

USF 125 m

CEGR

50 Trinity Place
New York, New York
10006/212 514-9520

③ CULTURAL RESOURCE SENSITIVITY STUDY
AND IMPACT ANALYSIS OF THE
WESTERN HALF OF THE AT&T BLOCK
BLOCK 80 - LOTS 4-12

Kalukow Hotel

② March 12, 1985

For: Eli Attia Architects
101 Park Avenue
New York, N.Y. 10178

By: Greenhouse Consultants, Inc.
50 Trinity Place
New York, N.Y. 10006
Joel W. Grossman, Ph.D.
Principal Investigator

321

① **Greenhouse** CONSULTANTS incorporated
Atlanta New York

TABLE OF CONTENTS

An Overview: Block History & Past Impacts.....	page 2
Project Overview.....	3
Past Impacts/Current Basement Depths.....	6
Summary of Results.....	11
17th/18th Century Block History.....	13
Historic Lot Summaries: 18th-19th Centuries.....	20
Lot 4/20 Dey Street.....	21
Lot 5/22 Dey Street.....	21
Lot 6/24 Dey Street.....	22
Lot 7/184 Fulton Street.....	22
Lot 8/182 Fulton Street.....	23
Lot 9/180 Fulton Street.....	23
Lot 10/178 Fulton Street.....	24
Lot 11/176 Fulton Street.....	25
Lot 12/174 Fulton Street.....	25
Lot 13/172 Fulton Street.....	26
Basement Depths.....	27
Backyard Areas.....	29

APPENDICES

Appendix I.....	31
Appendix II.....	33
Appendix III.....	37
Appendix IV-A.....	42
Appendix IV-B.....	44

BIBLIOGRAPHY.....	39
-------------------	----

LIST OF FIGURES & MAPS

Figure 1 - Project Area in Lower Manhattan
Figure 2 - Details of Block 80 Survey
Figure 3 - Boring Locations
Figure 4 - Boring Logs
Figure 5 - Basement Plan, Modern Lot 4
Figure 6 - Backyard Areas in 1852
Figure 7 - Backyard Areas in 1857-67
Figure 8 - Backyard Areas in 1891
Figure 9 - Backyard Areas in 1905
Figure 10 - Backyard Areas in 1921
Figure 11 - Anonymous Drawing of Duncan Phyfe's warehouse

Map 1 - Lower Manhattan circa 1644
Map 2 - Maerschalk Map 1766
Map 3 - Ratzer Plan 1766/7

AN OVERVIEW: THE BLOCK HISTORY AND PAST IMPACTS

The purpose of this study is to provide an initial Phase 1 Archaeological and Historic Sensitivity evaluation of the proposed construction project situated at the western end of the AT&T block (Block 80), fronting on Church Street and bounded on the North and South by Fulton and Dey Streets respectively. The proposed impact area is limited in scope to only the western end of this block defined by the most recent lot designations as Lots 4 and 12. Historically, however, these 2 parcels are composed of a series of early 18th-19th century lot divisions which on the 19th century atlas sheets involved Lots 4 through 13.

The initial focus of this study is to provide an overview of the historical development of this block as a basis for establishing its potential sensitivity as a resource which may have contained remains of potential significance, either historic or prehistoric. Secondly, using a variety of sources including the recent building records, current site-specific boring logs, cartographic sources and official records and/or Minutes of the Common Council, the additional aim was to conduct an historic impact analysis to determine the potential survival of possible archaeological resources beneath or between the most recent deep basement building phase at the site.

Given these primary goals, this study incorporates 1) an overview of the historical development of these parcels from the 17th-19th centuries; 2) a reconstruction of the original topography and alterations of grade for both the parcel and the surrounding

streets in order to establish the relationship of current basement depths to the elevation of historic land surfaces; 3) a lot-by-lot history of the block's occupants following its initial subdivision in the 18th century and later intensive development throughout the 19th and 20th centuries, which specify the identity of residence and professional activities for each parcel; 4) a graphic summary of the historic atlas sheets which summarizes the shifting configuration of each lot through time and specifies the gradual reduction and elimination of open backyard areas which were visible in the earliest 19th century atlas renderings; 5) a summary of all available boring data both in the property itself and within the adjacent streets, which combined with the Minutes of the Common Council records, document the cut and fill history of this portion of Lower Manhattan; and 6) using these combined sources the evaluation of past impacts to form the basis for determining the archaeological sensitivity of the block today as well as the need for possible additional testing.

PROJECT OVERVIEW

Based on available 17th and 18th century map sources, it is apparent that as indicated on the early maps, (Fig. 2-4) that this end of the AT&T block facing Church Street was laid out on what formerly constituted high ground at the edge of a bluff facing the Hudson River. To the west of Church Street this former bluff of high ground dropped precipitously down to the former flood plain indicating that only west of Church Street

was filling activity involved in the restructuring of the landscape. To the east of Church Street, all documentary and cartographic indications that the primary process of land alteration was that of cutting and grading in order to provide a slope for the early 18th and 19th century street alignments.

As detailed below in the historical summary of these parcels, both early documentary accounts and 17th and 18th century cartographic sources indicate that these parcels were originally open and undeveloped farm lands during the 17th through mid-18th centuries. The earliest identified historic occupations on the block consist of a single possible structure that would have been located approximately at the intersection of Church and Dey Streets generally in the area of Lot 7. Although once present, this and five other map-indicated 18th century structures in the vicinity were destroyed by the fire of 1776. After this destructive episode, there was a general population decline and a retrenchment in the settlement's growth until the last decade of the 18th century.

The earliest post-fire evidence of re-occupation for the block as a whole was the post-1784 house of Col. Richard Varick, the Mayor of N.Y.C. who purchased Lots 22 and 23 at the Broadway end of the block. During the first quarter of the 19th century, records show the presence of lots and property transactions along Fulton and Dey Streets, but the modern configuration of the block was not established until the cutting of Church Street after 1867. Prior to the cutting of Church Street, the earliest documented

19th century residence or structure within the project block was that of Duncan Phyfe, the famous cabinetmaker, who had his shop at what is now Lot 12 (old Lot 13) on Fulton Street in 1820.

Our survey of the historic atlas maps between 1852 and 1934 show a general pattern, that once open areas and rear yards shrank in size through time, culminating in their complete removal by the 1920's. The 1934 atlas sheets show the presence of only two small airshafts by this time in Lot 12. This chronological survey of the atlas sheets also shows a pattern of transition from residential to commercial occupancies throughout the 19th century. By 1867, all individual residences were gone and the atlas sheets referred only to the presence of stores, businesses and manufacturing establishments from then until the present. Thus, based on this general synthesis alone, it is apparent that the project site did not contain any identifiable 17th or early 18th century occupations which would have been likely to have survived the subsequent 19th century impacts and alterations both to the block and the surrounding landscape. The potential presence of 19th century remains is further diminished by the prima facie evidence available through boring and building records that the most recent basement depths have been penetrated to at least 5 to 12 feet below the original surface grades and 17th and 18th century occupation surfaces.

PAST IMPACTS AND CURRENT BASEMENT DEPTHS

Aside from the issue of what was once present, any recommendation for additional testing would have to depend on an evaluation of current basement depths relative to historic land surfaces. In this case, and specifically for the Church Street end of the block, multiple lines of evidence indicate that the present basement depths were cut far below the original land surfaces and through any archaeological remains which may once have been present. While the history of building alteration, street cutting and relative boring depths are detailed below, a general summary of this data indicates that it would be extremely unlikely for any pre-20th century remains to have survived intact.

As a basis for establishing the original topographic evaluations and absolute elevations of the original surface, the Bureau of Topography records were summarized for all borings in adjacent streets and then compared with the indications of cutting episodes as recorded in the Minutes of the Common Council and to the surface topography of the project area as illustrated by the 1874 Viele topographic map of Historic New York. When taken alone, the boring records from adjacent streets indicate that at most, the Broadway end of the block may have at most 5 feet of fill under the present grade, and that the downhill Church Street end of the block contains at most 12 feet of fill. Farther to the west and south, the fill becomes deeper. This increase in the depth of fill to the west of the bluff is consistent

with the historic map depictions of the drop-off as depicted by the Viele map. However, the evidence for the Broadway end of the block suggests a maximum of 5' may not be realistic in light of the fact that the designated borings A, B, and C may reflect fill in sidewalk vaults or trench fill from building construction. Other lines of evidence from documentary sources suggest that Broadway may in fact contain little or no fill material and that instead, all adjacent streets appear to have been cut down during street grading operations beginning in 1759 approximately to the modern grade of today's city streets. References to the cutting and paving of Dey Street in the Minutes of the Common Council of 1759 suggest that Dey Street was cut down in two lineal segments for a total drop of approximately 9.5' from Broadway to its juncture with Church Street, which is comparable to its modern slope. This documentary evidence furthermore indicates that both the 18th century and modern street elevations in this area east of the historic bluff were cut down between 5 and 9 feet below the 17th century surface.

Assuming that the present grade is either at or considerably below the historic ground surfaces, the determination of potential survivals then depends on available evidence for the depth of basements in these project parcels during the 19th and 20th centuries. In this regard, the evidence is strong and clear from a number of sources that the modern basements are deep and considerably below the depth of the original grade. The most recent on-site boring records conducted by the client provide core profiles for six borings within modern Lot 4. All show

consistent-basement depths of ca. 18 feet. In addition, these profiles show two cement slabs, one a 14.5' and the other at 18.8', separated by a layer of ash and cinder in a sand matrix. Although no borings were conducted within modern Lot 12 (172-174 Fulton Street), building records from 1907 document basement depths of 15' 6".

Assuming a maximum fill depth of 12' at the Church Street end of this block, these basement profiles indicate that the 19th century basements were cut at least 6' below the original surface grade. Additionally, the presence of the two cement slabs correlates with the documentary building records for the block showing that both parcels in question originally contained 5-storey buildings which were demolished and replaced by 2-storey buildings in the decade between 1923 and 1934. This multiple building record suggests that the deepest 18 foot slab correlates with the basement depths of the initial 19th century 5-storey buildings. The more shallow 14-foot slab, separated from the other by ash and cinder, appears likely to have been built as a lamination sometime after 1923 or as late as 1934, as a convenience to avoid the removal and alteration of previous utilities and pipes which were in place for the earlier 5-storey structures. In support of this interpretation, the 20th century microfiche building records also indicate that the 4' of ash and cinder contains the utilities and pipelines of the most recent 2-storey buildings on the block.

The documentary research has highlighted only one potentially surviving truncated feature in the rear areas of either Lots 12 or 13 (172-174 Fulton Street). A 1923 reference on file at the Bureau of Buildings (Alteration Application #1351) specifies that the applicant must "fill up old well hole with 5" P.C. concrete and expanding metal". From this it is clear that a truncated well of uncertain date exists in one of these lots, and it is also clear that it was filled and capped in the 20th century. The possibility of this capped well containing historic materials depends on a variety of factors, including construction date, abandonment date and filling date, as well as its absolute former depth. It is clear that the well was capped in the 20th century, although no date for its construction date or its length of use was available. Based on a comparison of the depth of the water table at 26 to 31 feet below grade, and the basement depth of 15' 6", it is possible that 10 to 15 feet of the lower portion of this well may survive intact. Nevertheless, it appears from comparisons with contemporary wells on other historic sites (Williamsburg, Va.; Alexandria, Va. as well as the excavations conducted by E. Rutsch on Wall Street) a general pattern for the probability of finding historic contents in wells is emerging. Essentially, the date of abandonment often determines the contents of the well. If it was used and abandoned in the 18th century it may contain 18th century materials. However, if it was used during the 18th century and abandoned at a later time, it is likely to contain only later or possibly no artifacts (Marley Brown: personal communication 1985).

Finally, 2 lines of evidence indicate that in addition to the deep basements, the underlying substrate below the basement floors consists of sand and gravel with no indication of the survival of original plowzone or organic horizons which would characterize an historic surface. As part of analysis of the 6 available on-site borings, the contents of at least the first 3 ft. of the core samples were screened and visually inspected for traces of possible cultural materials. As detailed below (See Appendix III), this inspection revealed only sterile sand, silt and gravel. As a secondary line of evidence, a 1907 building record (Application for Erection of Brick Buildings Plan #424, June 5, 1907) characterizes the ground condition as sand and gravel, which also indicates the lack of a plowzone or organic horizon.

Thus, these multiple lines of evidence indicate that the building basements are not only deeper than the original historic surface, but also that the 4' of debris between the two cement slabs in modern Lot 4 appear to reflect the episode of most recent construction during the 1923-1934 decade. Taken together, the boring records and the historic accounts indicate that 1) the basements for both project parcels have been uniformly cut to at least 6' below the historic surfaces and 2) the destruction/construction debris between the two cement slabs most probably reflects the most recent episode of construction activity and rebuilding in the 1920's and 1930's. These lines of evidence furthermore suggest that there is little or no basis to

project the survival of either early historic, prehistoric or even 19th century architectural or archaeological features within these two project parcels.

SUMMARY OF RESULTS

Our primary results can be itemized under the 2 general headings of A) Early History and B) Past Impacts:

A. Early History

- 1) Based on Viele's and other early topographic maps of Manhattan, the site was located on a bluff overlooking the Hudson River, that was later cut down in elevation but never filled (except possibly at its extreme western end, see point B3 below).
- 2) Primary documents of early maps show that the parcel was open farmland in the 17th through mid-18th centuries, and that all pre-1776 structures were destroyed by fire and that the block remained undeveloped until the late 1780's or 1790's.
- 3) Following this late-18th century hiatus, the earliest 19th century lots sold were on Fulton Street, which included that of Duncan Phyfe, although the block did not take on its contemporary form until the cutting of Church Street in 1867.
- 4) A summary of historic atlases from 1852 to 1934 shows that although once present, rear yard and open areas steadily shrank through time until they disappeared due to subsequent development during the 1920's. During the 19th century the early use patterns of the block shifted from residential to commercial by 1867.
- 5) Finally, between 1920 and 1934, earlier 19th century structures were demolished or altered and all subsequent buildings were constructed with basement depths ranging from 14.5 ft. to 18.8 ft. below modern grade (for both Lots 4 and 12 of the project area). Based on this evidence alone, it

is unlikely that any prehistoric or early historic remains could have survived these early 20th century alterations.

B. Past Impacts

- 1) As a further basis for establishing the possible survival of on-site remains, both boring data and early building records were examined to compare relative basement depths to the historic land surface elevations.
- 2) Both boring data and records from the Minutes of the Common Council indicate that during the first decades of the 19th century this original high ground was cut from 5 to 9 ft. below grade to provide gradual street slopes.
- 3) As an extension of the grading and cutting operations, the extreme western end of the block at Church Street, based on boring data, could contain as much as 12 ft. of fill above historic grade. However, the documented basement depths of 14.5 ft. to 18.8 ft. are all 2.5 to 6.8 ft. below this historic grade.
- 4) Although it is assumed that most features were destroyed or heavily impacted by subsequent deep basement construction, the buildings records indicate the presence of a well of undetermined age in either Lot 12 or 13, which was sealed and filled with steel and cement in the 20th century. If present, any artifacts in the fill would probably reflect its period of abandonment and filling during the 20th century, thus the possibility of its containing historic deposits is very slight.
- 5) Finally, as a check of these documentary and cartographic indications, the contents of the split-spoon borings, made in modern Lot 4, were screened and visually examined for cultural indicators. No evidence of a plow zone or organic horizon, or early historic or prehistoric remains were encountered. Given the uniform depth of basements relative to historic grade, and the documented impacts to the site during the late 19th and 20th centuries, we conclude that there is little or no possibility for the survival of prehistoric, early historic or even 19th century deposits under the project area (including modern lot designations 4 and 12).

