (Liber 472, cp. 172, 208).



- 1850: Now owned by J. B. Pell, the house was valued at \$8,000.
- 1860: As above. The lot is described as 24' x 67' and the five story building has the same dimensions, value \$15,000.
- 1870: As above, value 20,000.
- 1880: As above.
- 1890: As above, value \$15,000.
- 1900: As above, value \$21,000. In 1904 Frederick A. Pell sold the building to Moses Weinstein (Liber 89, cp. 56).
- 1930: See Lot 1.
- 1960: See Lot 1.



BLOCK 10, LOT 7, 37 PEARL STREET

This lot together with Lot 6 was originally the site of the Van Tienhoven house and the first church erected between the Plymouth Colony and Virginia (Innes, p. 58). The Church site became the property of Allard Anthony (Stokes, II, 267).

In the tax lists of 1695 to 1699 the house next to that of Widow Smith (35 Pearl Street) is that of Widow Anthony, valued at £75. In 1795 it was possibly the lot or house of Gerard Bancker, which in the tax list of that year was noted as next to the Robert Watts house (see Lot 8). It is, however, not listed in the 1802, 1810 nor 1820 tax lists. Possibly because of the complex history of this lot it had not been clearly divided by 1810.

1810: Not listed.

1820: Not listed. In 1828, however, there is a record of a transfer of title from Eliza Bancker to Thomas Richards (Liber 234, cp. 477) and from Richards to Henry H. Brown (Liber 234, cp. 478).

1830: Now known as 37 Pearl Street, the property is listed in the tax books as Henry H. Brown, owner, with a value of \$9,000. In 1832 Brown sold the premises to Jacob Brantingham (Liber 284, cp. 426), who in turn sold the property to Thomas E. Davis in 1833 (Liber 293, cp. 202).

1840: Now in the occupancy of Mrs. Dean, the tax lists also name Charles T. Manning and Aaron B. Cookey. The value is \$15,000. After a mortgage default in 1844, the property was purchased by Caroline Laight (Liber 443, cp. 171).

1850: Now referred to as the house of W. E. Laight, the property is valued at \$9,000.

1860: The tax books describe the lot as 22' x 75' with a five story building of the same dimensions and a value of \$15,000.

1870: As above, value \$21,000.

1880: As above, value 20,000.



- 1890: As above, value 21,000. The Laight family sold the property to Max Stern on June 8, 1891 (Liber 5, cp. 123). In 1893 Stern sold to Levi N. Hershfeld (Liber 18, cp. 450).
- 1900: Hershfeld is listed as owner, value \$22,000.
- 1930: The lot is in the possession of H. W. St. John and Company, and is valued at \$55,000.
- 1960: See Lot 1.



BLOCK 10, LOT 8, 35 PEARL STREET

This lot was the site of the warehouse of Cornelius Van Tienhoven, Secretary of the Province under Peter Stuyvesant. This building was also situated on Lot 7 (Stokes, II, 266). A ground brief for the property was issued on July 16, 1645. The date of the construction of the warehouse is uncertain, but it appears to have been built sometime after 1652. It may not have been built for Tienhoven but by one Jacob Hâie (Innes, p. 57). In 1656 Tienhoven, who had an unsavory reputation, disappeared. Either murder or suicide was suspected. His heirs inherited the property, which was known as "Van Tienhoven's Great House," and which also included Church Lane adjoining the house (Stokes, II, 266). His sister Jannetje Smith lived next door (Ibid.). This is confirmed by the tax lists of 1695 to 1699 wherein Widow Smith is listed in a house valued at £95. By 1795 Lot 8 appears to be the site of a Robert Watts house (see Lot 10) valued at \$2,000. Living in the house in 1802 are Widow Saltonstall, Cortland Babcock and Stephen Whitney, a grocer embarked on building a business empire.

