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STAGE IA
DOCUMENTARY CULTURAL RESOURCES SURVEY
OF THE
PROPERTY AT 60 WALL STREET
NEW YORK, N.Y.

by

HISTORIC CONSERVATION AND INTERPRETATION, INC.
BOX 111, RD 3, NEWTON, NEW JERSEY 07860

FEBRUARY 1984

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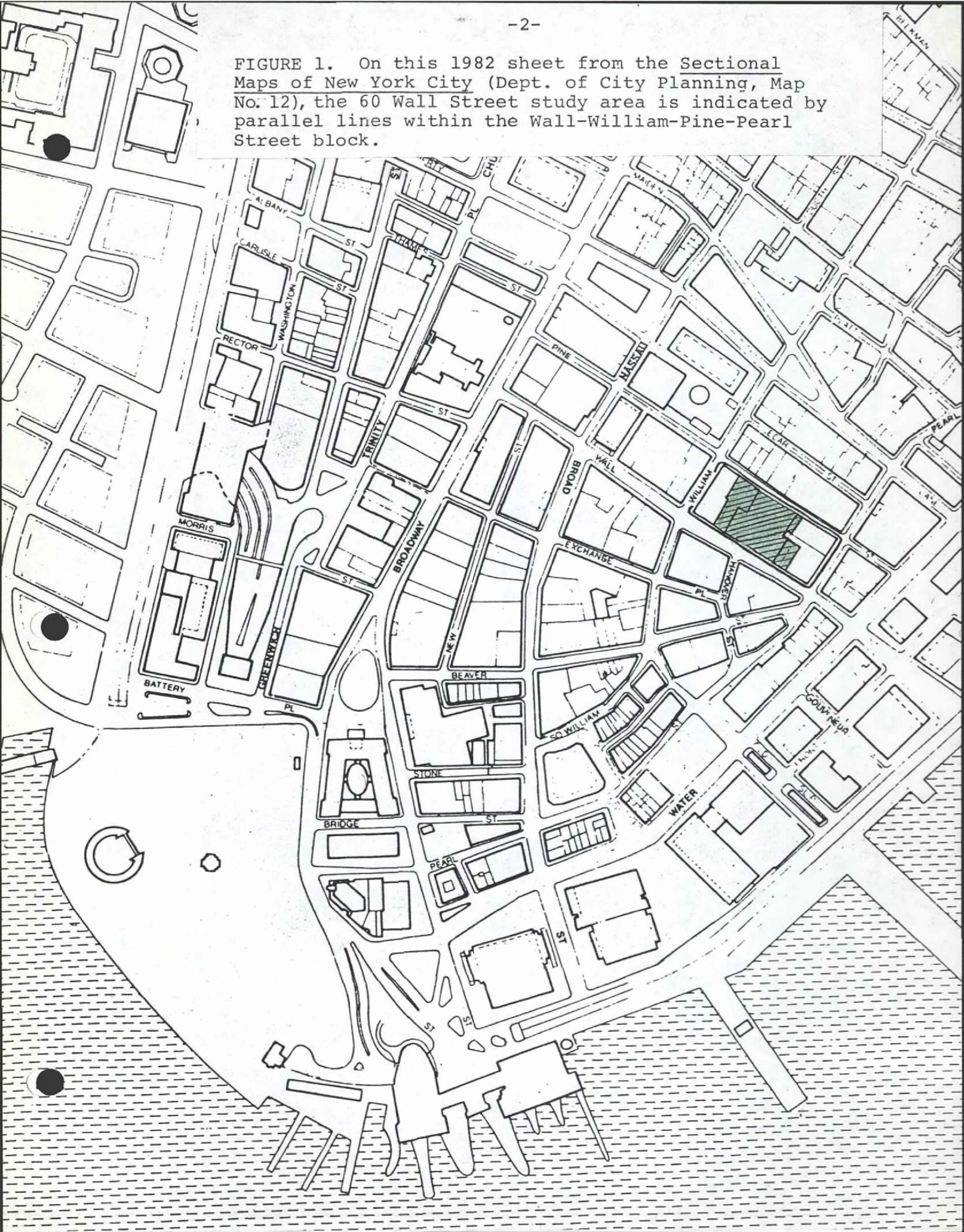
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I. INTRODUCTION

The following report is of a stage IA documentary cultural resources survey of the property at 60 Wall Street in New York City, performed by Historic Conservation and Interpretation, Inc. (hereafter "HCI") of Newton, New Jersey. HCI undertook this research project as part of a team planning effort for the proposed construction of a new building on the 60 Wall Street site (presently an open lot) by Park Tower Realty Corp., Inc. of New York City. This planning team included the following members of New York City firms: Neil Klarfeld of Park Tower Realty Corp.; Harvey Janowitz of Vollmer Associates; Mark Levine and Martin Baker of Rosenman, Colin, Freund, Lewis, and Cohen, Inc.; Gregory Pillori of Raamot Associates; and James Owens of Kevin Roach, Inc. The property at 60 Wall Street, shown in Figures 1 and 17, occupies most of present-day Block 40, Lot 3, which is bounded on the north by Pine Street, on the east by Pearl Street, on the south by Wall Street, and on the west by William Street.

The cultural resources work included documentary research into mankind's use of this site in both the prehistoric and the historic cultural eras; the analysis of all pertinent data resulting from this research; and the presentation of this

FIGURE 1. On this 1982 sheet from the Sectional Maps of New York City (Dept. of City Planning, Map No. 12), the 60 Wall Street study area is indicated by parallel lines within the Wall-William-Pine-Pearl Street block.



analysis in a final report. Documentary research included a search of appropriate local and state site files, archives, and repositories of historical data. Also consulted were the personnel and files of government agencies, libraries, and museums in order to gain pertinent information on the site and its historical evolution. In addition to these data, researchers collected information as to the nature of the physical characteristics of the site--e.g., through the study of existing soil borings and the depths of previous excavations.

All data thus researched were analyzed for their pertinence to the potential presence of significant cultural resources ("significance" is evaluated by the criteria for inclusion on the National Register of Historic Places). A summary of all work performed and the resultant analysis are presented herein. Also included are (1) HCI's opinion regarding the likelihood that the 60 Wall Street site contains potentially significant cultural remains; and (2) recommendations for the infield investigation of these remains.

Participating in this project for HCI were the following: primary investigator Edward S. Rutsch and researchers Leonard Bianchi, Dorothy Hartman, David Church, and Kate Morgan. Advice and assistance from the following are thankfully acknowledged herewith: Dr. ~~Sh~~^erene Baugher, New York City Landmarks Preservation Commission; Dr. Nan Rothschild, Barnard College; and Dr. Leo Hershkowitz^{PJ}, Queens College.

II. PHYSIOGRAPHICAL SETTING

As part of one of the most valuable real estate districts in the world, the 60 Wall Street site has been intensively influenced by the construction of commercial structures as Wall Street evolved into an international financial center. However, some understanding of the site's previous, albeit now obscure, natural conditions and of the sequence of developments influencing these conditions is useful in attempting to reconstruct past activities on the site and in measuring the likelihood that archeological evidence from these activities remains on the site.

Situated on Manhattan Island, the site is part of the Manhattan Prong of the New England Upland Physiographic Province. Originally Manhattan was an undulating upland area developed on ancient crystalline rocks, having a topography similar to that found in Westchester County and in much of western New England. Such topography formed through periods of uplift and active erosion of the landscape, most notably on the Schooley peneplane, beginning some 70 million years ago. At that time, this entire region was a broad, smooth plain (i.e., peneplane). Its subsequent uplift rejuvenated stream erosion, which then carved most of the underlying features of today's

undulating topography from bedrock of varying hardness (Schuberth 1968: 179).

On the 60 Wall Street site, the underlying bedrock now consists entirely of the Manhattan schist, a coarse quartz mica schist that covers much of the island. Soil borings on the site indicate that the schist generally slopes to the east and west away from the central portion of the site.

The more familiar natural features of the landscape are the result of glaciation that began some 1.5 million years ago and ended about 15,000 years ago. The constantly moving continental glacier not only scoured extensive amounts of bedrock and sediments, but also transported and deposited them. Accumulated sediment at the glacier's southern front resulted in the sandy hills of Long Island and Staten Island, whereas the region north of this front was covered by a thinner mantle of poorly sorted glacial "drift." Directly above bedrock at the 60 Wall Street site are found varying amounts of silt, clayey silt, and clean sand and gravel, all of which are glacial deposits. Thus, the gently undulating topography of the southern tip of Manhattan was further modified by a cover of several feet of sandy sediment.

Glaciation also significantly affected the regional drainage and sea levels. At maximum glaciation, vast amounts of water were tied up as glacial ice, which significantly lowered sea levels. With glacial retreat, however, this water was released as meltwater, which raised sea levels and formed

extensive lakes in valleys by then partially dammed by ice or accumulated sediment. Lake Flushing, formed when the outlet of western Long Island Sound was blocked by sediment, temporarily flooded over most of Manhattan Island, making the terrain unavailable to North America's earliest human inhabitants. Clay and silt deposits found throughout the region over the less sorted glacial drift mark the presence of these former lakes. Lake deposits do not appear to be significant in test borings made on the 60 Wall Street site.

In subsequent post-glacial times, meltwater, including that dammed within the glacial lakes, recharged and raised sea levels. For coastal New York this sea level rise has been estimated at between 3 and 4 feet per century until 6,000 years ago, when the rate slowed to 1 foot per century. About 2,600 years ago, this rate slowed to 0.45 foot per century (Salwen 1965: 32). For southern Manhattan Island, the effect of this rise has been the drowning of the terrain that was open land after the draining of Lake Flushing. Such terrain could have supported or provided resources for prehistoric inhabitants of Manhattan.