THE 17TH AND 18TH CENTURIES
A HISTORY OF BLOCK 80

The earliest available map dealing with this period in any detail is the 1670 copy of the 1639 Manatus Map. The captions associated with this map describe "Number" 8 as "the Farm of Old Jan (mistake for Jan Jansen Damen)" (Kouwenhoven 1972). However, its precise location is clarified by the 1902 Innes Map (see Map I). It is odd that a 1639 map would note the farm of Damen when it was not given to him until 1644 (see Appendix I, deed to Damen).

A plan of New Amsterdam ca. 1644 by J.H. Innes (1902) and based upon the earliest Dutch and English records, places the project area (Block 80) within the land of Jan Jansen Damen (see Map I). His land is bounded on the west by the North or Hudson River, on the north by the Bouwerie of the Dutch West India Company (later to become "The King's Farm"), on the east by Broadway and to the south by "reserved parcels of land of the West India Co.". Governor Kieft granted the land to Damen in 1644 and the grant was reconfirmed by Governor Nichols after the British takeover in 1664 (Monroe & Gunby 1980).

Jan Jansen van Damen was well connected with many of the leading families of New Amsterdam, first as the second husband of Ariantje Cuville, widow of Guylyn Vinje, who had three daughters by Vinje. Maria Vinje married Abraham Verplank, Christina

married Dirck Volkersen and Rachel Vinje was the wife of Cornelius van Tienhoven. Damen's stepson, Jan, was also a "schepen" at one time (Fernow 1976).

Damen was important in his own right, as agent for Petras Stuyvesant of the "company's great bouwery" (Innes:119). In an unsavory incident, Jan Jansen Damen helped plan the savage massacre of Indians ca. 1643, which caused them to brutally retaliate - decimating Manhattan's 30-40 farm houses, reducing them to only four or five (Innes 1902).

The land passed to Damen's heir, the aforementioned Jan Van Gie (Vinje), who deeded a portion of it to Derrick Dey. "This portion extended from Fulton Street to about midway between the present Dey and Cortlandt Streets and from Broadway to the North River" (Monroe & Gunby 1980:6). Dey was a soldier "in the service of the Dutch West India Company" (Ibid., p.6). In 1677, Governor Andros leased the King's Farm to Dey for 30 years (Ibid). Derrick Dey's farm house is thought "to have been located on the Old Astor House site" (Ibid) which was at present day Broadway between Vesey and Barclay Streets (Kouwenhoven 1972).

Although Monroe & Gunby's 1980 history of the project area states that by 1688 the land was in the possession of Derrick's son, Teunis Dey, a gardener and farmer (Ibid.), the Block Index of Reindexed Conveyances in the Surrogate Court notes that "no deeds of record" exist between 1654-1729. The first official transfer

of property on Block 80 or the project block, was dated October 27, 1730, when Derrick Dey deeded land not yet "lotted" to Teunis Dey (Block Index of Reindexed Conveyances, 1916).

A paragraph accompanying a Map of Block 80 (See Appendix I) further states that the project area "within the farm of Teunis was devised by him to his wife Hannah and subsequently passed to Derrick Dey (probably Teunis' son), except Lot 5...acquired by his sister Jane Ryerson. This property was in their possession in 1749" (Ibid).

No structures are known to have existed in the project area during the 17th century. Jan Jansen Damen's farm house was "on Broadway near the present Pine Street" (Innes:102) (see Map I). According to early maps and recollections from various sources the land was utilized as farm land, orchards and possibly as pasture well into the first half of the 18th century (Watson 1832; Innes 1902; Monroe & Gunby 1980; Kouwenhoven 1972).

Broadway was the principal street of Manhattan, originally called the "Heere Straat" by the Dutch and later Great George Street by the English. The most common name of course was "The Broad Way". Seventeenth century structures in one vicinity included a windmill, erected in 1664 and "located at the northwest corner of Duane Street and Park Row" and one which was erected in 1677 "just east of Broadway in what is now part of City Hall Park" (Monroe & Gunby 1980:5). Another windmill built between 1682 and

1686, was located at the approximate intersection of Cortlandt and Church Streets (ibid).

In 1743, Derrick Dey, son of Teunis, ordered the property to be surveyed into lots by the City Surveyor Francis Maerschalk. A later survey was made in 1748 (see Map 2). This map shows Van Pelt's "ropewalk" midway between Dey and Cortlandt Streets. A ropewalk was generally a covered structure where fibers would be fabricated into rope and the lengths of rope "walked off", thereby the name "ropewalk" (personal communication, Leo Hershkowitz, March 1985; William I. Roberts IV, March 1985). For a chronological listing of property transactions, see Appendix I). However, it should be noted that Fulton Street was called Partition Street; Dey Street was Dyes Street and that Church Street was not cut through the project block until 1867. Maerschalks' 1755 map of Manhattan (Map 2) commonly known as the Holland Map, after N.Y.C. Mayor Holland, also shows the rope walk as well as the Oswego Market which existed in Broadway opposite present day Liberty Street (once known as Crown Street and/or Oswego Street). The original petition for the market, then called the Broadway Market House, dates to 1738. Circa 1750 it began to be called the "Oswego Market" because of the custom of the Indians from Oswego in upstate N.Y. of bringing their skins to this market place (DeVoe 1867). A 75 year old gentleman in 1830 recollected that the market had once been leased to a Mr. Crosby for 7 years at the cost of only 20 shillings (Watson 1832).

The Minutes of the Common Council, dated May 1787, note an ordinance to sink a well at the Oswego Market (MCC Vol. 1:297). The Maerschalk/Holland Map of 1755 reveals a total of 6 structures on what became Block 80. Three of them front Broadway and 3 are on Partition Street. Only one structure at the corner of Partition (Fulton) and what eventually became Church Street is within the actual area to be impacted by construction. This would have been within the present Lot 7. Unfortunately, there are no instruments of record for Lot 7 until John Van Blarcom sells or leases it to Henry Griggs in April of 1790 (Block Index of Reindexed Conveyances 1916; see Appendix I).

David Grim's estimate of the number of houses in N.Y.C. in 1744 was 1141, only 129 of which were on the west side of Broadway to the North (Hudson) River. This indicates that the population of the city at this time was heavily clustered on the East River side of Manhattan (Watson 1832:109).

The 1766/7 Ratzer Plan (See Map 3) provides much topographic information, showing the project area as high ground, as well as information regarding the whereabouts of old streets and major structures. It also shows St. Paul's Church (built in 1765) for the first time, but lends little new data to the history of the project area.

The fire of 1776 began in a "small wooden house on the wharf, near the Whitehall Slip, then occupied by women of ill fame....it

burned up Broadway on both sides, until it was arrested on the eastern side by Mr. Harrison's brick home; but it continued to rage and destroy all along the western side to St. Paul's Church; thence it inclined towards the North River....until it ran out at present Barclay Street at the water's edge", as recollected by David Grim (Watson 1832:170). St. Paul's Church was saved by its flatter roof, which permitted citizens to stand on it, thereby keeping it wet (ibid.).

Grim's map (see Map 4) of the fires of 1776 and 1778 shows the project area clearly within the line of destruction. All the structures along Broadway as well as two and a half structures at the corner of Dye Street and Broadway seem to have been spared. However, the 6 structures north along "Fulton" (Partition) Street and up to where Church Street was eventually cut through, as well as the four and a half dwellings north along Dye Street up to the same point (all within the project block) were totally or partially destroyed. It is not certain that Grim's map is accurate as to the number of dwellings and size of lots, since the lot dimensions on the 1748 Maerschalk Map appear to be different, and the fact that Grim's maps were often based on his "recollections" (personal observation).

The British occupied N.Y.C during the Revolutionary War and the population dwindled from approximately 30,000 (Rosenwake 1972) to 10,000 (Monroe & Gunby 1980).

Early prints of Block 80 in the 19th century reveal the existence of a large hotel on the corner of Broadway and Dye Streets, as well as several commercial establishments. This hints at the rapid build-up of the project area from a residential to a commercial block.

In 1784, Col. Richard Varick, who served as Mayor of N.Y. from 1789 until 1801, purchased Lots 22 and 23, and built his residence "some distance from the street line" (Monroe & Gunby 1980:13).

HISTORIC LOT SUMMARIES: 18TH-19TH CENTURIES

Several 19th century maps were consulted to determine the individual lot histories of Block 80. The maps varied as to the level of information offered. The earliest was the Bridges 1807 commissioner's plan which proved to be of limited utility, as was the 1815 Sackerdorff Map of Farms. The various insurance atlases dating from the mid-19th century through the 20th century proved of greatest use, containing much information relevant to the nature of structures present and their function. The Viele (1874) topographic map shows the most accurate topographic detail of the block, locating it on fast land on a bluff above sea level.

Other sources of data have contributed to the lot history chronology. The New York City Directory information researched by Monroe & Gunby listed the occupants of a particular lot, as well as its function. Prints of Block 80 from the 19th century researched by Monroe & Gunby and the present authors provided data on the density and building patterns through time, including those in Kouwenhoven (1972). Building records and the Index of Reindexed Conveyances were also consulted.

The insurance maps consulted were as follows: Perris 1852; Perris 1857; Perris & Browne 1867; Robinson & Pidgeon 1881; and Bromley 1891, 1905, 1921 and 1934.

Given the shifting lot designations through time, lot numbers and respective addresses refer to the map on file in the N.Y.C. Surrogate Court, dated November 12, 1916, as a benchmark. Although designated as only Lots 4 and 12 today, in the 19th century these two parcels formally consisted of ten lots, numbered 4-13.

LOT 4/20 DEY STREET

In 1799, Lot 4 changed owners from John Brower to Gardner Jones (Block Index of Reindexed Conveyances). John Brower resided in a frame dwelling c. 1800 (Monroe & Gunby 1980). In 1809, the lot changed hands again, Gardner Jones to J. McVickar (BIRC). Circa 1840, Philip Harmon resided in a frame dwelling (Monroe & Gunby 1980). In 1851, Charles Parker ran a coffee house (NYC Directory 1851). In 1852, Lot 4 contained a brick/stone dwelling which is also extant in 1857 (Perris 1852, 1857). By 1867, Lot 4 is no longer an individual residence. The Perris and Browne 1867 atlas indicates a 4-storey hotel on this property. In 1872, Steven M. Black is the occupant of a 4-storey brick building (Monroe & Gunby 1980). The Robinson & Pidgeon 1881 atlas only indicates Lot 4 was a commercial structure, as does the Bromley 1891 atlas. In 1905, there was a 4-storey commercial brick building (Bromley 1905). In 1921, there is a 4-storey brick store with a basement (Bromley 1921). The 1934 Bromley atlas indicates a 2-storey F.W. Woolworth Co. building, which incorporated several lots.

LOT 5/22 DEY STREET

In 1798, Lot 5 changed hands from Francois Goutier to Jan Michael

Hellyez (BIRC). In 1799 it changed from J.M. Hellyez to Francois Ponton (BIRC). Also listed for 1799 is a transfer from John Brower to Gardner Jones (BIRC). In 1840, Frederick Bunker resided in Lot 5 (Monroe & Gunby 1980). The 1851 NYC Directory lists James Thompson as occupant. In 1852 and 1857 the lot is a brick/stone store (Perris 1852, 1857). In 1867 the lot is listed as a 5-storey "manufacture" (Perris & Browne 1867). In 1872, Mary Thompson is listed as occupant (Monroe & Gunby 1980). In 1881, a stone building is listed (Robinson & Pidgeon 1881). In 1905, it is listed as a commercial lot (Bromley 1891). In 1905, it is listed as a 5-storey brick with stone front structure (Bromley 1905). In 1921 it is a 5-storey store (Bromley 1921). In 1934 it is a 2-storey F.W. Woolworth building (Bromley 1934).

LOT 6/24 DEY STREET

In 1852 and 1857, Lot 6 is listed as a brick/stone store (Perris 1852, 1857). In 1867 it is a 5-storey store/warehouse (Perris 1867). The 1881 atlas shows a stone/brick building (Robinson & Pidgeon 1881). The 1905 map shows a 5-storey brick with stone front structure (Bromley 1905). The 1921 atlas shows a 5-storey store (Bromley 1921). The 1934 map shows a 2-storey F.W. Woolworth building (Bromley 1934).

LOT 7/184 FULTON STREET

Several property transfers for Lot 7 have been noted: In 1790, John Van Blarcom to Henry Griggs; in 1801, John Lawrence to John Coleman; in 1804, C. Hammell to John Gris; in 1804 H. Gerard to John Grigg; in 1809 John Grigg to Robert Benson; in 1815 Robert Benson to I. Concklin; and in 1816, L. Power to R. Kelly. In

1851, city directory lists three occupants for Lot 7: C.F. Dennis, lawyer; W.A. Seely, lawyer; and J.P. Wake, pianos. In 1852 and 1857, Lot 7 is listed as a brick/stone store. In 1872, Adolf Simis had a 3-storey brownstone building (Monroe & Gunby 1980). In 1881 there is a frame building on the lot (Robinson & Pidgeon 1881). The lot is not listed again until it becomes part of the 2-storey F.W. Woolworth building in 1934 (Bromley 1934).

LOT 8/182 FULTON STREET

Several property transfers for Lot 8 have been noted: in 1792, Henry Grigg to Henry Stark; in 1792, Jacob van Winckel to John Van Blarcom; in 1814, W. Gilbert to W. Handy; in 1814 John Van Blarcom to I. Graham (BIRC). There was a stone dwelling on the lot ca. 1840 (Monroe & Gunby 1980). The 1851 directory lists E.B. Constantine, upholsterer. In 1852, there was a frame dwelling (Perris 1852). In 1857 there was a brick/stone store (Perris 1857). By 1867, there was a 5-storey store/warehouse. In 1872, John Constantine occupied a 5-storey brownstone (Monroe & Gunby 1980). In 1881 there was a stone building on the lot (Robinson & Pidgeon 1881). The Bromley 1891 atlas indicates a commercial structure. In 1905, there was a 5-storey brick with stone front structure (Bromley 1905). The 1921 atlas shows a 2-storey store (Bromley 1921). The 1934 atlas shows a 2-storey F.W. Woolworth building.