- 1810: Now the residence of Phoebe Stewart, value \$5,500. On July 25, 1816 heirs of the Watts family deeded the property to John Watts, Jr. (Liber 117, cp. 620).
- 1820: Mrs. Helm resides here in property valued at \$10,000. The property is still owned by the Watts family.
- 1830: The property is now the residence of Mrs. Voorhis and is valued at \$12,000. On May 2, 1833 members of the Watts family sold the premises to Stephen Whitney (Liber 296, cp. 215), who was now a merchant and landowner.
- 1840: Mrs. Green is in residence along with Morgan L. Candy and Henry T. Wheeler. The value of the property is \$16,000.
- 1850: The property is listed as the store of Stephen Whitney, value \$20,000.
- 1860: As above, value \$47,000. The lot is described as 31' x 88' with a five story building covering the entire area. ^{As 1860}
- 1870: The property is now listed in the name of the Estate of Stephen Whitney. The lot is described as 34' x 86', but the building is now only 34' x 75' and valued at \$30,000.

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1880: As above, value \$24,000.

1890 As above, value \$27,000.

1900: As above, value \$34,000.

1930: The property is now in the possession of the Lower New York Realty Corporation, and the value is \$65,000. A four and one-half story building is on the site.

1960: The property was owned by the Battery Realty Corporation, and two four story buildings were on the lot. 32-1

The property is now vacant, an order of demolition having been granted in December 1971.



BLOCK 10, LOT 10, 33 PEARL STREET

The eastern part of this lot marks the site of the Dutch West India Company's Pach-Huys or warehouse. It is the center building shown in the Danckers and Visscher view (see cover illustration, "E"). It seems to be the building described in 1649, the year of its construction, as being 100 feet long and 19 feet broad. It was probably built of brick (Innes, p. 52). The Pach-Huys was confiscated by the English in 1664 as enemy property (Stokes, II, 265).

The western part of this lot and part of Lot 8 (35 Pearl Street) was the warehouse of Augustyn Heermans, and was constructed prior to 1651 (Stokes, II, 266; Innes, p. 53). In that year, Heermans conveyed the property to Cornelis Van Werckhoven. It was confiscated by the English in 1665 as enemy property. The original ground brief for this part of the lot was dated July 16, 1645.

The lot was owned by Isaac Bedlow until 1693, although no deeds into or from him were noted. Then, from 1695 until 1699 the tax lists indicate that this lot was the site of Widow Delancey's house, which was valued at £110.

Probably the best known of Block 10 residents in the early eighteenth century was Obadiah Hunt. His famous tavern served unofficially as the public meeting place for City business. Hunt purchased what was referred to as a "dwelling house" and lot from Catherine Staats on January 19, 1716 (Liber 28, cp. 270-275). The records indicate that Johannes D'Honneur operated from this property as a tavern keeper prior to its ownership by Hunt (Ibid.)

At one point in the eighteenth century it became the property of the Watts family. In 1795 there are two adjoining Robert Watts houses. One, valued at \$2,500, seems to be on Lot 10. Listed specifically as 33 Pearl Street in 1802, the tax list refers to Robert Watts and the value is now \$8,500.

- 1810: Listed as the Robert Watts house, Robert Watts, Jr. also resided there. The value is given as \$9,500.
- 1820: Mrs. Watts is in residence in the property valued at \$10,000. Living in the house was Henry Barclay.
- 1830: Mrs. Watts remained in residence in the property now valued at \$12,000.



- 1840: The property is listed as the store of O. W. Van Tyle, which is valued at \$9,000. On March 14, 1846 Robert Watts lost the site to Stephen Whitney.
- 1850: The property is listed as the store of Stephen Whitney, with a value of \$20,000.
- 1860: Still owned by Whitney, the lot is described as 38' x 58'. A five story building, probably new, occupies the entire lot in 1862. After a number of intra-family title exchanges, the property was transferred to William Whitney, Jr. on January 6, 1862 (Liber 849, cp. 480).
- 1870: The property is listed as being in the Estate of Stephen Whitney in the tax books, although title had been transferred in 1868 to Joseph Tilney (Liber 1045, cp. 46). The five story building now measures 34' x 86' and the lot is 34' x 96' with a value of \$30,000.
- 1880: On June 1, 1798 Tilney had sold the property to Ellen Pike (Liber 1449, cp. 420) and it is listed in the tax lists for this year under S. M. Pike. The lot and building size are as in 1870 and the value is \$26,000.
- 1890: As above, value \$27,000. On November 2, 1883 Ellen Pike sold the lot to William Spence (Liber 1764, cp. 60), who in turn deeded the property to Percy Kent (Liber 40, cp. 205).
- 1900: In Kent's possession, a three story building on the 34' x 96' lot is valued at \$32,000.
- 1930: 33 Pearl Street is owned by the Lower New York Realty Corporation. The building is described as four and one-half stories and the site is valued at \$82,000.
- 1960: Battery Realty Corporation owns this lot and the adjoining 35 Pearl Street, both of which are now Lot 8. The two buildings cover 69' x 75' and are valued at \$82,000.