The 60 Wall Street site, located as it is at the southern end of Manhattan Island, would have been covered by Lake Flushing but has not been influenced by subsequent sea level changes. The site would have evolved steadily through a succession of post-glacial vegetative changes characteristic for this region as the climate evolved to that of the most recent

millennium. The most recent Native Americans, as well as the subsequent Colonial populations, would have encountered a mixed oak forest containing various other deciduous species.

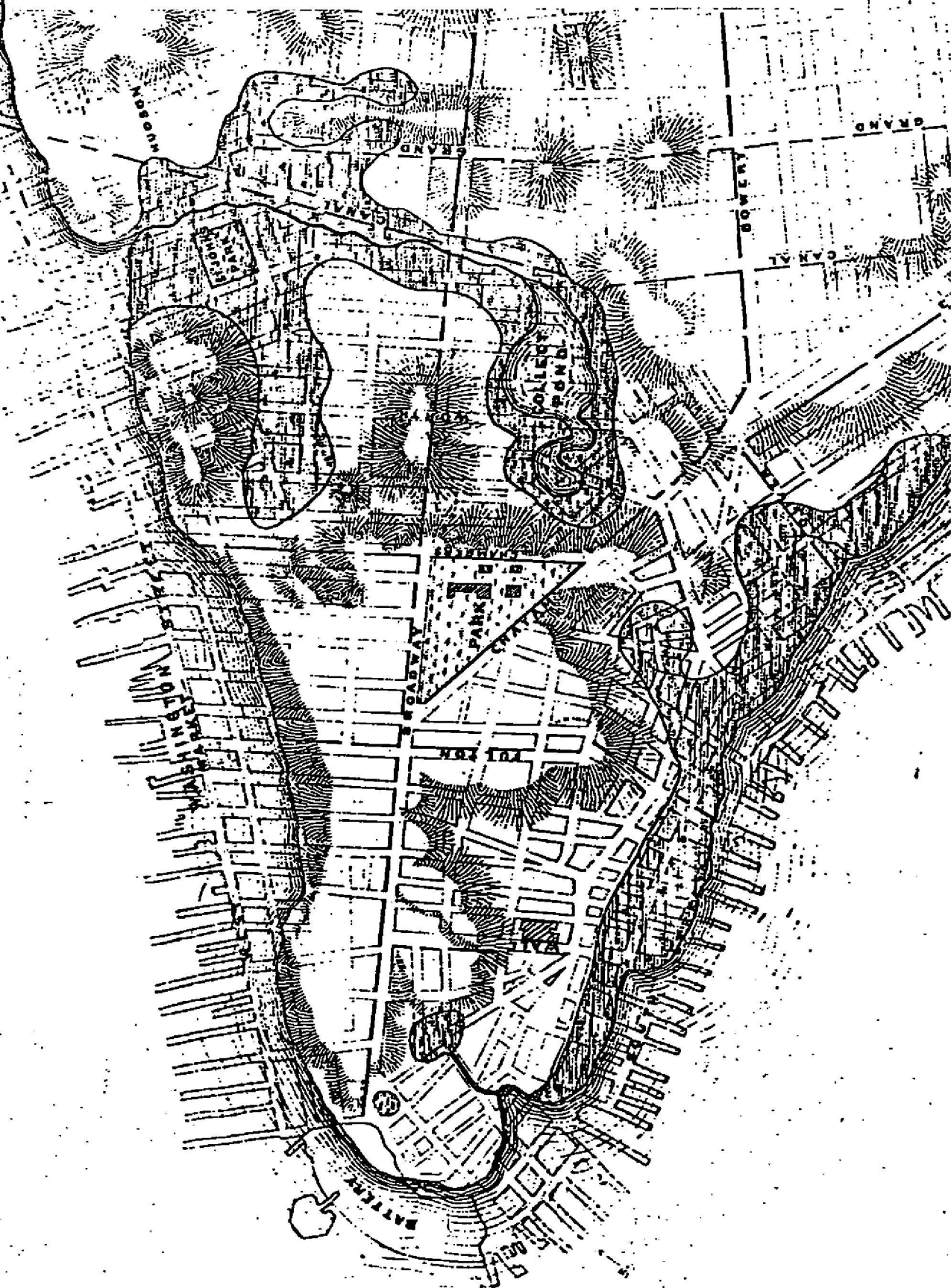
Of course, intensive urban development has completely destroyed any surface evidence of these past environments. During the Colonial era and into the Federal period, the village of Manhattan expanded northward to and beyond Wall Street. The first scattered estates and homes in the vicinity of the study area involved only minor disruption to the environment when viewed against the later urbanization of the site. Deforestation, with some minor excavation for isolated buildings, was followed by pronounced subsurface disturbance as two- to five-story buildings with cellars were built along both sides of the street. However, throughout most of the nineteenth century, backyards survived within the study area block and building excavations undoubtedly did not reach the 30- to 40-foot depths necessary to touch bedrock. Only with the twentieth-century construction of larger commercial structures were many backyards excavated, earlier foundations filled, and new foundation piers placed near or to bedrock. As is discussed elsewhere, the extent of this latest excavation/construction is crucial to understanding what might remain of pre-twentieth-century features, either cultural or natural, below the 60 Wall Street lot.

III. CULTURAL HISTORY

A. Prehistoric Era

Knowledge concerning the use of Manhattan Island by aboriginal populations is scanty compared with what is known of the prehistoric culture history of the city's other boroughs and the adjoining coastal areas. A survey of the records of local museums--i.e., the Heye Foundation Museum of the American Indian and the American Museum of Natural History--reveals that only a few aboriginal sites were ever investigated in Manhattan, and those were located in the northern portion of the island and examined around the beginning of the twentieth century (Rutsch 1970; Parker 1922; Skinner 1909A and B; Finch 1909; Bolton 1909). In the region of the study area--i.e., generally the southern tip of Manhattan--one site, a shell midden located near the former Collect Pond (see Figure 2), has been plotted entirely through secondary accounts left by the region's first settlers (Skinner 1961: 51). Lately, some aboriginal cultural material has been recovered in the deepest strata of the excavations of the Staats House and Lower Bridge Street sites (Rothschild 1984: personal communication; Grossman 1984: personal communication). These findings tend to confirm the speculations made in other recent studies of Lower Manhattan

FIGURE 2. Portion of Viele's 1859 Original Topography of Manhattan Island, showing original shorelines, topography, and watercourses. The study area is indicated by parallel lines within the Wall-William-Pine-Pearl Street block.



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Prepared to accompany the testimony of Robert L. Viele, Esq.
before the Judiciary Committee of the Senate

(Baughner et al. 1982: 5; HCI 1983: 41)--i.e., that there still exists real potential for finding a site of significant prehistoric remains in future excavations within Manhattan's urban setting.

The present study area contains some of the physical attributes for settlement sites favored by aborigines. It is near the shore of one of the most protected parts of the harbor. It also lies to the south of a rise of land, which could have provided some protection from rougher elements of weather as well as a southern exposure. On the negative side, there is no record of a large supply of fresh water in the immediate vicinity of the study area--certainly a primary human requirement for survival on the shore of a tidal estuary. However, abundant sources of potable water were available within a reasonable distance, and undocumented smaller but adequate sources may well have once existed even closer. (Figure 2 shows locations of watercourses near the study area.)

Based on current knowledge, then, recovery of aboriginal cultural material could be anticipated in the deepest strata of the site, although no real evidence points to the study area's having a high potential for containing such material.

B. Historical Era

By 1523, the harbor and waters around Manhattan Island had been visited by European explorers. Giovanni da Verrazano entered the harbor under the French flag in 1524. Henry Hudson explored the waters around Manhattan Island and the river which bears his name for the Dutch East India Company in 1609. Between Hudson's explorations and the mid-1620's, a variety of Dutch expeditions surveyed the area.

While other European countries were colonizing portions of the New World to the north and south, the Netherlands placed a claim on the region contained between the Delaware and Connecticut rivers. The Hudson River, between these two boundaries, was to become the center of Dutch settlement. The first shipload of permanent settlers arrived in 1625 and built a fortification and town on the southwest corner of the tip of what is today Manhattan Island. The fortification, named Fort Amsterdam, was built mostly of earthworks. The first street, Broad Way, extended one-quarter mile to the north, terminating at what would become Wall Street. Pearl Street marked the settlement's easternmost boundary (Lyman 1964: 17).

Unlike some of its contemporary colonies established on religious bases, New Amsterdam was set up as a private concern for the sole purpose of trade. Even before permanent settlement began, the Dutch had realized fortunes through fur trading with the area's aborigines.

By the mid-seventeenth century, Dutch settlement had

spread outward from Manhattan into the then outlying areas that were to become Staten Island, New Jersey, Brooklyn, Queens and Harlem. Most of this newer settlement took the form of Dutch bouweries, or farmsteads. Dutch colonization extended northward upriver on the Hudson to the head of navigation at Fort Orange (today's Albany). The city of New Amsterdam, however, remained concentrated on Manhattan's southern tip--a triangular plot bounded on the east by Pearl Street (then on the East River waterfront), on the west by Broad Way, and on the north by Single Street (today's Wall Street) (Lyman 1964: 26).

From 1653 to the end of the century, during which time the city passed from Dutch to English rule, its northern boundary was protected by a stockaded wall extending from the East River to Broad Way. The wall was built to protect the city against the threat of attack, either from Indians or from other Europeans. Some sources indicate that its construction may have been preceded by a cross-island pile of brush, branches, and small trees designed to prevent the local cattle from roaming (Hill 1908: 5-6; Goodwin 1897: 82).