LOT 9/180 FULTON STREET

Property transfers have been recorded as follows for Lot 9: in 1788, from Peter Grim to Peter Bogart; in 1892 from Peter Bogart

to James Walker (BIRC). The 1851 directory lists 5 occupants: J.P. Son, paper; E.J. Perry, print colorer; George Hayward, lithographer; W.H. Holbrook, publisher; J. Berlin, stationer. In 1852 and 1857 the lot is listed as a brick/stone store (Perris 1852, 1857). In 1867 the lot contained a 4-storey "manufacture" (Perris & Browne 1867). The 1881 atlas indicates a brick/iron building (Robinson & Pidgeon 1881). The 1891 atlas indicates a commercial structure (Bromley 1891). The 1905 map shows a 4-storey brick with stone front building (Bromley 1905). The 1921 map shows a 4-storey store (Bromley 1921). The 1934 map shows a 2-storey F.W. Woolworth building (Bromley 1934).

LOT 10/178 FULTON STREET

Several property transfer have been noted for Lot 10: in 1800, from Nicholas Jones to Gardner Jones; in 1800 Sarah Jones to N. Jones; in 1809, Gardner Jones to N. McVickar; in 1810, N. McVickar to J. McVickar; in 1811, J. McVickar to Cornelia Kissam (BIRC). Aaron Burr once owned this lot, and he sold it in 1797 (Monroe & Gunby 1980). The lot was owned by the Kip family from 1837-1882 (Monroe & Gunby 1980). The 1851 city directory lists William Gowans, a bookseller occupying the lot. In 1852 and 1857 it was listed as a brick/stone store (Perris 1852, 1857). In 1867, it was a 4-storey "manufacture" (Perris & Browne 1867). In 1891 it was a brick/iron building (Robinson & Pidgeon 1881). In 1891 it was a commercial structure (Bromley 1891). In 1905 it was a 4-storey brick building (Bromley 1905). In 1921, it is listed as a 5-storey store with lofts (Bromley 1921). In 1934 it was listed as a 5-storey store/lofts (Bromley 1934).

LOT 11/176 FULTON STREET

Several property transfers have been recorded for this lot: in 1775, Peter Stymets to Andrew Hopper; in 1799 Jacob Morton to William Beekman; in 1809 William Beekman to William Ross (BIRC). The 1851 city directory lists J.W. Bell, printer, as occupying Lot 11. In 1852, it was listed as brick/stone store occupied by Josiah Welmore, furniture (Perris 1852). The 1857 Perris Atlas lists it as a brick/stone store. In 1867, it was a 5-storey store/warehouse (Perris & Browne 1867). In 1881, it was listed as a stone building (Robinson & Pidgeon 1881). The 1891 Bromley atlas lists it as a commercial structure, while in 1905 it was a 5-storey brick building (Bromley 1905). In 1921 it was a 5-storey store with lofts (Bromley 1921); and in 1934 it was a 5-storey store (Bromley 1934).

LOT 12/174 FULTON STREET

Two property transfer were noted for Lot 12: in 1799 from Jacob Morton to William Beekman; and in 1810 from William Beekman to William Ross (BIRC). In 1840, William Howard occupied a 2-storey brownstone (Monroe & Gunby 1980). In 1851, Bruner & Moore operated a 4-storey furniture store (NYC Directory 1851). Then, in the 1852 and 1857 Perris Atlases it is listed as a brick/stone store. In 1867 it was a 5-storey store/warehouse (Perris & Browne 1867). In 1881 it was a brick/iron building (Robinson & Pidgeon 1881). In 1891 it was a commercial structure (Bromley 1891). The 1905 Bromley atlas lists it as a 5-storey brick building. In 1907, this building was demolished and an 11-storey building erected (Building Records). In 1921, this 11-storey building was

the New York Law School (Bromley 1921). In 1923, it was an 11-storey building called the "telephone exchange" and housed a cigar store (Building Records). Then, in 1934, it was an 11-storey store (Bromley 1934).

LOT 13/172 FULTON STREET

This lot contained Duncan Phyfe's furniture workshop in 1820. It was a 3-storey brick building (Kouwenhoven 1972). In 1840 it was occupied (as Lot 12) by William Howard (Monroe & Gunby 1980). In 1851, it was the furniture store of C.L. George, and was listed as being 4-storey (NYC Directory 1851). In the 1852 and 1857 Perris atlases it was listed as a 4-storey brick/stone store. In 1867, it was a 4-storey store/warehouse (Perris & Browne 1867). In 1881 it was a brick/iron building (Robinson & Pidgeon 1881). In 1891, it was a commercial building (Bromley 1891) and in 1905, it was a 5-storey brick building. In 1907, this building was demolished and an 11-storey building erected (incorporating Lot 12 as well) (Building Records). In 1921, this 11-storey building housed the New York Law School (Bromley 1921) and in 1934, it was an 11-storey store (Bromley 1934).

BASEMENT DEPTHS

As a prelude to the identification of recent impacts from deep basement construction, it is important to point out that the actual lot designations were undergoing alterations as early as 1748. This was evidenced by the two surveys done by City Surveyor Maerschalk in 1744 and 1748, and noted in Monroe & Gunby 1980. Variations in lot number designations were not evident throughout the series of mid-late 19th century atlas sheets. By the 1920's, however, a number of formerly distinct lot numbers had been merged into larger units with single number designations. Today, the entire area of possible impact has only 2 lot designations - 4 and 12.

LOT 4: As itemized on a lot-by-lot, address-by-address basis using lot numbers from atlas sheets dating from 1852-1934, the recorded depths in today's Lot 4 were fairly consistent. Variations of 6" occurred in Lots 9 & 10 (178 & 180 Fulton Street), where a depth of 14'11 2/3" was recorded in 1933 (Longitudinal Section of Architectural Plans), and 14'6" in 1954 (Alt. records Dept. of Buildings). Depths of 14'5 2/3" or 14'6" were recorded for Lots 4-8.

Indications that depths in present day Lot 4 were deeper in certain areas was given in a 1933 longitudinal section drawing by architect A.F. Winter, which showed a basement depth of 14'11 2/3", but that structural piers existed which were from 2'-3'6" below the basement floor.

It should also be noted that during the construction of a new building with the given address of 178-80 and 41-45 Church Street (old Lots 9-10; 6-7) in 1933, the existing subway piers and underplaning were to be left in place in order to carry "the present foundation wall" on the Church Street side of the block (Basement and Floor Plan, A.F. Winter, Architect). Building records also mention the filling of vaults under the Fulton Street sidewalk in front of Lots 9, 10 and 11 in 1933 and 1936. A single 1910 reference to Lot 7 (the triangular property at the southeast corner of Fulton and Church Streets) states that the depth of the foundation walls below curb level is 4'. Historically, there has always been a one or two storey frame building on this property. This shallow basement depth was later deepened. The current building plans show the last basement floor at one level, indicating that post-1910 and probably by 1933 when a new 2-storey buildings was erected at 49 Church Street, the new basement was deepened.

LOT 12: The deepest recorded basement depth of 15'6" in Lots 12 & 13 (present day Lot 12) dates to 1907 (Building Dept. Records: Application for Erection of Brick Buildings Plan 424, 1907). The amendment to the application, however, states that the foundation wall is brick, 20" thick and "15' below curb" (Dept. of Building Records, Amendment to Application 424).

Much later, in 1934, Building Dept. Records show recorded depths of 14'2" indicating a possible sequential lamination of basement floors. 1935 references mention 14'2" depth plus 12' to bottom of present footings. An alteration application (No. 1351, 1923) ordered that an "old well hole" be filled up with P.C. concrete and expanding metal". Lot 13 contained the warehouse, workshop or house of Duncan Phyfe, ca. 1820 (Kouwenhoven 1972).

An amendment to an Alteration Application (no 3101) dated January 4, 1935 at 172 Fulton Street (old Lot 13) orders that all beams and slabs below the cellar floor should have 4" protection for reinforcing steel. This indicates further disturbances to the basement floors and may result in different basement depths.

The Application for Erection of Brick Buildings, Plan No. 424, June 5, 1907 for the erection of a new building at 172-174 Fulton Street characterizes the ground as being "sand and gravel" indicating no organic horizons or plowzones.

BACKYARD AREAS

This survey of eight maps from 1852 to 1934 documents the changes in size and shape of the former backyard areas.

The Perris 1852 Insurance Atlas was the earliest consulted for tracing the history of the backyard areas through time for the project area lots. Backyards were noted in the following lots: 7, 184 Fulton Street; 8, 182 Fulton Street; 9, 180 Fulton Street; 10, 178 Fulton Street; 12, 174 Fulton Street; 6, 24 Dey Street; 5, 22 Dey Street. A courtyard was noted in Lot 4, 20 Dey Street, but no backyard. The rank by size of backyards is 7, 8, 12, 9, 10, 6, 5.

The Perris 1857 Insurance Atlas showed some changes in the backyard areas. Lots 7 and 8 show additions to the buildings, therefore smaller backyard areas. Lots 9, 10, 6 and 5 show the same areas as the 1852 atlas. Lots 7, 8 and 12 no longer have backyards. The courtyard area in Lot 4 is no longer present.

The Perris & Browne 1867 Insurance Atlas showed some change in the backyard areas. Lots 9, 10 and 6 still have the same areas, but the yard in Lot 5 is half the size.

The Robinson & Pidgeon 1881 Insurance Atlas does not show any backyard areas anywhere on the block. This may be because there were no backyards open at the time or that the function of this particular atlas did not concern backyards.

The Bromley 1891 Insurance Atlas shows changes in the backyard areas from the Perris & Browne 1867 map. Lots 8 and 9 have very small backyards; Lots 6, 5 and 4 have larger backyard areas. Lot 10 no longer shows any backyard area.

The Bromley 1905 Insurance Atlas shows considerable change in the backyard areas of the project area. Lots 8, 9, 12, 6, 5 and 4 all show small yard areas. Lots 10 and 11 do not.

The Bromley 1921 Insurance Atlas shows changes in the backyard areas. Lots 9, 6, 5 and 4 still have yards; Lot 8 does not. Lot 12 shows two tiny open areas, as though a central addition to the structure had been put on.

The Bromley 1934 Insurance Atlas was the last consulted for locating the backyards of the project area. Lot 12 was the only lot to show a backyard, which consisted of two very small areas at the rear.

It is apparent from this atlas research that the backyard areas of the project area dwindle in size from the mid-nineteenth century to 1934. This is most likely reflecting additions to standing structures related to commercial activities.

This shrinking of the backyard areas most likely correlates with the changing function of activities occurring on the block.

Early in the 19th century a considerable number of lots contained dwellings as well as commercial structures. Through time, the atlases show a dwindling number of dwellings and an increase in stores, warehouses and manufacturing. By 1867 there are no private dwellings on Block 80.

APPENDIX I

TRANSFER OF PROPERTY ON BLOCK 80 FROM BLOCK INDEX OF REINDEXED
CONVEYANCES, NOTING ONLY AREAS TO BE IMPACTED BY CONSTRUCTION
(1730 - 1816)

GRANTOR	GRANTEE	DATE	LOT
---------	---------	------	-----

(A note accompanying the map of Block 80 reads: "This block within the farm of Teunis Day was devised by him to his wife Hannah and subsequently passed to Derrick Dey, except Lot 5....acquired by his sister, Jane Ryerson. This property was in their possession in 1749"). See Map page.

(No instruments of record 1654-1729)

Teunis Day	Derrick Dey (no instruments of record)	10-27-1730	"not lotted"
Teunis Spier	Derrick Dey	6-2-1740	"not lotted"
Jan Ryerson	Ann Denyke (No instruments of record 1752-1764) (No instruments of record 1766-1773)	8-9-1751	"not lotted"
Peter Stymets	Andrew Hopper (No instruments of record 1776-1783)	2-6-1775	Lot 11
Peter Grim	Peter Bogart	5-1788	Lot 9
John Van Blarcom	Henry Griggs	4-1790	Lot 7
Henry Grigg	Henry Stark	6-1792	Lots 8, 9
Peter Bogart	James Walker	6-1792	Lot 9
Jacob Van Winckel	John Van Blarcom	11-1792	Lot 8
Francois Goutier	Jan Michael Hellyez	6-1798	- Lot 5
Marinus Willet	John Laurance	11-1798	"Church St."
John Brower	Gardner Jones	2-1799	Lot 5
John Brower	Gardner Jones	2-1799	Lot 4
J.M. Hellyez	Francois Ponton	3-1799	Lot 5
Jacob Morton	William Beekman	9-1799	Lots 11, 12

Nicholas Jones	Gardner Jones	1-1800	Lot 10
Sarah Jones	N. Jones	1-1800	Lot 10
Aaron Burr	John Berry	11-1800	"Church St."
John Lawrence	John Colman	2-1801	Lot 7
C. Hammell	John Gris	4-1804	Lot 7
H. Gerard	John Colman	2-1801	Lot 7
C. Hammell	John Gris	4-1804	Lot 7
H. Gerard	John Grigg	4-1804	Lot 7
G. Jones	N. McVicker	5-1809	Lots 4, 10
J. Grigg	Robert Benson	5-1809	Lot 7
William Beekman	William Ross	2-1810	Lots 11, 12
N. McVickar	J. McVickar	8-1810	Lot 10
J. McVickar	Cornelia Kissam	11-1811	Lot 10
W. Gilbert	W. Handy	1-1814	Lot 8
J. Van Blarcom	I. Graham	2-1814	Lot 8
H. Lincoln	J. Ford	5-1815	"Church St."
J. Ford	E. Blaam	5-1815	"Church St."
R. Furman	R. Dunlap	5-1815	"Church St."
R. Dunlap	F. Sexton	5-1815	"Church St."
R. Benson	I. Concklin	5-1815	Lot 7
L. Power	R. Kelly	5-1816	Lot 7
F. Sexton	W. Ross	5-1816	"Church St."

APPENDIX II

HISTORIC REFERENCES TO CUTTING AND REGULATION OF STREETS

The 1874 topographical atlas of the City of New York showing original water courses and made land, prepared under the direction of Egbert L. Viele, overlays the then, present-day street grid system on top of 18th Century topography. When systematically coupled with information on the regulation of streets from the Minutes of the Common Council as well as the reminiscences and recollections from Watson's "Historic Tales of Olden Time" (1832), Viele's map shows the clear relationship between the earlier topography to the general orientation and layouts of N.Y.'s late 19th century modern street system. It is clear from the Viele map that Block 80 was at the top of a bluff consisting of fast land and overlooking the North or Hudson River.

The Minutes of the Common Council refer to the general regulating of the streets in the project area beginning in 1759. The most pertinent reference, dating to October 1759, refers to the cutting and paving of Dey Street, beginning at the "kennell" or gutter of Broadway, opposite John Street. Watson notes (1832) that gutters were in the middle of the streets.

Records indicate that Dey Street was cut down in two segments. The first 75' of Dey Street was cut down at a rate of 7.5" every 10', making a descent of 4'9". The next segment, 400' long, was cut down 2" every 14', dropping another 4'8". This mean that the overall drop from Broadway to the west side of Church Street is approximately 9.5', which is comparable to today's grade (MCC, Vol. VI, 1759:191). Other references to the cutting and filling of lower Manhattan are itemized with numerical map numbers (Map 4).