An order of demolition was granted in December 1971 and the property is now vacant.



BLOCK 10, LOT 11, 31 PEARL STREET

Three tall buildings on Lots 9, 10 and 11 were prominent structures along Pearl Street (t'Water) in 1655. They are clearly seen in the Danckers and Visscher view (See cover illustration, "E"). The westernmost of these structures, separated by an alley from the Nevius house on Lot 12, was a warehouse built in 1650 by Paulus Van der Grift, a close friend of Peter Stuyvesant. He received his ground brief from the West India Company on July 19, 1649 (Stokes, II, 265; Innes, p. 50). On the tax lists of 1695 to 1699 merchant Lewis Morris seems to have resided in property on this lot, through not necessarily in the warehouse. The value of the property at this time is listed as L140. The lot became the property of Simon Schermerhorn by 1795 and is listed on the 1802 tax list specifically as 31 Pearl Street with a value of \$5,500. The property remained in the Schermerhorn family for most of the nineteenth century.

- 1810: Peter A. Schenck is listed for the property now valued at \$3,500.
- 1820: This lot is listed with John C. Johnson in residence and the value at \$6,000.
- 1830: Robert Graham, Marshal, is in residence; value \$7,000.
- 1840: Listed as the store of Mrs. Thompson; value \$9,000.
- 1850: The lot is now listed for the Estate of P. Schermerhorn as a house with a value of \$7,000.
- 1860: Owned by J. S. Schermerhorn, the tax books list two houses on the lot which measures 24' x 94'. Each house is 24' x 46' and they have a total value of \$12,000.
- 1870: As above, except the houses are described as 22' x 20' and 22' x 44', with a total value of \$15,000.
- 1880: A single building of 24' x 46' is now listed with a value of \$14,000. On June 15, 1883, as a result of a law suit brought against John Schermerhorn, et. al., Lot 11 was sold by a referee appointed for that purpose to Moses and Max Ottinger (Liber 1728, cp. 543).



- 1890: The property is listed on the tax books in the name of the Ottingers, but two buildings are referred to as being on this lot, now described as 24' x 100'. The buildings are described as a three story and a four story, and valued at \$18,000.
- 1900: As above, value \$24,000.
- 1930: As above, value \$63,000.
- 1960: 31 Pearl Street is owned by Battery Realty Corporation. The property is also known as 20 Bridge Street, which is not found in assessment books.

The property is now vacant.



BLOCK 10, LOT 12, 29 PEARL STREET

This lot was first granted to Johannes Nevius, merchant, city clerk and native of Zoelen (a village near Arnheim in The Netherlands) in about 1655. Three years later he sold his house to his neighbor Cornelius Steenwyck. It later became the residence of Dominie Samuel Drisius, minister of the Dutch Reformed Church from 1652 to 1671 (Innes, pp. 48-49). It appears that the Steenwyck-Drisius residence became that of Dr. Selyns by 1695. In the tax lists of 1695 to 1699 the Selyns house is valued at £70. By 1795 the property may have been owned by Thomas Randall, who owned a house on an adjoining lot (see Lot 13). The first specific reference to 29 Pearl Street as such occurs in the 1802 Tax Book when Amasa Jackson is listed as resident there in property valued at \$4,000. As with Lot 13, Elizabeth Crooke held the property at the end of the eighteenth century and sold it on August 4, 1797 to Catherine Randall (Liber 54, cp. 530). Interestingly, Lots 12 and 13 merge again at the end of the nineteenth century.