Historical accounts differ regarding the wall's construction and location. Historian Oswald Garrison Villard states (in Goodwin 1897) that it was raised by the New Amsterdam town government, which allotted 3,166 guilders for its construction, monies it raised through property taxes. The wall was completed by May 1, 1653 (Goodwin 1897: 81).

The contract called for the wall to be made of logs

sharpened at the top and set in line; each 12 feet long and at least 18 inches in circumference. At the distance of every rod (16 feet) along the wall was placed a post of at least 21 inches in circumference. The posts and logs were reinforced with a crosspiece consisting of a split rail nailed approximately 2 feet below the top of the structure. Finally, an earthen embankment 3 feet wide at the top, 4 feet wide at the bottom, and 4 feet high was thrown up against the inside base of the wall. This earthen bank not only braced the stockade but also served as a platform from which the settlement's defenders could fight. Earth for this platform supposedly came from a ditch dug parallel to, but several feet inside of, the wall (Goodwin 1897: 81).

No record was made either of the posts' butts being set in a trench or of a ditch being dug outside the wall. Such exterior ditches, or primitive moats, often functioned also as defenses, especially when outfitted with any of several kinds of structures made of sharpened wooden stakes (Muller 1794).

The wall was further strengthened by the construction of a series of stone bastions. The largest of these protected gates located at Broad Way and Pearl Street. Others served as artillery mounts, such as the bastion built west of Broad Street (Hill 1908: 15-16).

The wall is mentioned in the town records from time to time. Citizens were told to shut up hogs that were rooting in the fresh earthworks. Mention is also made of raising the wall

to discourage Indians from jumping over it as they pleased (Goodwin 1897: 83-91).

A variety of maps have been drawn showing the location of the wall to have been, variously, on the north, on the south, and in the center of Wall Street. Most intriguing, perhaps, is the account stating that a 100-foot wide piece of land within the wall had always been left clear to allow defensive forces to maneuver, and that when the wall was removed in 1699, the then English Governor, Thomas Dongan, added at least 40 feet to the southern edge of those properties which had been located outside (north) of the wall (Goodwin 1897: 91, 92). Thus, today's Wall Street could occupy a position south of the original wall by some 40 feet. If this is the case, the wall's location would be within the present study area. (It should be remembered, of course, that this part of the study area has hosted the most intense subsequent construction, and that the wall's foundation was probably not deeper than were the basements and cellars of these later buildings, even if they were only one story deep.)

The wall's exact location, then, remains a mystery. In general, its outline and the locations of its bastions can be seen in Figures 3 and 4. In 1699, what was left of the crumbling wall was dismantled and the bastion's stones were removed for use in the construction of the then new City Hall (Hill 1908: 37).

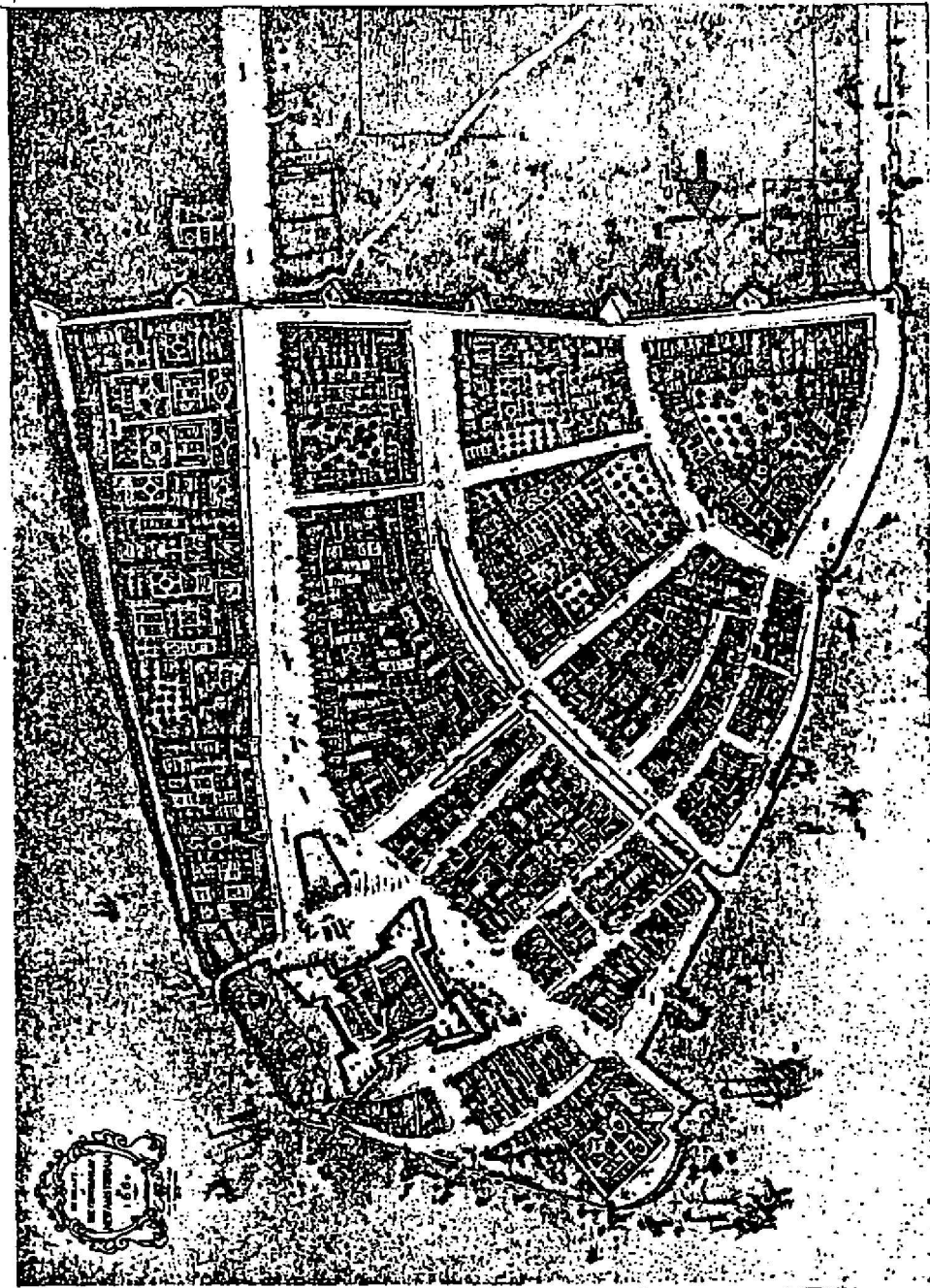


FIGURE 3. Map entitled Redraft of the Castello Plan of New Amsterdam, 1660 (Stokes 1939: 6), showing a bird's-eye view of the City of New Amsterdam in that year. The island is fortified by Fort Amsterdam at its southern tip and by the wall across its northern boundary. According to Stokes (1939: 7), the Castello Plan is the only contemporary plan of Dutch New Amsterdam that remains. An arrow indicates the relative position of the project area (within dashed lines), at the eastern end of the wall.