1) "Duane Street, from Broadway, is greatly filed up; from one and a half to two storeys there is made ground; The south corner of Duane Street, at Broadway, is sixteen feet filled up, and the same I am told in Broadway. South of this was originally a hill descending northward." (Watson 1832:95).

2) Recollection that the Oswego Market was IN Broadway, opposite to Liberty Street. (Watson 1832:100).

3) "The Broadway in 1772 was only as high as the Hospital. Where the hospital is, was 'Rutger's Orchard'". (Watson 1832:102).

4) "An ancient house at the corner of Beaver Lane and Broadway of original two storeys high, has its cellar walls exposed OUT of ground, thus showing the cutting down of Broadway six feet to eight feet at least. If we keep the idea of that elevation, we may form some idea of the primitive elevation of the ground."

(Watson 1832:101).

5) Dey Street beginning at Broadway and John Streets, to be regulated and paved. Opposite the middle of Dye Street 75' with a descent of 7.5" every 10', then 400' into Dye Street with a descent of 2" every 14', which will make a descent of 4'9". (Minutes of the Common Council Vol. VI, 1759, p. 191).

6) From the middle of the Broadway opposite the middle of Dye Street, there must be a rise of 1" every 10'....till it comes opposite John Street, then with a descent of 1" every 10' till it comes to the middle of Cortlandt Street: Tenants of the houses and lots of ground adjoining or fronting said Broadway shall be dug out or filled up as the case may require and must pave the street to the middle of Broadway. (Minutes of the Common Council Vol. VI, 1759).

7) 1759 - there should be a descent from the middle of Broadway to the end of Dye Street 25', the whole length being 834', the first descent from the middle of Broadway to be 2" on every 14' on the length of 400' and the second descent from thence to 5.5" on every 10' and that from the middle of Broadway opposite the middle of said Dye Street there must be a rise of 1" every 10'. Along the said Kennell (gutter) 1" on every 10' till it comes to the middle of Cortlandt Street. (Ibid, p.191).

8) To level and regulate for paving Division Street and part of Broadway. To begin in the gutter ("Kennel") of Broadway opposite Division Street (Park Row) towards Dey Street. 40' with an ascent of 1.5" every 10' from there, till it meets the pavement of Dey Street. (June 12, 1760) (MCC Vol. VI:254).

9) To level and regulate Vesey Street and part of Broadway from the middle of Division Street (Park Row) to the middle of Vesey Street: to begin 1' below the platform of the well in Broadway near Spring Garden (?), then down Vesey Street 460' with a descent of 2" every 10' and also to begin 1' below the platform of the well in Broadway corner house at the North (Hudson) River with a descent of 4.5" every 10', and also to begin 1' below the platform of the well in Broadway towards Division Street (Park Row) 40' with an ascent of 1.5" every 10' from there with a required descent till it meets the pavement of Division Street (Park Row). (May 28, 1760). (MCC Vol. VI:255).

10) We have had Murray's Street leveled from the head of it (Broadway) to a corner house occupied by Mathaus, a Baker. this is what was done: From the head of Murray's Street 1146 feet to Mathaus corner house, a descent of 19'5" (2" every 10'). Therefore, now it is necessary to dig Murray's Street 4'11" lower than it is at its intersection with the Church Street and to raise Murray's Street at its head (Broadway) 1' higher than it is now. (MCC May 20, 1773; Vol. VII, 1766-1773:421).

11) Robinson Street had also been leveled, from its head (Broadway) down to the College Gate (Chapel St.) and from there, to where Church Street crosses Murray's Street and it is found to be as follows: that after Murray's Street has been lowered 4'11" after it crosses Church Street (See #10), the whole descent from the head of Robinson's Street (to the College Gate and so along Murray's Street) will be 6' and the distance 715' (1" every 10'). This will make it necessary to raise Robinson's Street at its head, 1' higher than it is now and to dig down at the College Gate 3'7" lower. When these alterations are made, there will be a descent of approximately 1.25" every 10' from the College Gate to Barclays Street. (Ibid:422).

12) Warren Street had previously been leveled "from the head of it, it coxes Tavern Corner, down to the easternmost part of the pavement of Samuel Francis' House". After it had been leveled a distance of 1175', the descent was 17'2" (1.75" every 10'). It is now necessary to dig the street at the intersection of Church and Warren Streets 18" lower. At the intersection of Chappel Street and Warren Street, 12". (Ibid).

13) Broadway previously leveled: From the northeast side of the German Lutheran Church (corner of Rector Street) 255' to the southerly corner of Mr. McAdam's Lot, the descent being 4'11.5". Also, the distance from McAdam's lot to the pump opposite Mr. Macombs' house, an ascent of 1'4". Now it was resolved: 1) to take down the ground opposite the pump 6" and the pump removed; 2) that the pavement in Broadway taken up and the west side be continued with a regular descent from the German Lutheran Church past Mr. Macombs' door; 3) and that the east side of Broadway at the "Head of Verlettingburgh Hill" (Exchange Place - Broad Street and Broadway) be raised 12" and continued with a proper descent down the hill. (MCC Vol. I, Oct. 27, 1788:413).

14) Regulation of Nassau Street from Maiden Lane to Franckfort Street:

1) Beginning at the gutter on the north side of Maiden Lane at Nassau Street, ascending to 3 58/100" every 10' to the intersection of John Street;

2) On Nassau Street at corner of John Street, ascending 2 70/100" every 10' to the intersection of Fair Street (Fulton Street);

3) On Nassau Street at intersection of Fair Street, ascending 1" every 10' for 55';

4) From there, descending 1 70/100" every 10' to opposite Ann Street;

5) From there, ascending 1 1/3" every 10' for 240';

6) From there, descending 1/5" every 10' to the intersection of Beekman Street;

7) From there, ascending 1 1/3" every 10' to opposite George (Spruce) Street;

8) And then descending 2 52/100" every 10' to Chatham Street (MCC July 23, 1790:567).

15) Regulation of Beekman Street beginning in the gutter of Gold Street:

- 1) ascending 2 86/100" every 10' for 115';
- 2) from there ascending 4" every 10' to the intersection of William Street;
- 3) From there ascending 2 3/10" to the intersection of Nassau Street (MCC July 23, 1790:567).

16) Regulation of Fair Street beginning at the "kennel" (gutter) in Gold Street:

- 1) ascending 1 18/100" every 10' to the intersection of Nassau Street;
- 2) from there ascending 2 15/100" every 10' to the intersection of Nassau Street;
- 3) from there ascending 1.5" every 10' for 80';
- 4) from there descending 1.5" every 10' to the east gutter of Broadway (MCC July 23, 1790:567).

17) Regulation and paving of Great George Street (present day Broadway):

- 1) Warren St. 169' from "the corner of the Bridewell Fence" (in City Hall Park where present day City Hall is located), lowered 2'10";
- 2) Chambers St. 257' further, lowered 3';
- 3) Reade St. 190' further, lowered 3';
- 4) the intersection of Barclay St. (present day Duane St. between Rose and Hudson Streets), 242' further, must be raised 7'7";
- 5) Thomas St. (present day Duane St. between Elm and Rose Streets), 241' further to be lowered 4'5";
- 6) "A station 160' from Thomas St. must be lowered 6'9" ";
- 7) Catherine St. 77' from there, to be lowered 2'8"; and
- 8) 250' further, must be lowered 9'6" (MCC July 15, 1791:657-58).

APPENDIX III

BORING LOG SUMMARY

An effort was made to obtain copies of boring logs for all borings in the vicinity of the project area. These were examined to determine evidence of filling episodes. A general pattern of slope from high points to the northeast of the project area to low points to the south and west can be documented by the various boring logs available for the area surrounding the project site.

Evidence for slope from North to South:

- 1) Boring #58 @ S.W. corner of Fulton & Church Streets - 12' fill.
- 2) Boring #60 on West side of Church Street south of Dey - 20' fill.

Evidence for slope from East to West:

- 1) Boring C on Dey St. south sidewalk ca. 70' from Broadway - 4' fill.
- 2) Boring B on Dey St. south sidewalk ca. 81' from Broadway - 5' fill.
- 3) Boring A on Dey St. south sidewalk ca. 90' from Broadway - 4' fill.
- 4) Boring #61 on east side Church St. north of Cortlandt St. - 15' fill.
- 5) Boring #60 on west side of Church St. south of Dey St. - 20' fill.

N.B. Borings A, B & C may reflect filling along Dey Street, back-filled vaults under the sidewalk or possible the fill of the foundation trench for the building(s), the south side of Dey Street. Therefore, the three fill depths given for these location must be taken as probably less certain than the depth of fill reported for the other three locations.

During November 1984 an additional 6 borings were done on the site of the former CitiBank building (modern Lot 4). All the samples recovered from these borings were carefully examined visually and screened through 1/8" mesh where possible, to determine whether any evidence of human activity was present. Artifacts were recovered from 2 of the samples and the results are presented here:

Boring 2: Sample from Auger (15'-17'):

- 2 fragments concrete
- 3 fragments red brick
- 1 fragment cinder

Boring 3: Sample 3 (30'-32'):

- 1 fragment thin pink plastic

The small fragment of plastic from Boring 3: Sample 3 was almost certainly from the boring activity itself and is probably a piece of plastic cap for one of the pipes used. The finds from the Auger Sample in Boring 2 indicate that the layer of black to grey sand with gravel, cinder, etc., between the 2 concrete slabs contained good evidence of building materials and industrial or domestic waste. This sample was the only material recovered from this layer which was consistently encountered in all 6 borings. No other evidence of human activity was found in any of the samples.

BIBLIOGRAPHY

PUBLISHED SOURCES

Block Index of Reindexed Conveyances

N.Y.C. Surrogate Court (Includes map of Block 80).
November 13, 1916.

DeVoe, Thomas F.

1867 The Market Book. Riverside Press, N.Y.

Fernow, Berthold

1976 Records of New Amsterdam 1653-1674. Editor Berthold
Fernow. Geneological Publishing Co., Inc. Baltimore.

Gehring, Charles T. (Translator/Editor)

1980 N.Y. Historical MSS. Dutch Volumes GG HH & II. Land
Papers. Geneological Papers, Geneological Publishing
Co., Inc. Baltimore.

Innes, J.H.

1902 New Amsterdam and Its People. Charles Scribner's Sons.
New York.

Kouwenhoven, John A.

1972 The Columbia Historical Portrait of N.Y.: An Essay in
Graphic History. Icon Editions, Harper & Row
Publishers. New York.

Minutes of the Common Council of the City of New York/1712-1797

1930 Prepared by David Maydole Matteson. Published by the
City. New York.

Monroe & Gunby

1980 The House We Lived In. Published by AT&T.

Rosenwake, Ira

1972 Population History of New York City. Syracuse
University Press. Syracuse, N.Y.

Watson, John F.

1832 Historic Tales of Olden Time. Collins & Hannon, New
York.

PERSONAL COMMUNICATIONS

Brown, Marley
1985 Director of Archaeology at Colonial Williamsburg, Va.
March, 1985.

Hershkowitz, Dr. Leo
1985 Queens College, N.Y. March 1985.

Roberts, William I.
1985 Archaeologist, Greenhouse Consultants Inc., N.Y.
March, 1985.

MAP SOURCES

Bridges
1811 Map of the City of N.Y. & Island of Manhattan as laid
out by the Commissioner's appointed by the Legislature,
April 3, 1807.

Bromley, George & Co.
1891 Atlas of the City of New York, Vol. 1.
1905 Atlas of the City of New York, Vol. 1.
1921 Atlas of the City of New York, Vol. 1.
1934 Atlas of the City of New York, Vol. 1.

Grim, David
The Extent of the Great Fires of 1776 & 1778.

Manatus Map
1670 Copy of 1639 map in Kouwenhoven, 1972.

Maerschalk, Francis
1748 Survey of Block bounded by Broadway, King's Farm, North
River and Dyes Street. Surveyed May 15, 1748 by
Francis Maerschalk. In Monroe & Gunby, 1980.

A Plan of the City of New York.
1755 Performed by order of Sam Holland from an actual survey
 by F. Maerschalk, 1755.

Perris, Matthew
1852 Maps of the City of New York, Vol. 1, Ward 3.

1857 Maps of the City of New York, Vol. 1, Ward 3.

Perris & Browne
1867 Atlas of the City of New York, Vol. 1, Ward 3, P.7.

Ratzer, Bernard
1767 Plan of the City of New York.

Robinson & Pidgeon
1881 Atlas of the City of New York.

Sackerdorff, Otto (City Surveyor)
1815 The Blue Book or Map of Farms.

Viele, Egbert L.
1874 Topographic Atlas of the City of New York.

PRINTS

"Drawing (ca. 1820) of Duncan Phyfe's furniture Warehouse, store
and workshop at 168-172 Fulton Street", (in Kouwenhoven
1972:127).

"View of Broadway - From Dey Street to Park Place - 1830", (in
Monroe & Gunby 1980).

Print of "Fulton Street & Broadway", 1835, (in Monroe & Gunby
1980).

"New York from the Steeple of St. Paul's Church, Looking East,
South and West" drawn by J.W. Hill, published 1849, (in
Kouwenhoven 1972).

"Fulton Street at Broadway 1850" (in Monroe & Gunby 1980).

"View of Broadway - 1865" (in Monroe & Gunby 1980).