- 1810: Elizabeth Manning is resident in premises valued at \$3,500.
- 1820: Sometime prior to this date, Isaac Jaques, merchant, bought Lot 12 from Catherine Randall (the deed has not been found), for he is listed here at the house now valued at \$5,000. On May 28, 1827 he sold the property to Benjamin H. Folger, hardware merchant.
- 1830: On May 19, 1831 Folger's Executor sold it to Isaac T. Storm, merchant (Liber 272, cp. 342). Charles Storm, merchant, is listed here in residence in property valued at \$5,000.
- 1840: Charles Bartlett, crockery merchant, is resident along with Gamaliel Bartlett and George E. Smalley, chinaware merchant, in premises valued at \$10,000. Isaac T. Storm is still the owner of the property.
- 1850: Isaac T. Storm is listed in the tax books in property valued at \$5,500. On March 22, 1851, Storm sold the lot to Thomas E. Hastings, merchant (Liber 566, cp. 278; 572, cp. 65), who in turn sold to Jacob B. Herrick three months later (Liber 578, cp. 418). The following year Herrick sold to James C. Woodward (Liber 599, cp. 629).



- 1860: Under Woodward's name, the property is described as 24' x 73' with a five story building 20' x 73' and a value of \$12,000.
- 1870: In Woodward's name, a six story building completely covers the lot and is valued at \$20,000.
- 1880: Woodward's property at 27 Pearl Street is joined with this lot (see Lot 13).
- 1890: The property is valued at \$32,000. In 1897 the Trustees for the Woodward Estate sold this property (also Lot 13) to Frederick Knief (Liber 41, cp. 107).
- 1900: A five story building covers this lot and Lot 13 and is known as 27 and 29 Pearl Street. It is valued at \$45,000 and is owned by Frederick Knief.
- 1930: A. Bernard owns 27/29 Pearl Street, now valued at \$120,000.
- 1960: J. Timan owns the five story building known only as 27 Pearl Street. Lot 13 has been merged with Lot 12 and 29 Pearl Street is not listed in the records.



BLOCK 10, LOT 13, 27 PEARL STREET

This lot was first deeded to Roelef Jansen Haies sometime prior to 1647. Jansen, a Norwegian, sold the property including a "modest house" to Cornelius Steenwyck, who used it as a store, probably selling tobacco, salt or even slaves (Innes, p. 47). It is possible that this modest house became the residence of Paulus Richards, who is listed in the house adjoining that of Lucas Kerstade (see Lot 14). If the tax lists of 1695 to 1699 are consecutive (that is, one residence follows another in sequence) then Richards' house was no longer modest, having a value of £300.

It is also possible that by 1795 the Thomas Randall house occupied Lot 13, as it appears in the tax lists of that year following the Sherbrook property (see Lot 14). Elizabeth Crooke sold her property to Catherine Randall on August 4, 1797 (Liber 54, cp. 530), which might have tied the two Randalls to the same property. No deed has been found into Crooke and she does not appear in the 1795 tax list. In 1802 the first mention is made of 27 Pearl Street and it is listed under Edward Moore and is valued at \$4,000.

- 1810: The property is listed under William Vandewater, value \$3,500.
- 1820: P. L. Mills, auctioneer, is now resident of the house valued at \$4,000. He owned the property until 1829 when, as a result of Court action, it was deeded to Lynde Catlin, President of the Merchants Bank (Liber 250, cp. 512).
- 1830: Charles E. Hasbrook, merchant, is now resident of the property valued at \$5,000. He sold the property on March 18, 1833 to Jacob B. Heerick, merchant (Liber 295, cp. 127).
- 1840: Listed in the tax books as the store of Herman Boker, the property is valued at \$9,000.
- 1850: Now listed under the name of Jacob B. Herrick, the premises are valued at \$5,500. Herrick sold the property to James C. Woodward on May 1, 1852 (Liber 599, cp. 629).
- 1860: Woodward is listed in the tax lists and the lot is described as 20' x 73', having a five story building on it of 20' x 70'. The value is given as \$12,000.



- 1870: As above, but the building is described as six stories with a value of \$20,000.
- 1880: As above, a similar building owned by Woodward at 29 Pearl Street is valued together with this lot at \$30,000.
- 1890: As above, but the value of both is \$32,000. On April 19, 1896 the Trustees of the Estate of James C. Woodward sold the property to Frederick Knief (Liber 41, cp. 107).
- 1900: Frederick Knief continues in possession, valued at \$45,000. Knief also owns 29 Pearl Street.
- 1930: Now in possession of A. Bernard on a double lot 40' x 74' with a five story office building measuring 40' x 62'. This is a different lot size than earlier descriptions, possibly denoting a new building, as does the value, which is now \$120,000.
- 1960: The property is now owned by J. Timan.