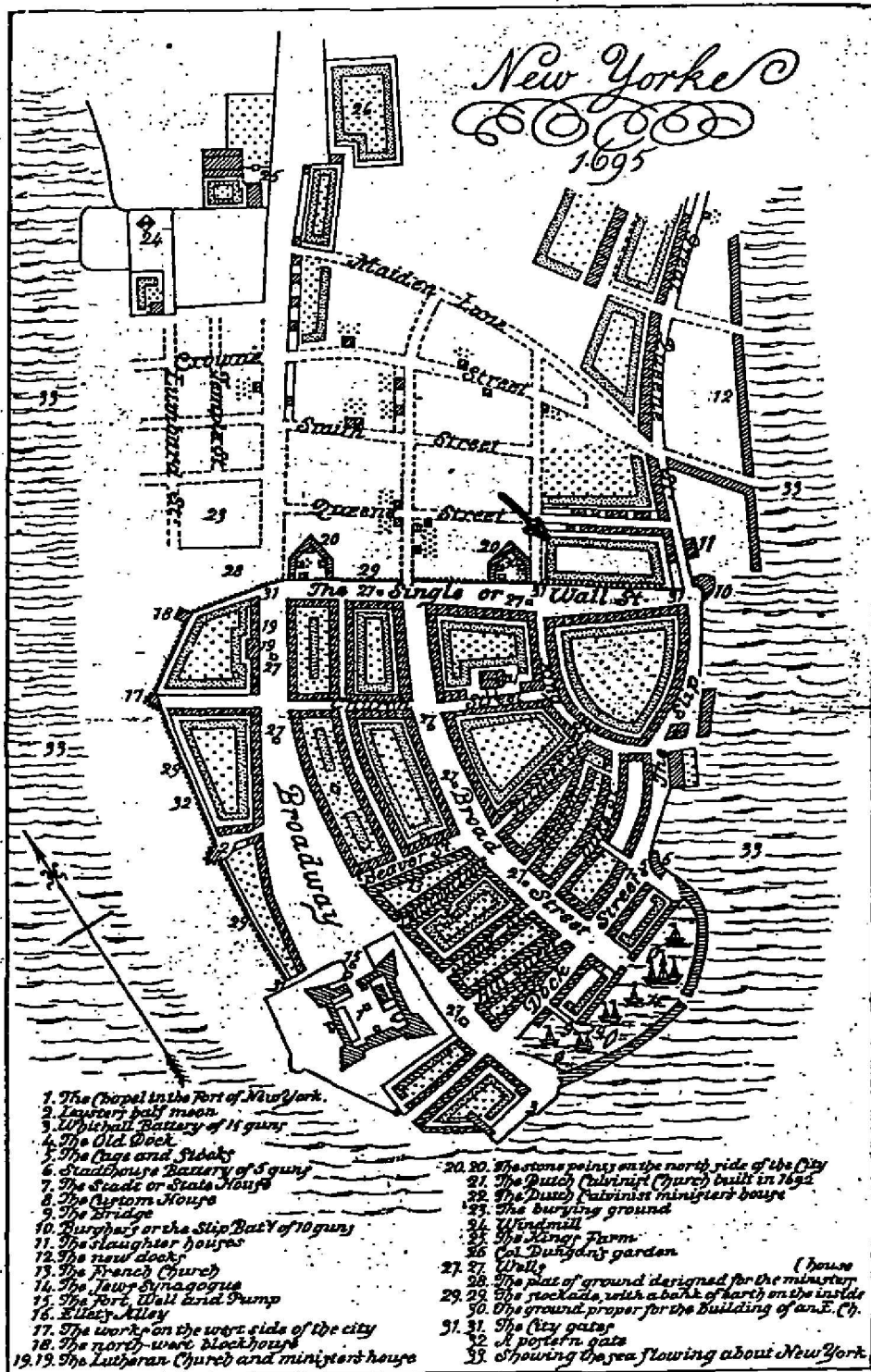


FIGURE 4. Map of the city in 1695, as redrawn for Janvier's 1894 *In Old New York*. The study area block is identified by an arrow.

Because the wall defined the northernmost limit of the New York settlement during the late seventeenth century, Wall Street was one of its last areas to develop. However, by the last decades of the 1600's, land transfers record divisions of parcels into smaller-than-farm lots; they also note the existence of residences along the street (see, for example, New York County Deeds, Book 21: 124; Book 26: 175). As previously mentioned, Governor Dongan realigned the street once the wall had been razed, selling the parcels which realignment created along the street, supposedly for his own benefit (Goodwin 1897: 92). This event marked the beginning of development along both sides of what is today Wall Street.

From the beginning of the English rule into the early eighteenth century, deed records show improvements made in the parcels within the study area. At the turn of the century, for instance, one lot within the 60 Wall Street study area is conveyed to the new owner (Jacob Vantilborough) with all improvements made by the previous owner (Adrian Hoghland) in his lifetime (New York County Deeds, Book 26: 175). By 1700, at least three new roads had been laid out north of the former wall (Lyman 1964: 54).

The eighteenth-century portion of the Colonial period was marked by the continually increasing development of the town north of the wall into farmland. Trade also steadily increased, and the harbor activity favored the East River, chiefly because of its more protected anchorage (less plagued by ice) and its

comparatively gentle sloping shoreline. As commerce developed along the shore, wharves were built out into the river and commercial structures began to appear among the early residences located at the east end of Wall Street. By 1720, the Meal Market had become the public marketplace for the exclusive sale of corn, grain, and meal within the city. Before this time, the market had been a butcher shop, but it was moved onto Wall Street when it became the center for the grain trade. The export of flour to the Caribbean and the provisioning of ships with biscuit became ever-growing sources of the port's business. This market also had the dubious distinction of being the place where slaves were hired out by their owners on a daily basis. The Meal Market began to decline at mid-century and was removed by government order in 1762 (Goodwin 1897: 96-98).

The Meal Market is but one example of the commercial enterprises that flourished at the eastern (harbor) end of Wall Street. Deed records mention a cattle pen (New York County Deeds, Book 25: 96), a likely accompaniment to the butcher shop located at the early market. Shipping and shipping-related enterprises abounded here, inasmuch as New York's economy was in large part based on the commercial exchange between the West Indies, Europe, and the American colonies.

By 1674, fifteen dwellings stood on the south side of Wall Street (A History of Fifty Feet in New York at Wall and William Streets 1926: 17). Land transactions had increased along the northern side of Wall Street between William and Pearl

Streets by the beginning of the eighteenth century, as urbanization spread northward. During this time, the famous Captain Willaim Kidd owned a residence within the project area. For the most part, however, the neighborhood consisted of a mixture of Dutch and English residences west of the growing Pearl Street-Hanover Square commercial area closer to the East River (Lyman 1964: 73, 75).

Bernard Ratzer's Plan of the City of New York depicts lower Manhattan c. 1766-67 (although the document was published in London in 1776). Difficult to read as copied in Figure 5, Figure 6 is a clearer rendering of the map as redrawn in 1894 for publication in Thomas A. Janvier's In Old New York. Both figures indicate the degree of the city's development north of Wall Street by this pre-Revolutionary War date, as reflected in the extant street grid.

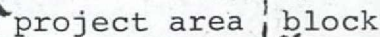
Early in the Revolutionary War, Manhattan and its environs were taken and occupied by the British forces. New York became a Loyalist stronghold, where refugees from areas dominated by the Americans gathered for protection.

The war left the city devastated, and the financial difficulties that plagued the new nation were many. Confiscated Loyalist property was sold to raise revenue, and American soldiers were paid in land grants west of the Appalachians (Trager 1979: 334). New York became the first capitol of the new nation, and George Washington took his oath of office in Wall Street's Federal Hall, just west of the study area where

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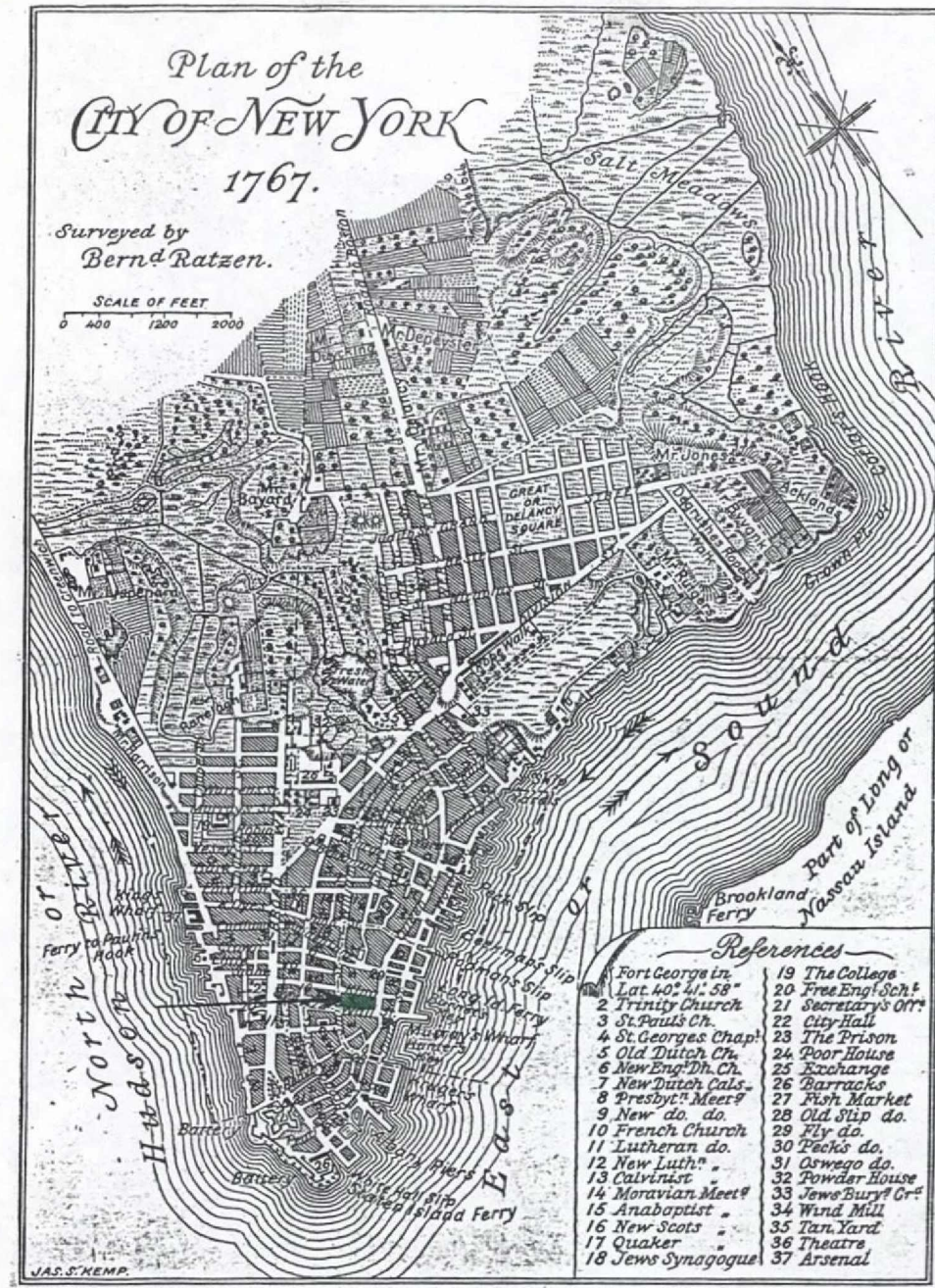


FIGURE 6. Janvier's 1894 redrawn version of the Bernard Ratzer map (see Figure 5), which depicts New York City c. 1766-67. Arrow indicates the study area block.

his statue still stands (A History of Fifty Feet ... 1926: 33).

As commerce quickened after the Revolution, land values soared in the Wall Street area. It enjoyed a reputation of being one of the most fashionable New York City residential areas, and prosperous merchants and professionals as well as influential people in national and local government purchased homes there. The small individual house lots were worth about \$600 in 1706; by 1793, when the lots contained dwellings, each sold for approximately \$12,000 (Goodwin 1897: 99-100).