APPENDIX IV--A

Page 1 of AT&T Block Project Area Summaries

SOURCE	LD	ADDRESS	DATE	BLDG TYP	OWNER/CC	ST	BIZ TYP
MONROE & GUNBY	4	20 DEY	C. 1800	FRAME RESIDENCE	JOHN BROWER		HOUSE
MONROE & GUNBY	4	20 DEY	C. 1840	FRAME RESIDENCE	PHILLIP HARMON		HOUSE
NYC DIRECTORY	4	20 DEY	1851		CHAS. PARKER		COFFEE HOUSE
PERRIS	4	20 DEY	1852	BRICK/STONE DWELLING			HOUSE
PERRIS	4	20 DEY	1857	BRICK/STONE DWELLING			HOUSE
PERRIS & BROWNE	4	20 DEY	1867	HOTEL		4	HOTEL
MONROE & GUNBY	4	20 DEY	1872	BRICK BUILDING	STEVEN M. BLACK	4	
ROBINSON & PIDGEON	4	20 DEY	1881				
BROMLEY	4	20 DEY	1891				
BROMLEY	4	20 DEY	1905	BRICK BUILDING		4	
BROMLEY	4	20 DEY	1921	STORE W/ BASEMENT		4	STORE
BROMLEY	4	20 DEY	1934	STORE-F.W. WOOLWORTH		2	STORE
MONROE & GUNBY	5	22 DEY	1840	DWELLING	FREDERICK BUNKER		
NYC DIRECTORY	5	22 DEY	1851		JAMES THOMPSON		
PERRIS	5	22 DEY	1852	BRICK/STONE STORE			
PERRIS	5	22 DEY	1857	BRICK/STONE STORE			
PERRIS & BROWNE	5	22 DEY	1867	MANUFACTURE		5	
MONROE & GUNBY	5	22 DEY	1872		MARY THOMPSON		
BROMLEY	5	22 DEY	1891	STONE BUILDING			
BROMLEY	5	22 DEY	1891				
BROMLEY	5	22 DEY	1905	BRICK W/STONE FRONT		5	
BROMLEY	5	22 DEY	1921	STORE		5	
BROMLEY	5	22 DEY	1934	F.W. WOOLWORTH		2	
PERRIS	6	24 DEY	1852	BRICK/STONE STORE			
PERRIS	6	24 DEY	1857	BRICK/STONE STORE			
PERRIS & BROWNE	6	24 DEY	1867	STORE/WAREHOUSE		5	
ROBINSON & PIDGEON	6	24 DEY	1881	STONE/BRICK BUILDING			
BROMLEY	6	24 DEY	1891				
BROMLEY	6	24 DEY	1905	BRICK W/STONE FRONT		5	
BROMLEY	6	24 DEY	1921	STORE		5	
BROMLEY	6	24 DEY	1934	F.W. WOOLWORTH		2	
NYC DIRECTORY	7	184 FULTON	1851		C.F. DENNIS		LAWYER
NYC DIRECTORY	7	184 FULTON	1851		W.A. SEELY		LAWYER
NYC DIRECTORY	7	184 FULTON	1851		J.F. WAKE		PIANOS
PERRIS	7	184 FULTON	1852	BRICK/STONE STORE			
PERRIS	7	184 FULTON	1857	BRICK/STONE STORE			
PERRIS & BROWNE	7	184 FULTON	1867				
MONROE & GUNBY	7	184 FULTON	1872	BROWNSTONE	ADOLF SIMIS	3	
ROBINSON & PIDGEON	7	184 FULTON	1881	FRAME DWELLING			
BROMLEY	7	184 FULTON	1891				
BROMLEY	7	184 FULTON	1905				
BROMLEY	7	184 FULTON	1921				
BROMLEY	7	184 FULTON	1934	F.W. WOOLWORTH		2	STORE
MONROE & GUNBY	8	182 FULTON	CA 1840	STONE DWELLING			
NYC DIRECTORY	8	182 FULTON	1851		E.B. CONSTANTINE		UPHOLSTERER
PERRIS	8	182 FULTON	1852	FRAME DWELLING			
PERRIS	8	182 FULTON	1857	BRICK/STONE STORE			
PERRIS & BROWNE	8	182 FULTON	1867	STORE/WAREHOUSE		5	
MONROE & GUNBY	8	182 FULTON	1872	BROWNSTONE	JOHN CONSTANTINE	5	
ROBINSON & PIDGEON	8	182 FULTON	1881	STONE BUILDING			
BROMLEY	8	182 FULTON	1891				
BROMLEY	8	182 FULTON	1905	BRICK W/STONE FRONT		5	
BROMLEY	8	182 FULTON	1921	STORE		2	STORE
BROMLEY	8	182 FULTON	1934	F.W. WOOLWORTH		2	STORE
NYC DIRECTORY	9	180 FULTON	1851		J.P. SON		PAPER

SOURCE	LO	ADDRESS	DATE	BLDGTYPE	OWNER/CC	ST	BIZTYPE
NYC DIRECTORY	9	180 FULTON	1851		E.J. PERRY		PRINT COLORER
NYC DIRECTORY	9	180 FULTON	1851		SEO. HAYWARD		LITHOGRAPHER
NYC DIRECTORY	9	180 FULTON	1851		W.H. HOLBROOK		PUBLISHERS
NYC DIRECTORY	9	180 FULTON	1851		J. BERLIN		STATIONER
PERRIS	9	180 FULTON	1852	BRICK/STONE STORE			
PERRIS	9	180 FULTON	1857	BRICK/STONE STORE			
PERRIS & BROWNE	9	180 FULTON	1867	MANUFACTURE		4	
ROBINSON & PIDGEON	9	180 FULTON	1881	BRICK/IRON BUILDING			
BROMLEY	9	180 FULTON	1891				
BROMLEY	9	180 FULTON	1905	BRICK/STONE FRONT		4	
BROMLEY	9	180 FULTON	1921	STORE		4	
BROMLEY	9	180 FULTON	1934	F.W. WOOLWORTH		2	
MONROE & GUNBY	10	178 FULTON	1797		AARON BURR		
MONROE & GUNBY	10	178 FULTON	1837		KIP FAMILY		
NYC DIRECTORY	10	178 FULTON	1851		WILLIAM GOWANS		BOOK SELLER
PERRIS	10	178 FULTON	1852	BRICK/STONE STORE	KIP FAMILY		
PERRIS	10	178 FULTON	1857	BRICK/STONE STORE	KIP FAMILY		
PERRIS & BROWNE	10	178 FULTON	1867	MANUFACTURE	KIP FAMILY	4	
MONROE & GUNBY	10	178 FULTON	1872	BRICK		3	
ROBINSON & PIDGEON	10	178 FULTON	1881	BRICK/IRON BUILDING			
BROMLEY	10	178 FULTON	1891				
BROMLEY	10	178 FULTON	1905	BRICK		4	
BROMLEY	10	178 FULTON	1921	STORE/LOFTS		5	
BROMLEY	10	178 FULTON	1934	STORE		2	
MONROE & GUNBY	11	176 FULTON	1851		J.W. BELL		PRINTER
PERRIS	11	176 FULTON	1852	BRICK/STONE STORE	JOSIAH WELMORE		FURNITURE
PERRIS	11	176 FULTON	1857	BRICK/STONE STORE			
PERRIS & BROWNE	11	176 FULTON	1867	STORE/WAREHOUSE		5	
ROBINSON & PIDGEON	11	176 FULTON	1881	STONE BUILDING			
BROMLEY	11	176 FULTON	1891				
BROMLEY	11	176 FULTON	1905	BRICK BUILDING		5	
BROMLEY	11	176 FULTON	1921	STORE/LOFTS		5	
BROMLEY	11	176 FULTON	1934	STORE		5	
MONROE & GUNBY	12	174 FULTON	1840	BROWNSTONE	WILLIAM HOWARD	2	
NYC DIRECTORY	12	174 FULTON	1851		BRUNER & MOORE		FURNITURE
PERRIS	12	174 FULTON	1852	BRICK/STONE STORE		4	
PERRIS	12	174 FULTON	1857	BRICK/STONE STORE			
PERRIS & BROWNE	12	174 FULTON	1867	STORE/WAREHOUSE		5	
ROBINSON & PIDGEON	12	174 FULTON	1881	BRICK/IRON BUILDING			
BROMLEY	12	174 FULTON	1891				
BROMLEY	12	174 FULTON	1905	BRICK		5	
BROMLEY	12	174 FULTON	1921	N.Y. LAW SCHOOL		11	
BROMLEY	12	174 FULTON	1934	STORE		11	
KOUWENHOVEN	13	172 FULTON	1820	BRICK WORKSHOP	DUNCAN PHYFE	3	FURNITURE
MONROE & GUNBY	13	172 FULTON	1840		WILLIAM HOWARD	4	
NYC DIRECTORY	13	172 FULTON	1851		C.L. GEORGE		FURNITURE
PERRIS	13	172 FULTON	1852	BRICK/STONE STORE			
PERRIS	13	172 FULTON	1857	BRICK/STONE STORE			
PERRIS & BROWNE	13	172 FULTON	1867	STORE/WAREHOUSE		4	
ROBINSON & PIDGEON	13	172 FULTON	1881	BRICK/IRON BUILDING			
BROMLEY	13	172 FULTON	1891				
BROMLEY	13	172 FULTON	1905	BRICK		5	
BROMLEY	13	172 FULTON	1921	N.Y. LAW SCHOOL		11	
BROMLEY	13	172 FULTON	1934	STORE		11	

SOURCE	LOT	DATE	BLDGTYPE	OWNER/CC	ST	BIZTYPE
MONROE & GUNBY	1.	PRE-1800	FRAME DWELLING	THOMAS STAGG		HOME
MONROE & GUNBY	1.	1800	VACANT	BANK OF ENGLAND		
NYC DIRECTORY	1.	1851	HOTEL	JOHN TAYLOR		HOTEL
MONROE & GUNBY	1.	1872	BROWNSTONE	JOHN A. KINNY	3	
MONROE & GUNBY	1.	1915	195 BROADWAY	AT&T	26	TELEPHONE CO.
NYC DIRECTORY	2.	1851		JOHN HARRISON		BOOTMAKER
NYC DIRECTORY	2.	1851		WILLIAM BAKER		GROCER
NYC DIRECTORY	2.	1851		FROST BAGLEY & CO.		MACHINISTS
NYC DIRECTORY	2.	1851		RIVINIUS & KLINGER		JEWELERS
MONROE & GUNBY	3.	1840	VACANT LOT	AUGUSTUS SCHROEDER		TINNER
NYC DIRECTORY	3.	1851		WILLIAM HOWARD		
NYC DIRECTORY	3.	1851		HUGUES GUERRIER		DYER
MONROE & GUNBY	3.	1872	BRICK BROWNSTONE	AINIE MERCIER		WATCHCASE MAKER
MONROE & GUNBY	3.	1915	195 BROADWAY	BETSY A. HART	5	
MONROE & GUNBY	14.	PRE-1800	FRAME DWELLING	AT&T	26	TELEPHONE CO.
MONROE & GUNBY	14.	1830		ABRAHAM BROWER		HOME? BLACKSMITH?
MONROE & GUNBY	14.	1840			2	BOOKSTORE
NYC DIRECTORY	14.	1851		WILLIAM HOWARD		
MONROE & GUNBY	14.	1915	195 BROADWAY	JOSIAH WELMORE		FURNITURE
MONROE & GUNBY	15.	1840	BRICK	AT&T	26	TELEPHONE CO.
MONROE & GUNBY	15.	1846		BANK OF ENGLAND	2	
NYC DIRECTORY	15.	1851		CORNELIUS ROOSEVELT		FURNITURE
MONROE & GUNBY	15.	1872		HENRY HERKNER		
MONROE & GUNBY	15.	1915	195 BROADWAY CORP.	ADELE PERIGORD, DUTCHESS DE DIND		
MONROE & GUNBY	16.	1840	STONE BUILDING	AT&T	26	TELEPHONE CO.
NYC DIRECTORY	16.	1851		ISAAC JONES	3	
MONROE & GUNBY	16.	1872		W.H. LEE		FURNITURE
MONROE & GUNBY	16.	1915	195 BROADWAY CORP.	ADELE PERIGORD, DUTCHESS DE DIND	4	
MONROE & GUNBY	16.25	1840	STONE BUILDING	AT&T	26	TELEPHONE CO.
NYC DIRECTORY	16.25	1851		ISAAC JONES	3	
NYC DIRECTORY	16.25	1851		WHITLOCK & HARRIS		FURNITURE
MONROE & GUNBY	16.25	1872		W.G. COOK		MACHINIST
MONROE & GUNBY	16.25	1915	195 BROADWAY	ADELE PERIGORD, DUTCHESS DE DIND	4	
MONROE & GUNBY	16.50	PRE-1800	FRAME BUILDING	AT&T	26	TELEPHONE CO.
MONROE & GUNBY	16.50	1840		JOHN VARICK		HOME
NYC DIRECTORY	16.50	1851		ISAAC JONES	3	
MONROE & GUNBY	16.50	1872		W.A. PLATT		UPHOLSTERER
MONROE & GUNBY	16.50	1920	205 BROADWAY CORP.	ADELE PERIGORD, DUTCHESS DE DIND	4	
MONROE & GUNBY	17.	CA. 1800		AT&T	26	TELEPHONE CO.
MONROE & GUNBY	17.	1812		WILLIAM H. SMITH		STORE
MONROE & GUNBY	17.	1830		B&H HAIGHT		
NYC DIRECTORY	17.	1851			2	
NYC DIRECTORY	17.	1851		MATTHEW BRADY		DAGUERRETYPES
MONROE & GUNBY	17.	1872		EDWARD ANTHONY		ENGRAVING
KOUWENHOVEN	17.	1888	LD TRAVEL	JAMES REID SMITH	5	
MONROE & GUNBY	17.	1920	205 BROADWAY CORP		5	TRAVEL AGENCY
MONROE & GUNBY	18.	1840	BRICK STORE	AT&T	26	TELEPHONE CO.
MONROE & GUNBY	18.	1850	SPORTSMAN'S WHSE/GUNS & RIFLES	SARAH JONES	2	STORE
NYC DIRECTORY	18.	1851	CLARK, AUSTIN & CO.-PUBLISHERS		4	SPORTING GOODS
MONROE & GUNBY	18.	1872	CLARK, AUSTIN & CO.-PUBLISHERS			PUBLISHER
MONROE & GUNBY	18.	1920	205 BROADWAY CORP.	JOHN S. ROGERS	4	PUBLISHER
MONROE & GUNBY	19.	1830	T.L. CHESTER STORE	AT&T	26	TELEPHONE CO.
MONROE & GUNBY	19.	1840	BROWNSTONE HOUSE	T.L. CHESTER	3	CARPET STORE
MONROE & GUNBY	19.	1850	EATON & FOLSOM GUNS	JANE VRENDENBURG	2	HOUSE
NYC DIRECTORY	19.	1851		ANDREWS & LAMPHIER	5	GUN STORE
						TAILOR