An order of demolition was issued in December 1971.



BLOCK 11, LOT 14, 25 PEARL STREET

This lot on the northeast corner of Whitehall Street ('Markveldt) and Pearl Street ('t Water) was first deeded to Dr. Hans Kiersted on January 1, 1647 after his arrival in New Amsterdam. He was known as "Doctor Hans" and worked as a surgeon for the Dutch West India Company. The property remained with his descendants for fifty years (Stokes, II, 264; Innes, p. 46). In the tax lists of 1695 to 1699 this lot is probably the one listed as "Lukas Kerstade house" and is valued at £65.

Due to a gap in extant official records, the next reference to Lot 14 occurs in 1795 when Miles Sherbrook, an English-born merchant, is noted in a house valued at \$1,400. This house occupies the northeast corner of Whitehall and Pearl Streets and was probably built over the site of the original Kiersted house. The Sherbrook residence is referred to as 25 Pearl Street in the 1802 tax book, and the property is valued at \$6,000.

- 1810: Peter Brinckerhoff is listed in residence and the house is valued at \$4,800. Abraham Brinckerhoff received title to the premises four years earlier on February 4, 1806 from Miles Sherbrook (Liber 71, cp. 479).
- 1820: The property is now in the possession of Stephen Whitney, merchant, who had purchased the property from the Executor of the Estate of Peter Brinckerhoff on May 7, 1811 (Liber 92, cp. 219). The value is given as \$10,000.
- 1830: It is now the residence of Edward Wardell and is valued at 10,000.
- 1840: Detlof H. Schmidt, ship broker, occupied the premises listed as a store and valued at \$1,000. The drop in real estate valuation might indicate the destruction of the house standing in 1830 and a replacement with a new and smaller store, or perhaps only a small portion of the earlier house was in use and so taxed accordingly.
- 1850: Stephen Whitney is now listed in residence and the property is valued at \$9,500.
- 1860: Stephen Whitney is still listed in residence. The tax book for this year describes the lot as 27' x 82' and having two buildings on it, one having four and one-half stories and measuring 27' x 50' and the other 27' x 32'. Together their valuation is \$14,000 (Perris Maps, 1852 and 1857).



- 1870: Now listed under the Estate of Stephen Whitney, the property is valued at \$32,500.
- 1880: The lot is still listed in the name of the Estate with a value of \$25,500, although in 1878 the property was deeded to Maria Livingston and Caroline S. Fellowes, heirs of Stephen Whitney.
- 1890: As above, value \$40,000.
- 1900: As above, value \$35,000. The following year Caroline Fellowes and Maria Livingston deeded the property to Wesley Thorn (Liber 64, cp. 386-388).
- 1930: E. A. L. Apartment Manufacturing Corporation owns the premises.
- 1960: Washbar Realty Corporation owns the property, which is now vacant.



BLOCK 10, LOT 15, 27 WHITEHALL STREET

This lot at the southwest corner of Whitehall and Bridge Streets was originally two separate lots, one granted to Dr. Hans Kierstede on July 18, 1653 and the other to A. Keyser ten days later on July 28, 1653 (Stokes, II, 383-384). Cornelius Steenwyck, owner of other property on Pearl Street, purchased the Kierstede and Keyser properties sometime about 1660 and built an "elaborate dwelling house" on what became one lot. After the Steenwyck residency the ownership of the lot is not clear. His widow, Margareta, married Henricus Selyns in 1686 while he owned Lot 12 (29 Pearl Street). The tax list of 1695 to 1699 indicates that Selyns owned other property; this may have been the Steenwyck property, but the tax lists are not clear. Deeds during the eighteenth century are missing and the first record of any conveyance after the seventeenth century is a deed dated June 16, 1803 by which Joseph Blackwell transferred his property to David Willis. The property is described in the deed as being 62'8" along Bridge Street, 23' along Whitehall Street and some 57' along the bounds of Miles Sherbrook (see Lots 12, 13 and 14; Liber 64, cp. 153). In 1802 the tax lists refer to the David Willis house as 27 Whitehall Street and is valued at \$3,000.