Cultural adjustments made at the end of the war are reflected in the land transfer documents. Transfers from wealthy residents in England to new owners in America indicate the disposition of property that could no longer be used by the heirs of the Loyalists who had been evicted from New York (New York County Deeds, Book 44: 186).

The first city directory, published in 1786, illustrates the variety of the occupations represented along Wall Street to serve the residential neighborhood. Included, among others, were an apothecary, a grocer, six merchants, a clockmaker, one printer and bookseller, a schoolteacher, one owner of an intelligence office, and an upholsterer (Wilson 1877).

It was as early as the 1790's that the residential character of Wall Street began to change. In 1792, New York's growing band of mercantile traders began to trade on the "curb" of the north side of the street under a buttonwood tree (Collins 1946: 156). Their busy marketplace was soon enlarged by the

Bank of New York, located at the corner of Wall and William streets. This institution held a banking monopoly in the new nation until 1799.

Financial and commercial activities continued to be the dominant enterprises in the area well into the first quarter of the nineteenth century. At that time, Wall Street became known as the Merchant's Promenade, and auction houses, the forerunners of stock brokerage firms, were found on both sides of the street (Collins 1946: 174).

Wall Street did not lose its residential character immediately, however. A continuing number of residences remained interspersed with the financial and commercial establishments. Land transfer records indicate agreements within the deeds concerning shared rights to wells and pumps located between subdivided lots (e.g., New York County Deeds, Book 43: 116). The same transaction reserved the right to use a bakehouse behind the Wall Street residences (today's Lot 5; see Figure 17).

In contrast to the emerging financial character of Wall Street, Pine Street, the northern boundary of the present study area, developed and retained an industrial-commercial atmosphere. While banks and auction houses began to appear along Wall Street, warehouses and storehouses were built among the dwellings fronting on Pine Street.

In the beginning decades of the nineteenth century, the landfilling operations which had begun in the late eighteenth century on the East River harborside were accelerated. This

extension of dry land to the east of the former shoreline at Pearl Street resulted in the creation of a total of three new blocks of filled land (Lyman 1964: 55). At the same time, port facilities began to develop along the Hudson River as well, to accommodate the ever-increasing harbor traffic. The Wall Street financial district thus became a corridor between two commercial riverfront areas. Pine Street, to the north, continued to develop as a commercial warehouse/storage street.

During this Federal Period, the block fronting Wall Street between William and Pearl streets remained the fashionable residential neighborhood previously described. Two- and three-story Georgian and Federal style townhouses presented an almost unbroken facade from one end of the block to another. For the most part, each of these residences occupied the full 25-foot width of its lot. The lots were approximately 110-15 feet deep, providing ample room for outbuildings, gardens, courtyards, etc. behind the residences.

The period in United States history from 1815 to the Civil War was a time of turbulence, change, and growth. The Industrial Revolution changed forever the style and quality of American life. Industrialization fostered transportation, and transportation--first canals and then railroads--made raw materials easily accessible to the East Coast markets and opened the western hinterlands for settlement. New York City grew accordingly throughout this period of rapid expansion, assuming the position of the nation's foremost port.

During this era, the city proper maintained its location below 23rd Street (Lyman 1964: 143). Urban improvements included, among others, horse-drawn railroads, a public water system, and gas-lit streets. Shipbuilding became a major industry, as might be expected in so large a port. Steamboats, first successfully employed by Robert Fulton early in the century, came into common use, initially as ferries and then as river steamers on the New York-Albany route. By 1825, the city had twelve banks and sixteen marine insurance companies to accommodate its growing business interests, a large but still inadequate number (Lyman 1964: 120).

The city's rapid commercial growth at this time was reflected in the continued development of Wall Street as a financial district. As the area became more commercial, the prominent families in residence there moved further uptown to newer residential neighborhoods. Wall Street properties came under the control of absentee landlords, and ownership began to pass from individuals to companies, which either razed dwellings for, or converted them into, commercial properties. Chief among these firms were insurance companies chartered to support business ventures. As early as 1818, the New York Fireman's Insurance Company purchased property on Wall Street in the study area block (New York County Deeds, Book 126: 80).

During this development on Wall Street, the study area lots fronting on Pine Street continued to serve primarily as a warehouse/commercial area. The Pine Street lots were shallower

than those fronting Wall Street. In at least one instance (within present-day Lot 10; see Figures 8, 17), a public alleyway was kept open to allow access between Wall and Pine streets as well as to the rear of the adjacent buildings (New York County Deeds, Book 90: 63).

In December 1835, a fire swept through the Wall Street area. Although the area north of Wall Street (including the study area) was untouched, south of Wall Street the fire devastated seventeen blocks containing over 700 houses (among them the last examples of the city's seventeenth-century architecture) and a good part of the city's business district (Lyman 1964: 130).

One loss in the block across from the study area was the Merchants Exchange, which had been built in 1823 to provide a trading floor and facilities for bid and call activities. The exchange was rebuilt in 1842 and was used as before until its purchase in 1863 by the U.S. Government. At that time it became the U.S. Customs House. City Bank purchased the building in 1899 and enlarged it to its present size in 1908. The building became a New York City Landmark in 1965 (City Bank 1980: 1-21; see Figure 10).

Rebuilding after the fire was swift. Legislation passed in February of 1836 allowed certain of the insurance companies to sell their holdings at auction through agents. In some cases, they repurchased their firms through receivers the following day (New York County Deeds, Book 350: 409; Book 354:

592). The panic and depression in 1837 closed the Stock Exchange for three years (Hill 1908: 154). From that time until the Civil War, banks, insurance companies, brokers, and agents located their establishments from one end of Wall Street to the other (see Figures 7-9). In 1850 alone, 25 insurance companies occupied numbers 58 through 76 Wall Street (New-York Pictorial Directory of Wall Street 1850; see Figure 7). By the mid-nineteenth century, then, Wall Street had become the financial center of the nation, supplying international connections as well between the developing lands to the west and the nations across the Atlantic.

As shown in Figure 7, the earlier residential buildings present in the study area during the Federal Period had been altered or replaced by 1850 by 3- to 5-story brick commercial structures. Decoration on these utilitarian buildings consisted of classical revival elements, mostly around doorways and, in some instances, on the facades of upper stories. The structure at 60-62 Wall Street in 1850 (see Figure 7) may have been modified from an earlier substantial Federal style building. Federal style architectural elements (dormers) are evident in the building at 64-66, but the neo-classical elements on its facade were probably later additions. Basement stories, such as those at 68 and 70, were often utilized as retail shops (Githens 1984: personal communication).

The last third of the nineteenth century became known as the era of the financial barons--men such as Vanderbilt, Gould,

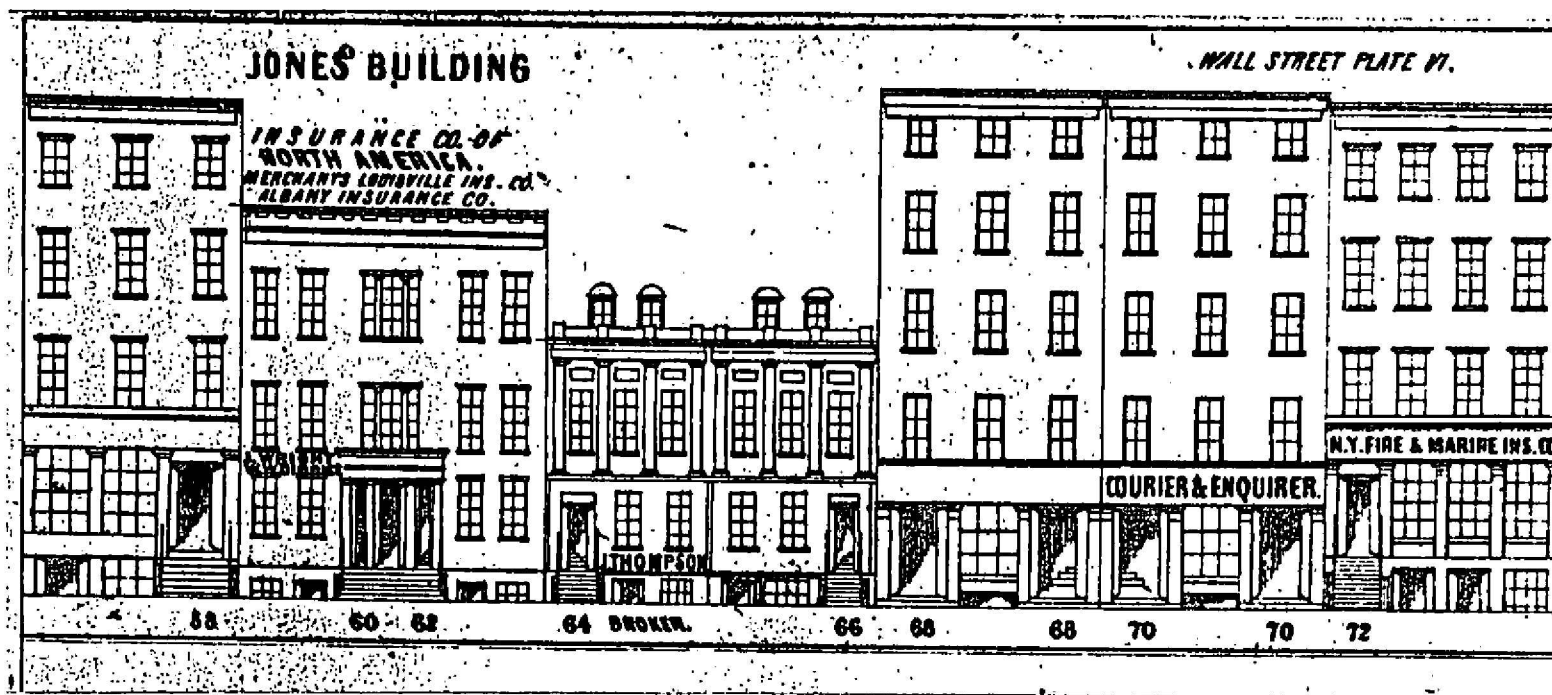


FIGURE 7. Drawing of the street facade of the study area buildings in 1849 (New-York Pictorial Directory of Wall Street 1850: Plate VI; courtesy of the New-York Historical Society).