SOURCE	LOT	DATE	BLDG TYP	OWNER/CC	ST	BIZ TYP
MONROE & GUNBY	19.	1850	EATON & FOLSON GUNS		5	GUN STORE
NYC DIRECTORY	19.	1851		ANDREWS & LAMPHIER		TAILOR
NYC DIRECTORY	19.	1851		E.B. BEAUMONT		TAILOR
NYC DIRECTORY	19.	1851		M.M. LAWRENCE		DAGUERREOTYPES
MONROE & GUNBY	19.	1879	WESTERN UNION			TELEGRAPH
MONROE & GUNBY	19.	1915	195 BROADWAY CORP.	AT&T	26	TELEPHONE CO.
MONROE & GUNBY	20.	PRE-1812	FRAME HOUSE	ANASUERUS TURK	2	HOUSE
MONROE & GUNBY	20.	1835	PIANOFORTE WRHSE/ATWILL MUSIC SALOON		3	MUSIC STORE
MONROE & GUNBY	20.	1840	BRICK HOUSE	ROBERT BULOID	3	HOUSE
MONROE & GUNBY	20.	1850	INDIA RUBBER WHOLESALE WRHSE		5	WAREHOUSE
NYC DIRECTORY	20.	1851		H.N. PETERS		TRUNKS
NYC DIRECTORY	20.	1851		J.W. GRATON		GOLD PENS
NYC DIRECTORY	20.	1851		H.S. TANNER		MAPS
NYC DIRECTORY	20.	1851		THOMAS EARLE		CARPETS
NYC DIRECTORY	20.	1851		BECKER & PIARD		DAGUERREOTYPES
MONROE & GUNBY	20.	1872	WESTERN UNION		15	TELEGRAPH CO.
MONROE & GUNBY	20.	1915	AT&T		26	TELEPHONE CO.
MONROE & GUNBY	20.	1830	ATWILL MUSIC SALOON		3	MUSIC STORE
MONROE & GUNBY	21.	1850	MEN & BOYS CLOTHING		5	CLOTHING
NYC DIRECTORY	21.	1851	MH NEWMAN & CO. BOOKS			BOOKSTORE
MONROE & GUNBY	21.	1915	195 BROADWAY CORP	AT&T	26	TELEPHONE CO.
MONROE & GUNBY	22.	PRE-1800	FRAME DWELLING	COL. RICHARD VARICK	2	HOUSE
MONROE & GUNBY	22.	CA. 1800	FRANKLIN HOUSE HOTEL	DAVID LANE HAIGHT	5	HOTEL
MONROE & GUNBY	22.	1842	FRANKLIN HOUSE HOTEL	J.P. TREADWELL	5	HOTEL
NYC DIRECTORY	22.	1851	FRANKLIN HOUSE HOTEL	J.P. TREADWELL	5	HOTEL
MONROE & GUNBY	22.	1872	WESTERN UNION PURCHASE	NAPOLEON III TO WESTERN UNION	15	TELEGRAPH CO.
MONROE & GUNBY	22.	1915	AT&T 195 BROADWAY CORP.	AT&T	26	TELEPHONE CO.
MONROE & GUNBY	22.	1830	FRANKLIN HOUSE HOTEL		5	HOTEL
MONROE & GUNBY	23.	PRE-1800	FRAME DWELLING	COL. RICHARD VARICK	2	HOUSE
MONROE & GUNBY	23.	CA. 1800	FRANKLIN HOUSE HOTEL	DAVID LANE HAIGHT	5	HOTEL
MONROE & GUNBY	23.	1842	FRANKLIN HOUSE HOTEL	J.P. TREADWELL	5	HOTEL
NYC DIRECTORY	23.	1851	FRANKLIN HOUSE HOTEL	J.P. TREADWELL	5	HOTEL
MONROE & GUNBY	23.	1872	WESTERN UNION PURCHASE	NAPOLEON III TO WESTERN UNION	15	TELEGRAPH CO.
MONROE & GUNBY	23.	1915	AT&T 195 BROADWAY CORP.	AT&T	26	TELEPHONE CO.
MONROE & GUNBY	24.	1784	FRAME DWELLING	COL. RICHARD VARICK	2	HOUSE
MONROE & GUNBY	24.	1833	BRICK STRUCTURE		3	COURTROOM/SCHOOLRM
MONROE & GUNBY	24.	1840	FRANKLIN HOTEL	DAVID LANE HAIGHT	5	
MONROE & GUNBY	24.	1872	WESTERN UNION		15	TELEGRAPH CO.
MONROE & GUNBY	24.	1915	195 BROADWAY CORP.	AT&T	26	TELEPHONE CO.
MONROE & GUNBY	25.	PRE-1801	FRAME HOUSE	MATTHEW HOPPER		HOUSE
MONROE & GUNBY	25.	1840	FRAME HOUSE	WIDOW OF JOHN VARICK DODGE	2	HOUSE
NYC DIRECTORY	25.	1851		J.P. TREADWELL		
MONROE & GUNBY	25.	1874	WESTERN UNION ANNEX		15	TELEGRAPH CO.
MONROE & GUNBY	25.	1915	195 BROADWAY CORP.	AT&T	26	TELEPHONE CO.
MONROE & GUNBY	26.	CA. 1800	FRAME DWELLING	JANE & JOHN VARICK		HOUSE
MONROE & GUNBY	26.	1840	FRAME DWELLING	MARY ROBERT		
NYC DIRECTORY	26.	1851	VACANT			
MONROE & GUNBY	26.	1881	WESTERN UNION ANNEX		15	TELEGRAPH CO.
MONROE & GUNBY	26.	1915	AT&T 195 BROADWAY CORP.	AT&T	26	TELEPHONE CO.
MONROE & GUNBY	27.	1840	BRICK HOUSE	JAMES FELLOWS	2	HOUSE
NYC DIRECTORY	27.	1851		J.J. MILLER & CO.		PICKLES
NYC DIRECTORY	27.	1851		J. & M. PHILBIN		PLUMBER
NYC DIRECTORY	27.	1851		M.H. WEED CO.		FANCY GOODS
NYC DIRECTORY	27.	1851		FIELD & CORREJA		ARCHITECTS
NYC DIRECTORY	27.	1851		L.R. MENDER		GILDERS
MONROE & GUNBY	27.	PRE-1890	BRICK BUILDING	WARREN ACKERMAN	3	

SOURCE	LOT	DATE	BLDGTYP	OWNEROC	ST	BIZTYP	Min	Max
MONROE & GUNBY	27.	1890	WESTERN UNION ANNEX			15	TELEGRAPH CO.	
MONROE & GUNBY	27.	1915	195 BROADWAY CORP.	AT&T		26	TELEPHONE CO.	
KOUWENHOVEN	1.	1784						
NYC DIRECTORY	27.	PRE-1890	WESTERN UNION PURCHASE	WILLIAM HOWARD		5	WATCHCASE MAKER	

Number of Observations: 114

BLOCK 80 BLDG. DEPT. RECORDS

LOT NO.	STREET ADDRESS	DATE OF DOCUMENT	LOT DIMENSIONS	BUILDING DIMENSIONS	BACKYARD DIMENSIONS	BASEMENT DEPTHS	OCCUPATION USAGE	STRUCTURAL COMMENTS	WALLS	CITATIONS
4	178-80 Fulton + 20-24 Day St.	1933				14' 5 ² / ₃ "				Basement + Floor Plan / Revision A.F. Winter, Architect.
4	178-80 Fulton	1933				14' 11 ² / ₃ " + piers sitting on fill 2'- 3' 6" below basement floor		"New Bldg"		Longitudinal Section / A.F. Winter, Architect
4	178-80 Fulton 41-45 Church St.	1933						"New 2-Story Bldg" ----- "Dotted lines indicate present Subway piers + underpinning which are to remain carrying present foundation wall" (on Church St. side) ----- Vaults under Fulton St. side - walk to be filled in.		Basement + Floor Plan. A.F. Winter, Architect
4	176 Fulton	1936				14 ¹ / ₂ '		"Vault under sidewalk to be filled in"		ALT 2418/36 Long. Section AA
4	20 Day St. (n.e. corner Day + Church)	June 4, 1954		71' 3" front 156' 7 ¹ / ₂ " deep 108' 2 ¹ / ₂ " rear		14' 6"	The National City Bank of N.Y.	Old Bldg. 2 stories 30' high		ALT 1010 also ALT 1258 Sept. 8, 1954

LOT NO.	SHEET ADDRESS	DATE OF DOCUMENT	LOT DIMENSIONS	BUILDING DIMENSIONS	BACKYARD DIMENSIONS	BASEMENT DEPTHS	OCCUPATION USAGE	STRUCTURAL COMMENTS	WALLS	CITATIONS
7 (now lot 4)	S.E. corner Fulton + Church	April 1, 1910	8' front 0' rear 77' 4" deep	8' front 0' rear 77' 4" deep		Depth of foundation walls below curb level = 4'		One-story		Application to Alter + Repair Plan # 679

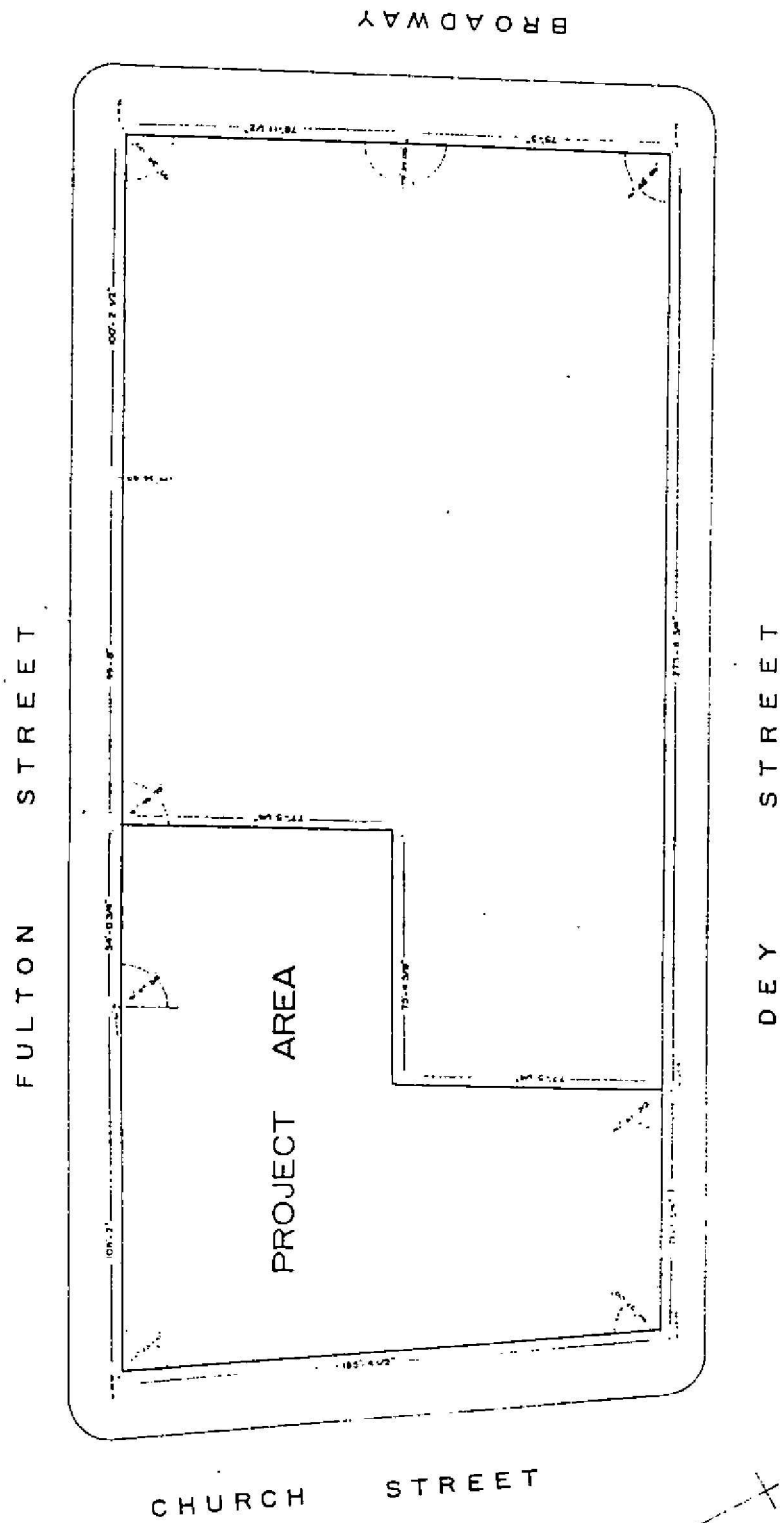
BLOCK 80. BLDG DEPT RECORDS

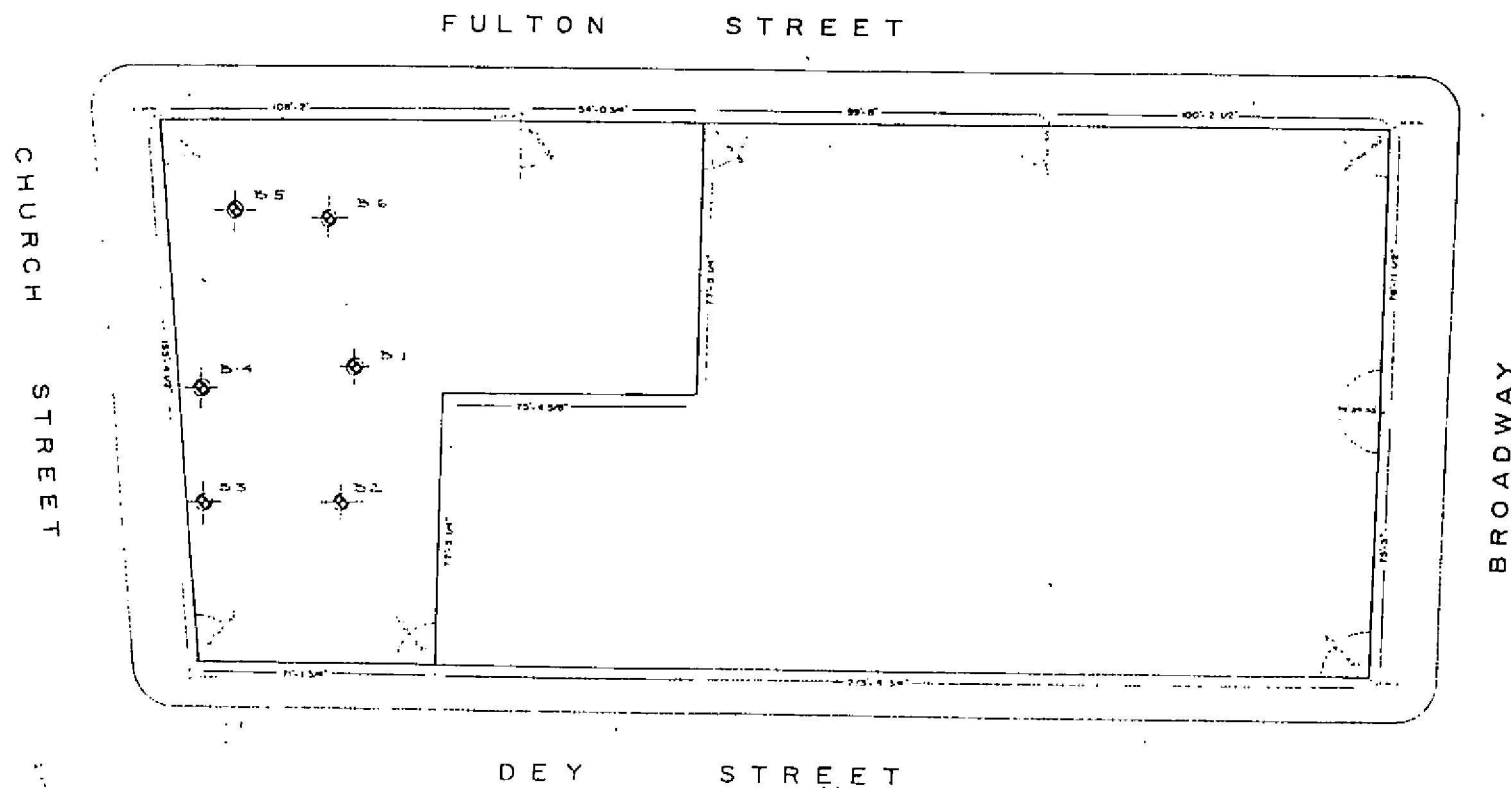
LOT NO.	STREET ADDRESS	DATE OF DOCUMENT	LOT DIMENSIONS	BUILDING DIMENSIONS	BACKYARD DIMENSIONS	BASEMENT DEPTHS	OCCUPATION USAGE	STRUCTURAL COMMENTS	WALLS	CITATIONS
12	172-174 Fulton (200' W. of Broadway + Fulton)	June 5, 1907	53' 8" front 77' deep 53' 8" rear	Same		Depth of foundation walls below curb level or surface of ground 15' 6"	Basement + 1st floor: business 7 floors: offices 1 private library 2 lecture rooms by adult law students	11 stories Character of ground: sand + gravel	Foundation walls will be brick	Application for erection of Brick Bldgs Plan # 424
12	172-174 Fulton	June 8, 1907						"Soil not visible"		Request for test of soil
12	172-174 Fulton St.	Nov. 12, 1907				Foundation wall 15' below curb.	N.Y. Law School	"The present two buildings will be torn down."	"will use the party wall of bldg. on east lot line."	Amendment to Application # 424
12	172-174 Fulton	June 25, 1923					Cigar store			Alt. application 1351 / disapproved
12	172-174 Fulton	June 8, 1923					"telephone exchange"	11 story brick stores + offices		Alt. Application 1351
12	"	1923		54' x 77' 5"			Stores + offices	12 stories "fill up old well hole w/ 5" P.C. concrete + expanding metal"		ALT. 1351
12	"	1934				14' 2" plus 4' elevator shaft below				illegible microfiche
12	"	Jan. 4, 1935						"Footings Slabs redesigned" Vault relocated		Amendment to Alt. # 3101
12	172 Fulton (146' 5 1/2" W. of Bldg.)	Jan. 31, 1935						"effect of the Subway Structure Plans of proposed alterations to the"		ALT 3101-34