- 1810: The David Willis house is now referred to as (29) Whitehall, but the value continues at \$3,000.
- 1820: The address continues as 29 Whitehall, but it is now Mrs. Lucy Willis who is listed as residing there. On January 29, 1824 Lucretia Willis sold the premises to Isaac T. Storm (Liber 170, cp. 309). Storm sold the property on May 2, 1827 to William Tallman, Jr. (Liber 218, cp. 498).
- 1830: Now listed as the William Tallman, Jr. house, but the address is 25 and 25 1/2 Whitehall Street, value \$5,000. Tallman sold the property to Archibald G. Rogers on February 2, 1837 (Liber 372, cp. 151).
- 1840: Now listed as the Rogers store, but at 25 Whitehall Street, the value is \$15,000. After a law suit Rogers transfers the property back to Tallman on April 18, 1844 (Liber 496, cp. 485).
- 1850: Now the Widoan's house, valued at \$7,000, the address is 25 Whitehall. However, the Perris Map of 1852 shows the property as 29 Whitehall.



- 1860: Still the Widow Tallman's house, the property is described as a two story brick building being 32' x 43' on a lot 32' x 58', value \$8,000. After a law suit, the property is transferred to John A. McGaw on May 2, 1863 (Liber 875, cp. 789).
- 1870: Now the John McGaw building, with the same description, value \$20,000.
- 1880: As above, value \$14,000. McGaw sold the property to Frederick Knief on August 6, 1884 (Liber 1812, cp. 40).
- 1890: The building is once again known as 27 Whitehall Street, and is valued at \$33,000.
- 1900: The building is listed in the name of Knief, but is now known as 25 Whitehall Street. It has a five story building on the premises which are valued at \$60,000.
- 1930: The premises are known as 27 Whitehall Street, owned by the Scandinavian American Line Building Corporation, value \$280,000.
- 1960: 27 Whitehall Street is owned by the El Nor Realty Corporation and is a seven story building.

Note: 27 Whitehall Street is the only building on Block 10 still standing, other than that of the New York Clearing House, known as 100 Broad Street.



100 BROAD STREET

This address emerges as such in 1802 as the house of John Goodwin, value \$700. 100 Broad Street is part of Lot 1 and becomes part of 53 Pearl Street. Neither a deed unto John Goodwin nor from John Goodwin can be found. It was part of Lot 1, and in the tax book of 1795 was the Thomas R. Attwood house (Liber 46, 391). In the directory of 1810, 100 Broad and 53 Pearl Street have the same resident, William Lawson (see Lot 1).

- 1810: The residence of Sarah Kennedy, value \$500.
- 1820: The Benjamin U. Coles house, value \$5,000. Coles bought Lot 1 in 1817 and is assessed for two houses.
- 1830: Not listed.
- 1840: This is the residence of Calvin Bales, value \$9,000.
- 1850: Again the Benjamin Coles house, value \$7,500. It is specifically identified in the tax books as between Bridge and Pearl Streets.
- 1860: Still Coles' property, it is described as 22' x 31' with a four story building covering the lot, value \$12,000.
- 1870: As above, value \$20,000.
- 1880: The tax book notes that 100 Broad Street is assessed as 53 Pearl Street.
- 1900: 100 Broad no longer appears in the tax books, but exists as an address and is an entrance into the building known as 53 Pearl Street.
- 1930: The property is owned by the Bush Terminal Building Company.
- 1960: The number does not appear on street maps (see Sanborn Map of 1955) but is now the address of the New York Clearing House.



BRIDGE STREET

There are no properties listed for Bridge Street, which is on the north side of Block 10, in any of the tax assessment books for this block, although a number of maps do list street addresses (always even numbers) for this street. See, for example, the Perris Maps of 1852 and 1857. There were two buildings backing on each other on a few of the lots. On Lot 11, 31 Pearl Street was a four story building, while 20 Bridge Street was a three story building. However, the property is taxed only on 31 Pearl. This is true as well for 37 Pearl Street and 28 Bridge Street. The history of Bridge Street is that of Pearl Street.