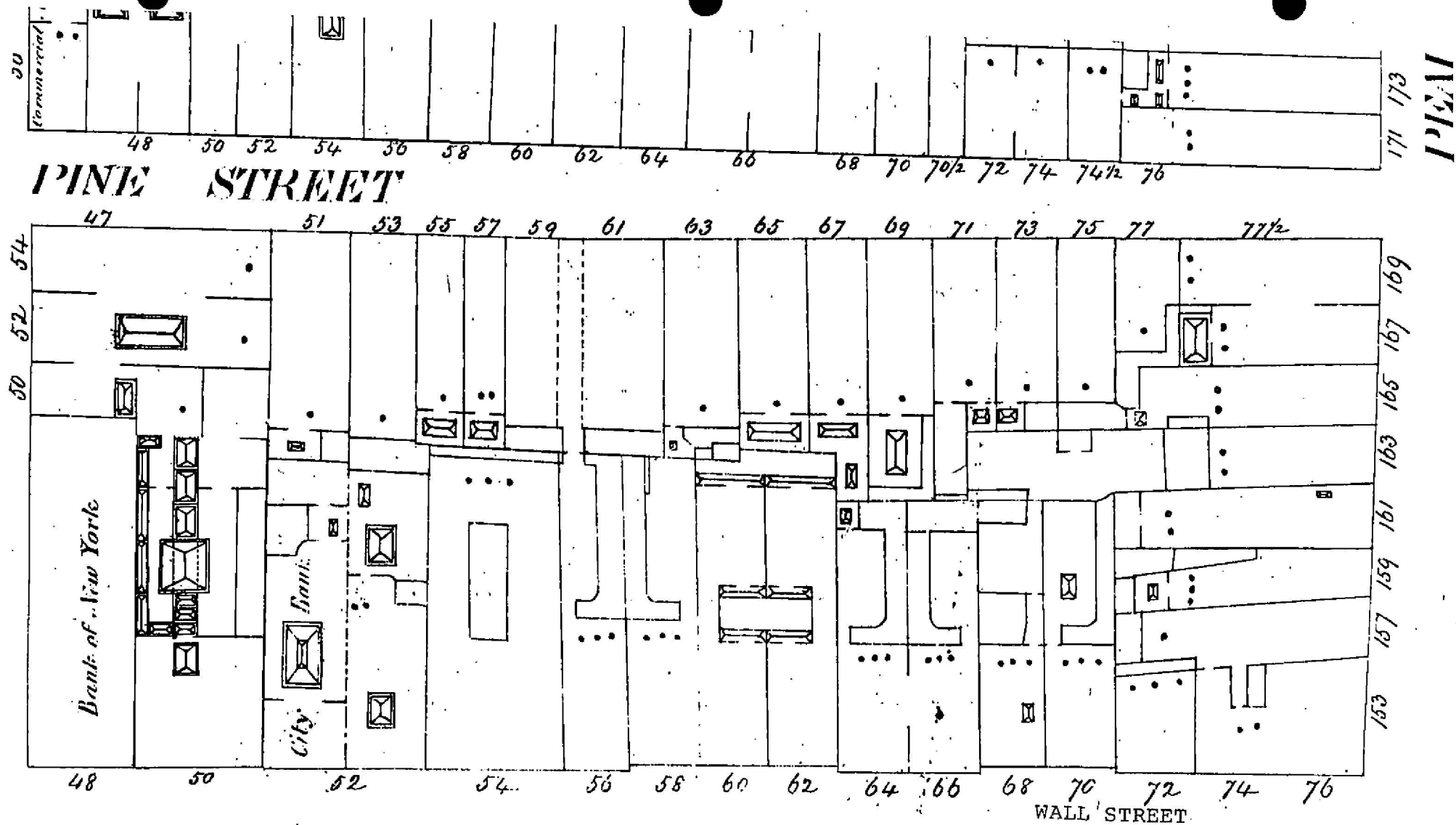


FIGURE 8. Perris atlas map of the study area block in 1857. The dots indicate the number of floors per building. Courtyard/rear yard areas are evident.



FIGURE 9. A c. 1865 photograph of the uptown or north side of Wall Street looking eastward toward the East River (note ship's rigging). The study area block lies just past the noticeable break in the sidewalk, identified as the William Street corner. (Lightfoot 1981: #12.)

and Morgan--reflecting the fortunes made in the proliferation of America's industries and transportation systems. It was also a period when a tremendous number of immigrants entered a nation flush with resources but short on labor. This social dichotomy is perhaps best illustrated in the forms of New York City housing which accommodated each group. "Uptown" along Fifth Avenue (today's Midtown) were located the prestigious mansions of monied families. Many immigrant groups took up residence in overcrowded tenements on the Lower East Side, making do without adequate water, heat, light, or sewerage facilities (Lyman 1964: 204-205).

Urban amenities provided during this period of continued accelerated growth included the design and construction of Central Park, the building of the Brooklyn Bridge, and the expansion of trolley, ferry, and commuter rail networks to newly created outlying residential districts. The latter enabled workers to commute from distant neighborhoods to their places of employment in such areas as Wall Street. Home and workplace therefore continued to become increasingly separate entities.

Industry--including brickhouses, slaughterhouses, distilleries, and ironworks--concentrated on the west side of Manhattan and along other parts of the great harbor. Landfilling had extended shorelines into the rivers to create new commercial landscape. Throughout the era, Wall Street continued to enjoy its position as the financial district that dominated the entire lower end of Manhattan and controlled the

nation's commerce (see Figure 10).

The enormous surge of industrial growth which followed the Civil War required large amounts of capital, much of which was financed through Wall Street institutions. Insurance companies were rapidly being replaced by banks and trust companies. The New York Stock Exchange was located at the corner of Broad and Wall streets in 1863. It was made up of the original group of traders that had been meeting for over a century at various locations along Wall Street (Flexner 1982: 540). The Panic of 1873 slowed business, but by 1877-78 banks with capital in the millions were again active along the street (Trow's General Directory of the Borough of Manhattan .. 1877-78, 1899).

For a bird's-eye view of the study area in 1879, see Figure 11. Figure 12 is a photograph of the study area c. 1880. Figure 13, the 1891 Bromley atlas map, shows the block as it was developed at that date.

During this time, and well into the final quarter of the nineteenth century, the south side of Pine Street between Pearl and William streets had remained a warehousing area. Mid-century land transfer records note the warehouses lining the street (New York County Deeds, Book 1058: 286). Not until later in the century did banks and insurance companies begin to purchase these properties. The first, in 1866, was the New York Life Insurance & Trust Company (New York County Deeds, Book 1000: 59; Book 2017: 357), thus beginning the consolidation



FIGURE 10. This portion of an 1870's photograph shows the downtown side of Wall Street across the street from and west of the project area block. The Classical building at the left was the U.S. Customs House at this time. Today, after being greatly enlarged, it is the home of the National City Bank and a New York City landmark. (Lightfoot 1981: Plate 13.)