FIGURE 1
The Project Area in Lower Manhattan

Details of Block 80 Survey (from Earl B. Lovell
S.P. Belcher Inc., 1984)





PROJECT AREA SHOWING BORING LOCATIONS

FIGURE 3

Boring locations compiled from R.J.
Carlin Associates, 1984; and Lovell &
Belcher, 1984

BACKYARD AREAS IN 1852

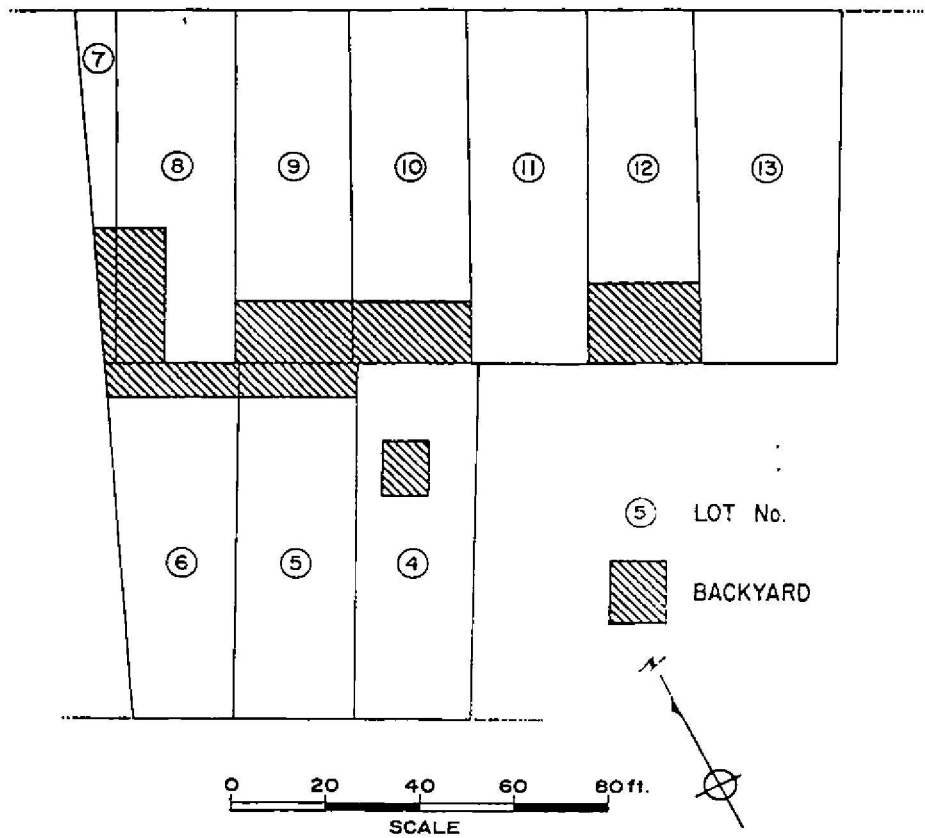


FIGURE 6

FROM Perris 1852, Maps of the
City of N.Y. - Vol. 1, Ward 3

BACKYARD AREAS IN 1857-67

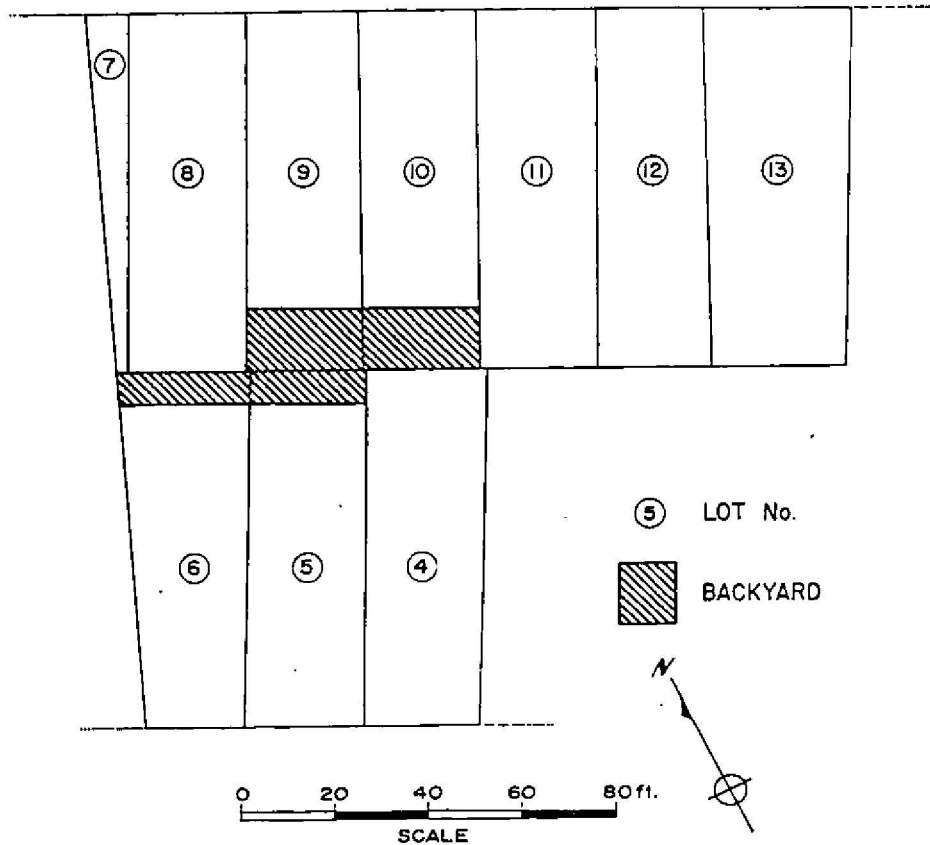


FIGURE 7

FROM Perris 1857
 Maps of the City of N.Y.
 Vol. 1, Ward 3
 &
 Perris & Browne
 Atlas of the City of N.Y.
 Vol. 1, Page 7, ward 3

BACKYARD AREAS IN 1891

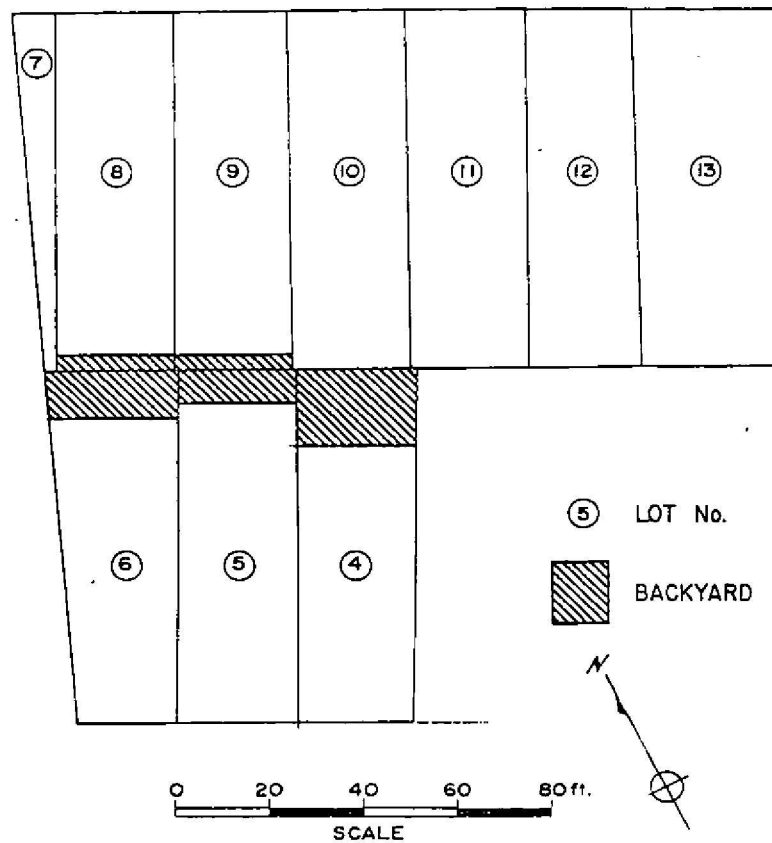


FIGURE 8

FROM George Bromley & Co.
Atlas of the City of N.Y.
Vol. 1, Plate 2

BACKYARD AREAS IN 1905

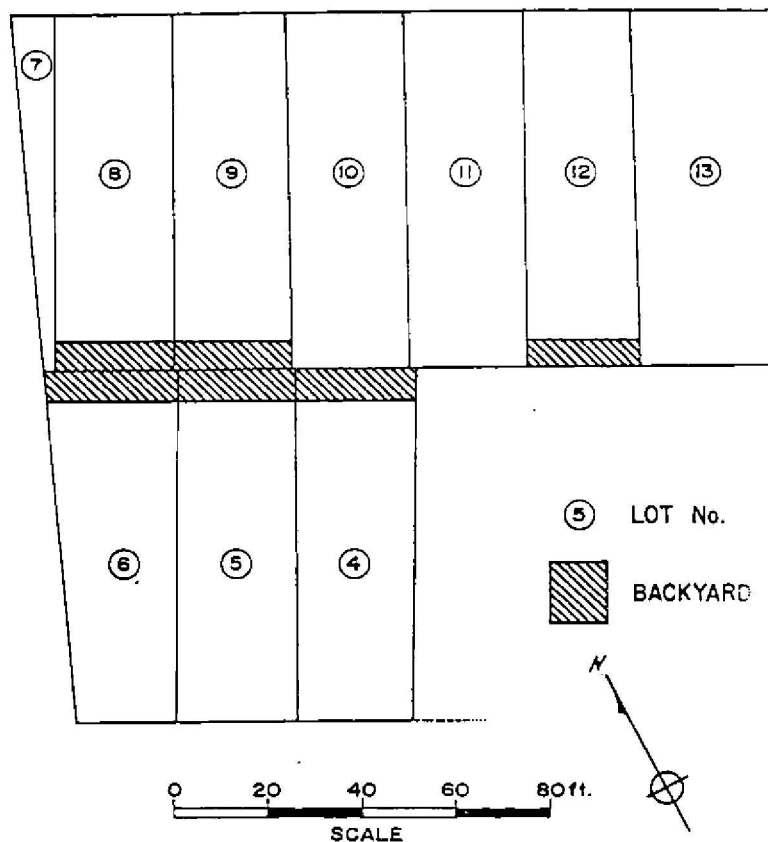


FIGURE 9

FROM George Bromley & Co.
Atlas of the City of N.Y.
Vol. 1, Plate 2

BACKYARD AREAS IN 1921

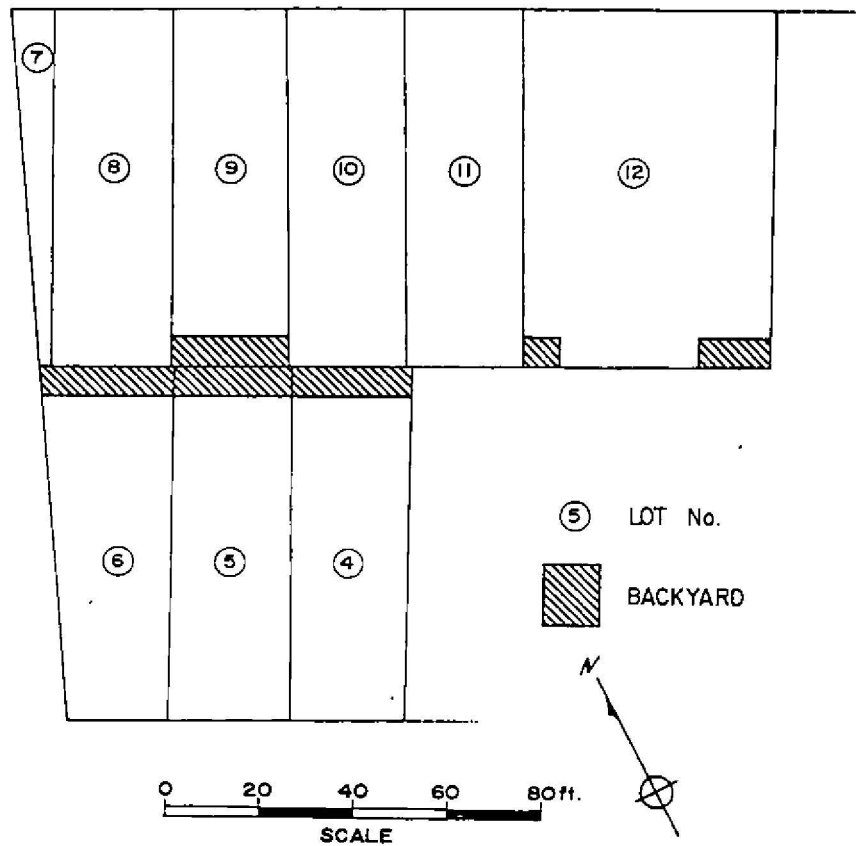


FIGURE 10

FROM George Bromley & Co.
Atlas of the Borough of
Manhattan, City of N.Y.

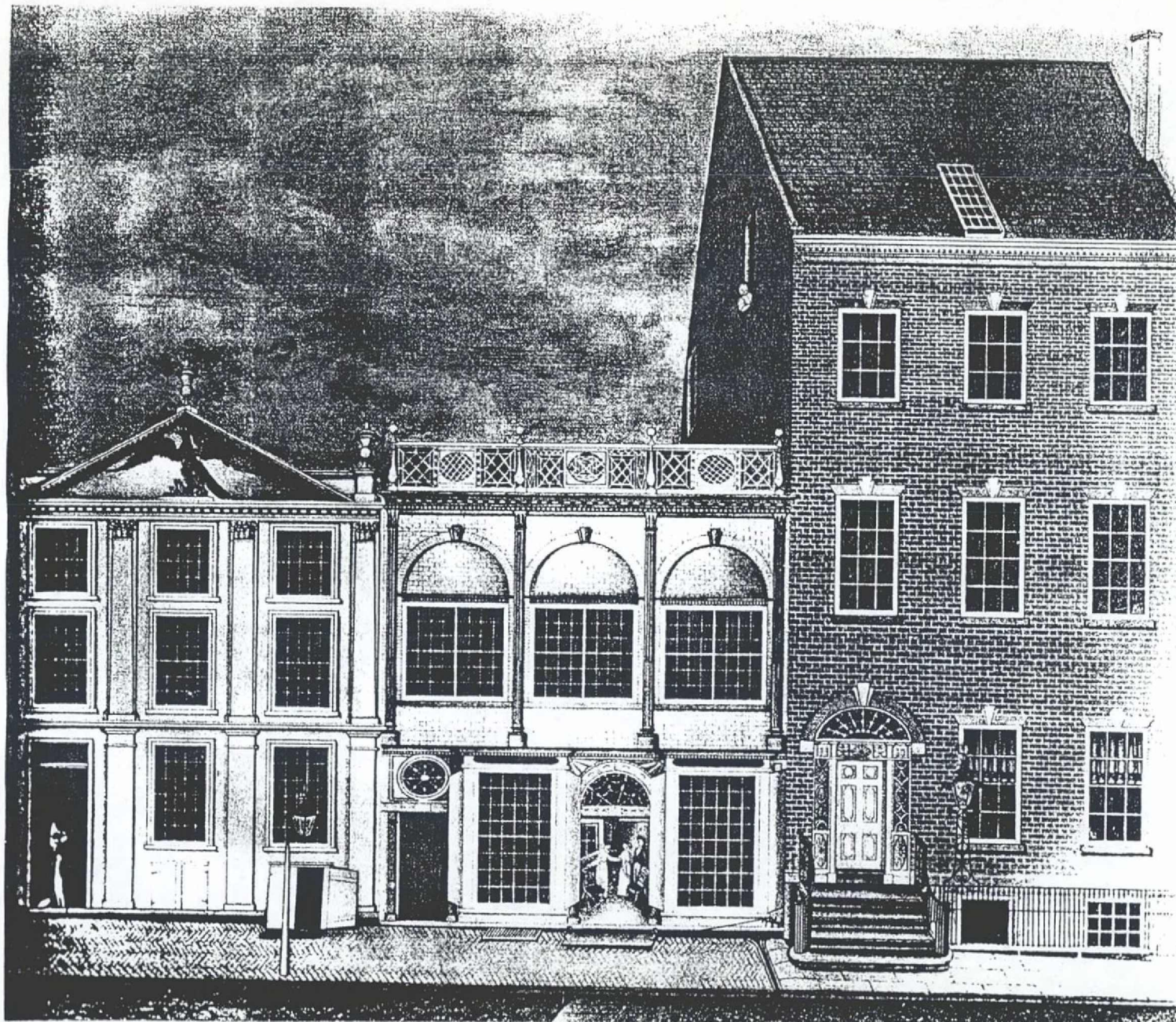
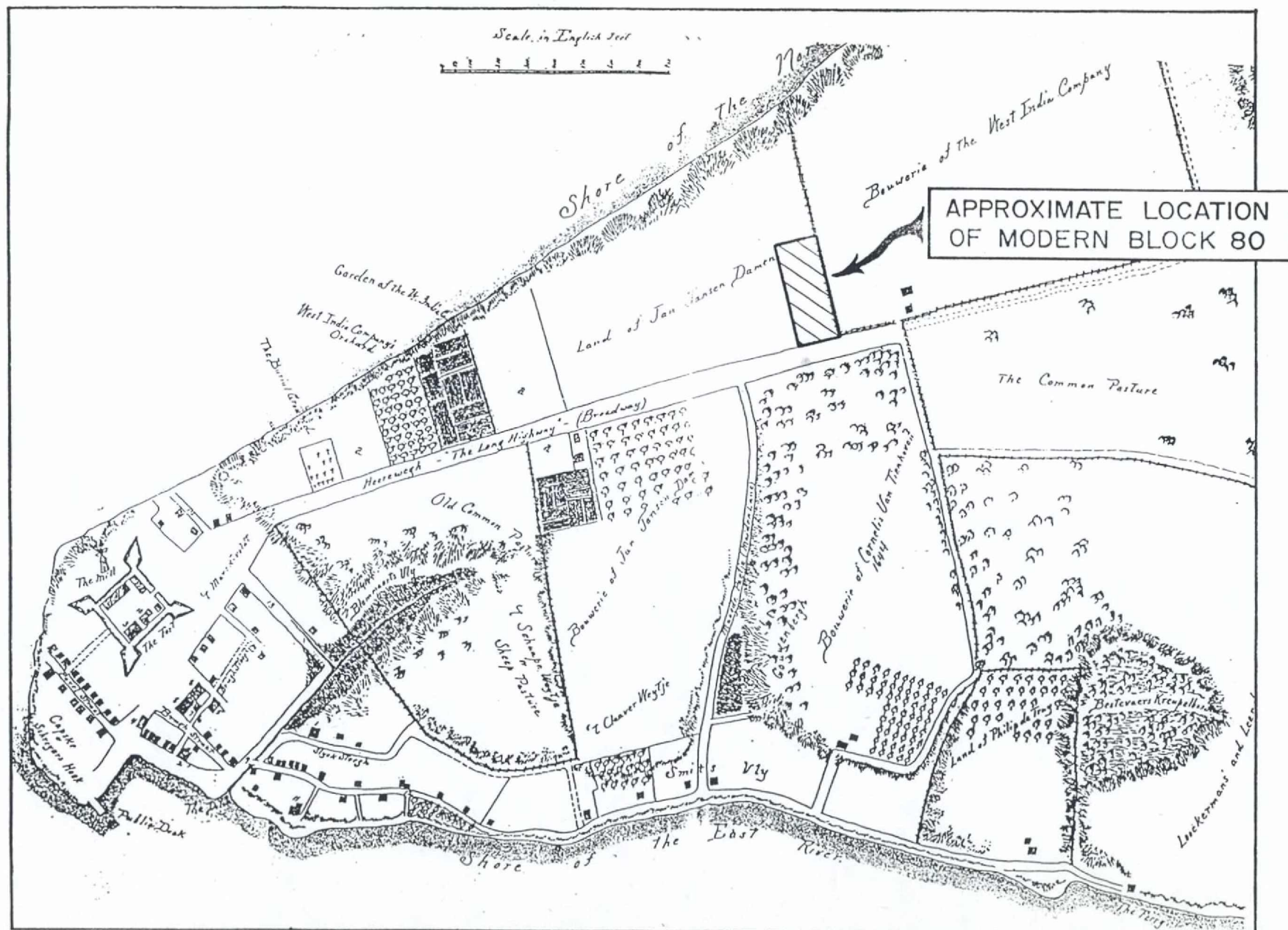


FIGURE 11

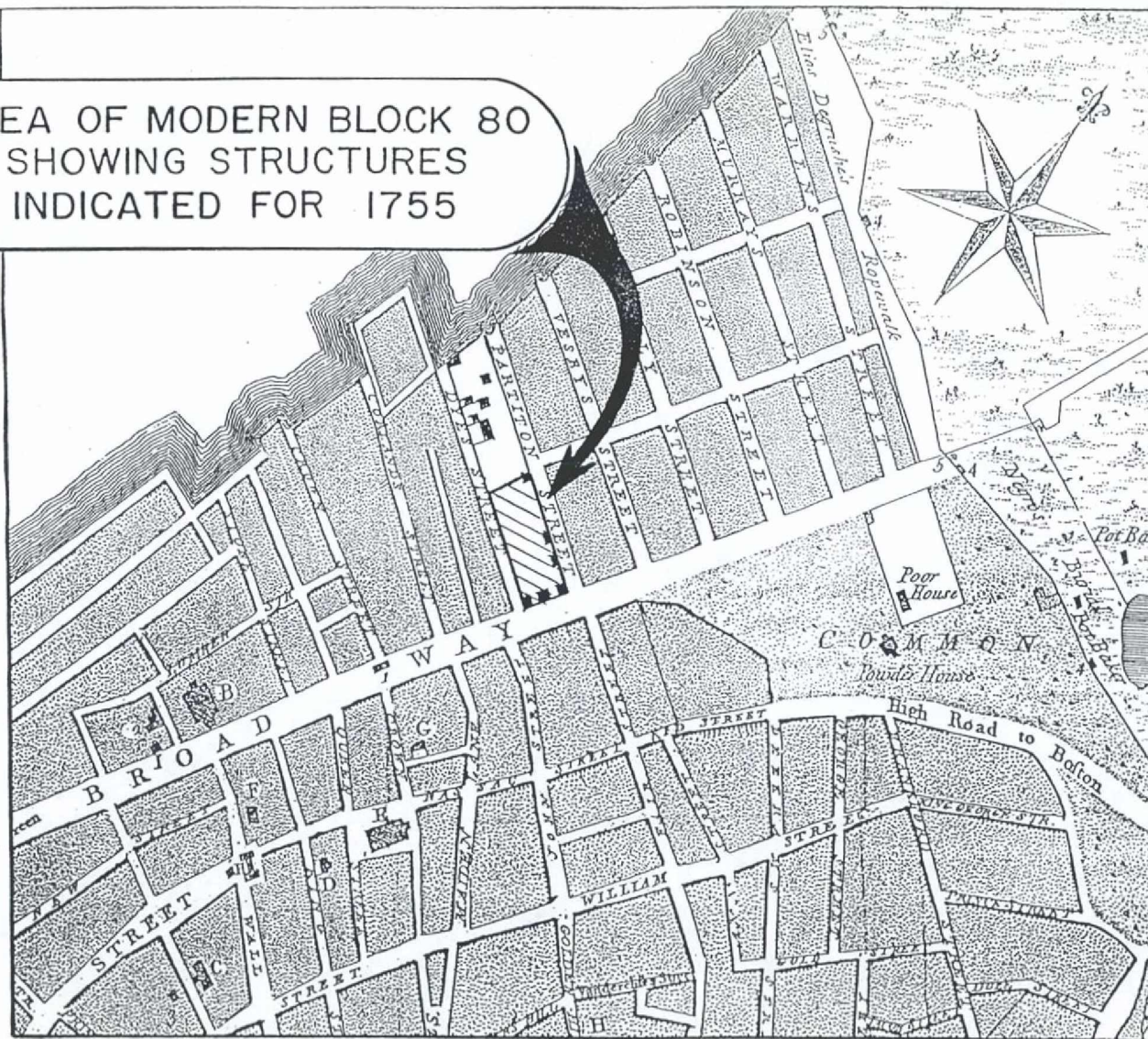
Anonymouse drawing of Duncan Phyfe's furniture warehouse, store and workshop at 168-172 Fulton Street, ca. 1820. 172 Fulton Street (Lot 13) is within the impact area (Kouwenhoven 1972).



MAP 1

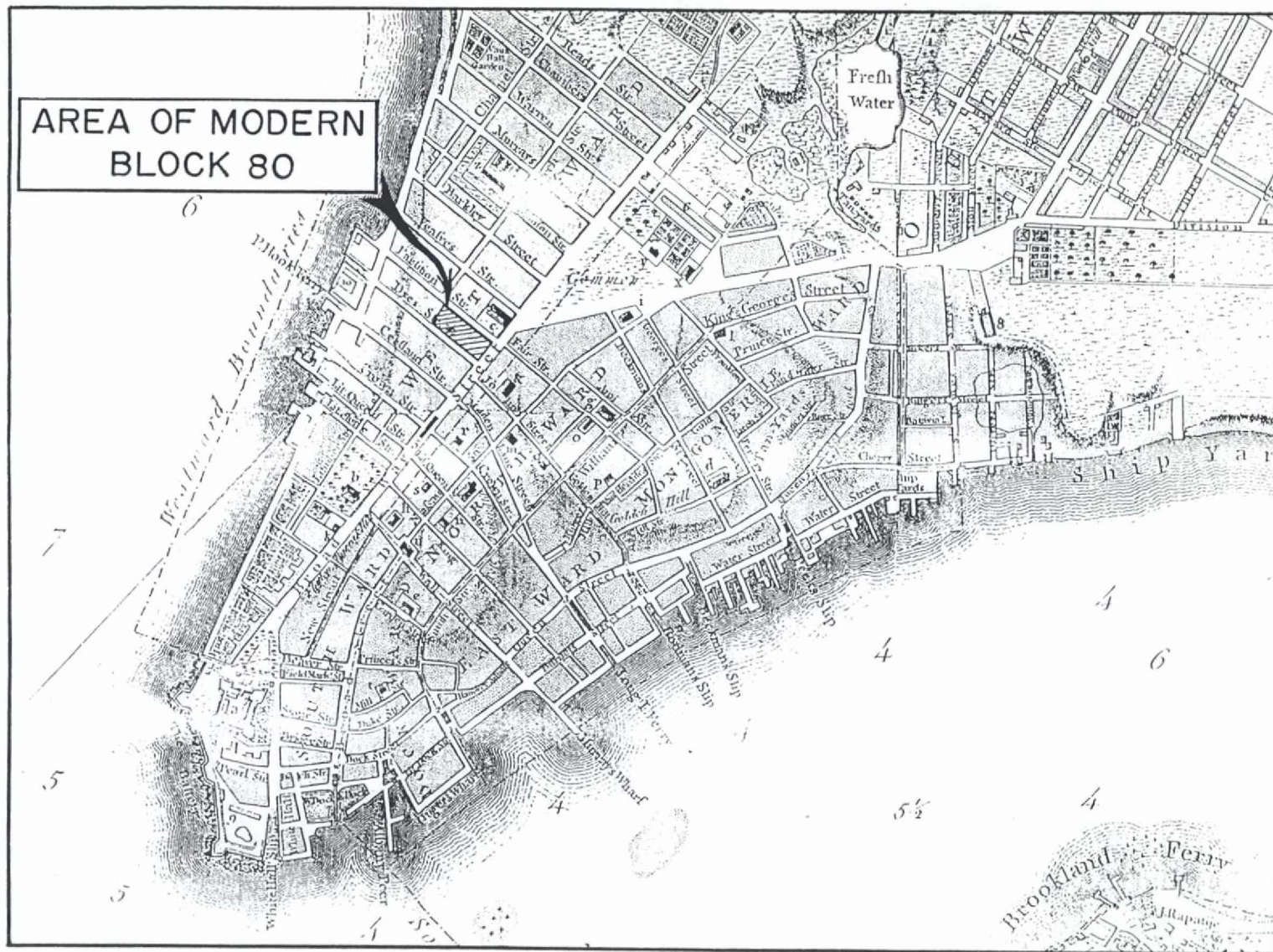
Lower Manhattan circa 1644, compiled from early Dutch and English records (Innes 1902)

AREA OF MODERN BLOCK 80
SHOWING STRUCTURES
INDICATED FOR 1755



MAP 2

Maerschallck 1766 (Structures on Block 80 from "Holland Map" 1755)



MAP 3

Lower Manhattan from the Ratzer Plan 1766/1767