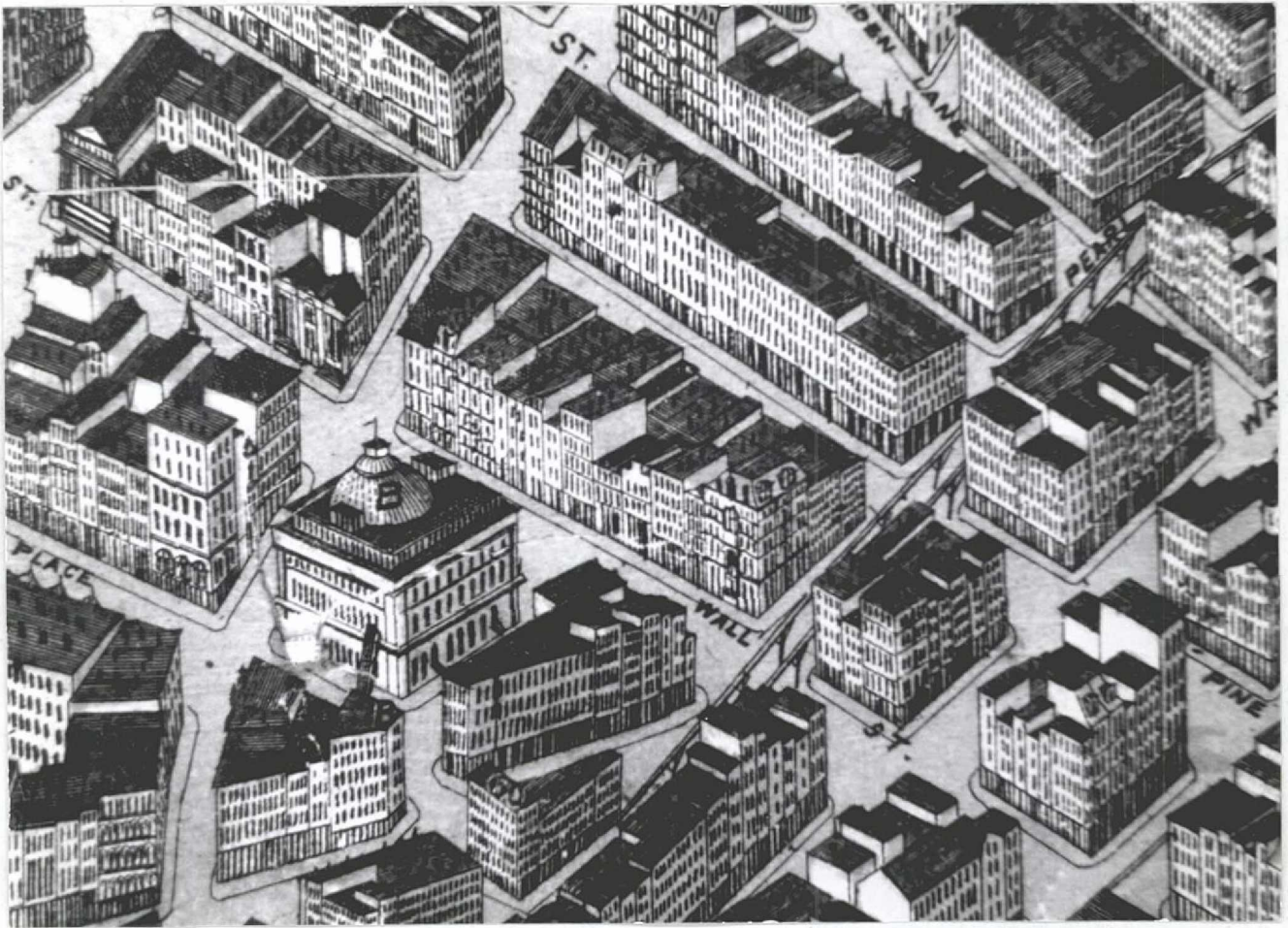


FIGURE 11. Portion of The City of New York, an 1879 bird's-eye view, showing the study area block (just above the "WALL" in "Wall St.") at that time.



FIGURE 12. Portion of a c. 1880 photograph looking westward at the uptown study area side of Wall Street. Note the retail establishments in the basements. The break in the downtown Wall Street sidewalk (at left in the photograph) is Hanover Street, directly across the street from the present study area. (Black 1973: 29.)

process which would eventually allow for the construction of larger buildings. Consistently, the lots on Pine Street remained smaller in size than those on Wall Street. By the end of the century, they ranged in size from 17 to 60 feet wide and 80 to 90 feet deep.

In the twentieth century, banking institutions continued to dominate Wall Street. On the 60 Wall Street side, the consolidation of small lots into larger parcels of land--coupled, of course, with the advent of steel-framed modern architecture--resulted in the construction of multistoried skyscrapers served by elevators (see Figures 14-16). The two tallest buildings ever built within the study area contained 33 and 26 stories. At the same time, other, smaller lots within the 60 Wall Street study area never contained buildings taller than 5 stories.

By the twentieth century, all vestiges of warehousing had disappeared from Pine Street. The City Services Building dominated the south side of the block and was connected by a pedestrian walkway above street level to the 60 Wall Tower building on the opposite side of the street (see Figure 16). The remainder of the street contained office buildings.

According to the documentary record, land within the project area upon which nothing has ever been built consists of several small rear yard parcels. However, the area containing buildings whose basements and cellars were too shallow to have completely obliterated deeper cultural remains is substantial

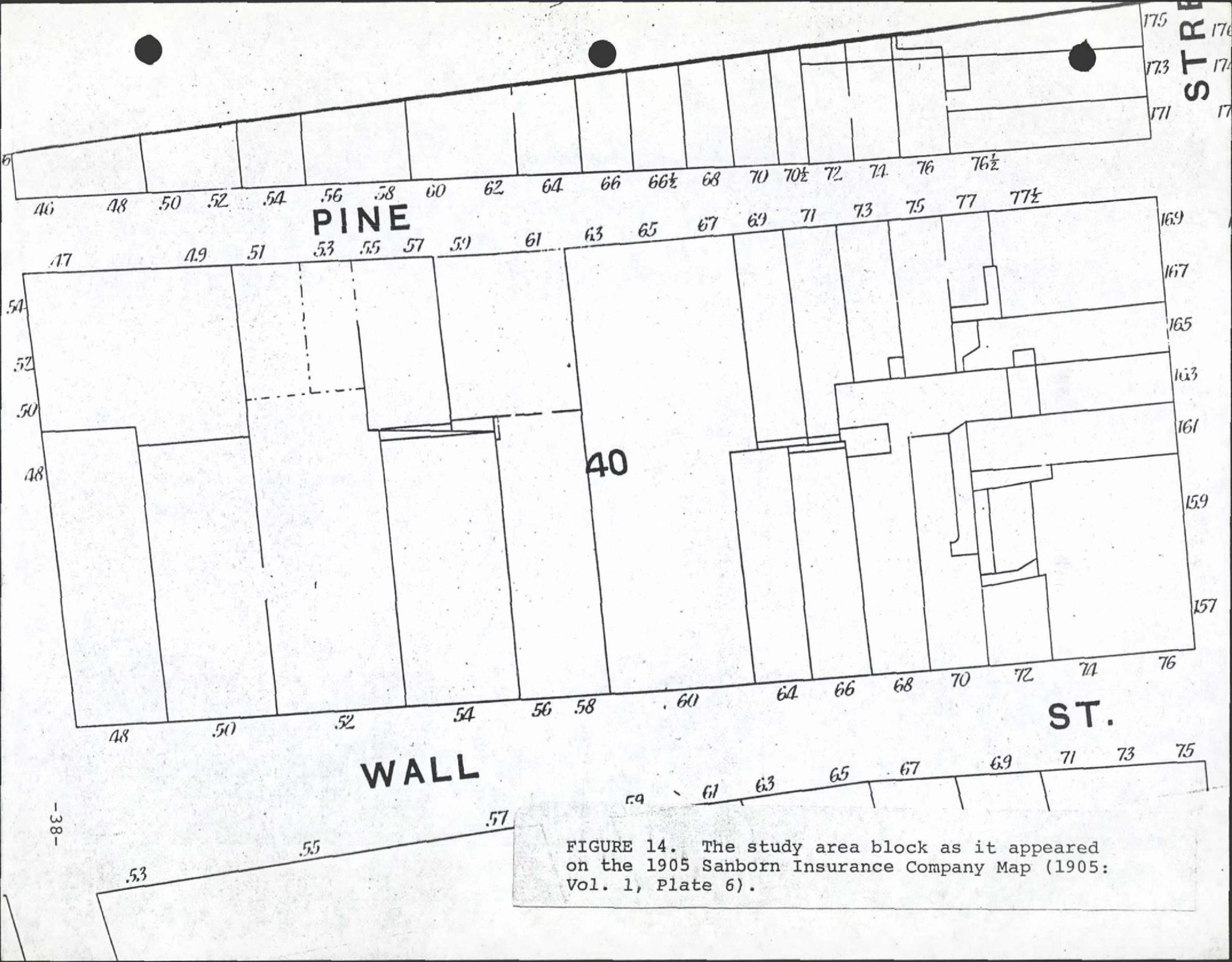


FIGURE 14. The study area block as it appeared on the 1905 Sanborn Insurance Company Map (1905: Vol. 1, Plate 6).

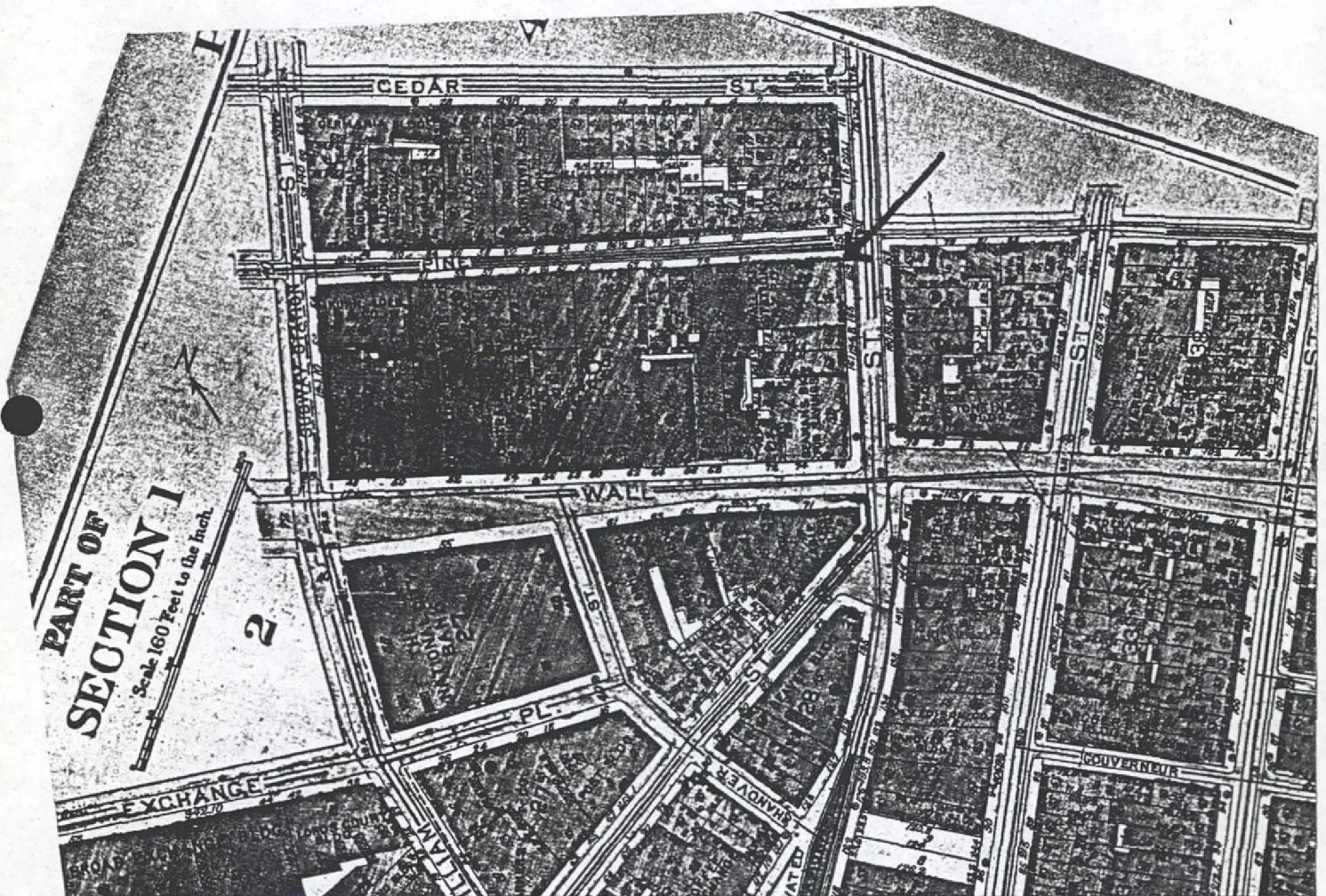
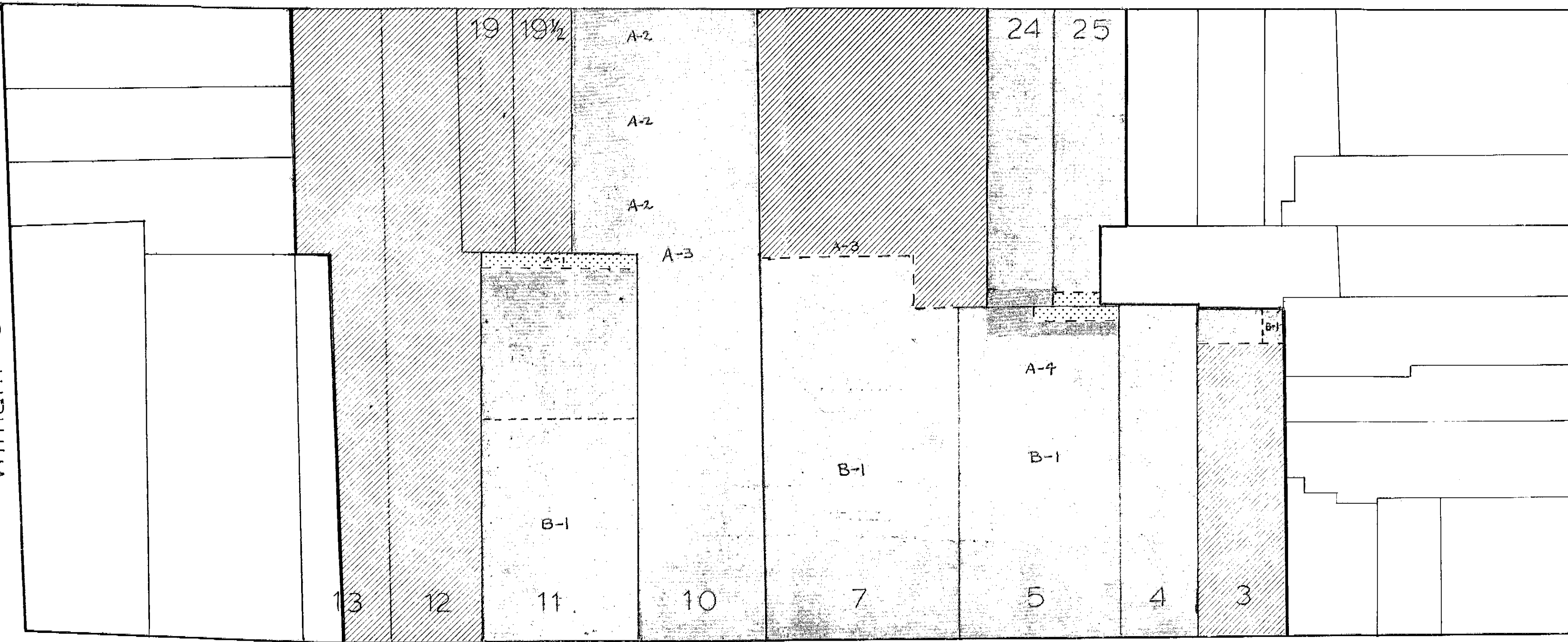


FIGURE 15. Portion of the 1916 Bromley map showing the study area block (Bromley 1916: Plate 1).

Pine St

William St

Pearl St



Wall St

FIGURE 17. MAP OF 60 WALL STREET PROJECT AREA (SCREENED PORTIONS OF THE WALL-WILLIAM-PINE-PEARL STREET BLOCK). BASED ON THE 1917 BLOCK MAP (PRESENT-DAY BLOCK 40, LOT 3), UPDATED TO THE PRESENT, AND SHOWING THE THREE LEVELS (A-C) OF POTENTIAL ARCHEOLOGICAL SENSITIVITY CORRELATED TO THE RECORD OF BUILDING DISTURBANCE IN THE DOCUMENTARY RECORD. DASHED LINES INDICATE SENSITIVITY LEVEL SUBDIVISIONS WITHIN LOTS.



TYPE A SITE: NEVER BUILT ON



TYPE B SITE: BUILT TO DEPTH OF ONE BASEMENT



TYPE C SITE: HOSTED MULTI-LEVEL DEEP BASEMENT CONSTRUCTION

- A 1 REAR OF THIS LOT MAY NEVER HAVE BEEN DEVELOPED
- A-2 NARROW ALLEYWAY INDICATED HERE
- A-3 REAR PROPERTY LINES MAY INDICATE FEATURES
- A 4 A COMMON WELL, BAKERY, CISTERN, AND BULTING HOUSE STOOD HERE
- B 1 DOCUMENTATION CONFLICTING OR UNCLEAR REGARDING TOTAL BASEMENT DEPTH AND/OR EXTENT



FIGURE 16. Portion of a 1963 aerial photograph which includes the project area within the intensely developed financial district (Fried and Watson 1980: Plate 8). The 60 Wall Tower building (see arrow) was located on the uptown side of Pine Street directly across from the study area.

(Sanborn Map Company 1905: Plate 6; 1930: Plate 1; Bromley 1916: Plate 1; see Figures 14 and 15). The following section of the report analyzes the physical development on each study area lot so as to predict where potentially significant cultural resources may lie.

IV. ANALYSIS OF ARCHEOLOGICAL POTENTIAL

A. Introduction

The following assessment of 60 Wall Street (Block 40, Lot 3) attempts to define those areas of the lot which contain potentially significant archeological resources. It is based on a variety of documentary sources. The latest construction activities at 60 Wall Street have been examined to determine both the areal extent and vertical depth of the most recent disturbance on the lot. In some cases the latest construction episode has not obliterated all evidence of previous structures, but rather has either incorporated elements of an earlier structure or utilized a different portion of the lot. Distinct portions of the lot, as subdivided in 1917, have been designated as "A," "B," or "C" areas, and recommendations have been made for further study (see Figure 17).

An "A" area is defined as containing the greatest potential for undisturbed cultural resources dating prior to the most recent construction episode on the lot. According to documentary evidence, these areas usually served as either backyards or alleyways between buildings which contained no construction. A "B" area is defined as an area which may contain the deeply buried lower portions of a feature which has been

truncated by the excavation of the basement and foundation for the most recent structure on the lot. Examples of such features might include the lower reaches of a well or cistern, or a deeper-lying, earlier foundation. Finally, a "C" area is defined as an area containing no potential cultural resources dating prior to the most recent structure on the lot. In all likelihood, disturbance from the construction of deep subcellars and foundations extended below all previous excavations, including deep features.

Historical documentation for this section combines research in county and municipal offices, primary and secondary archival records, and the results of on-site subsurface borings conducted by an independent contractor. Records located at the Office of the County Clerk, and, most importantly, at the Department of Buildings, include deeds, tax maps, construction applications, and building plans. Archival research focused on maps and general histories of the local area, with a particular emphasis on the project area. Cartographic sources, including fire insurance maps, pictorial directories, and bird's-eye views, provide some of the most detailed information about the development of 60 Wall Street.

As of 1917, and prior to its present consolidation into a single lot, the present 60 Wall Street study area (today designated as Block 40, Lot 3) contained a total of 12 parcels or lots--Nos. 3, 4, 5, 7, 10, 11, 12, 13, 19, 19-1/2, 24, and 25. All the lots, or combinations thereof, contained

structures, some of which dated prior to the late 1850's. The most recent structure, a 33-story office building, was placed on lots 12, 13, 19, and 19-1/2 in 1928. At present, there are no standing structures on the lot.

B. Lot 3

The most recent structure on Lot 3 (70 Wall Street) was a 12-story, 160-foot tall bank and office building constructed in 1927 and owned by the Commercial Exchange Bank, 63 Wall Street. According to Department of Building records, the structure appears to have occupied the majority of the approximately 26 by 101-foot lot. In contrast to the building records, cartographic evidence indicates that the 1927 building did not cover the full extent of the lot. The 1930 Manhattan Land Book (Sanborn Map Company 1930) depicts as empty the northernmost 9 feet of the lot. Later land maps indicate that a 1-story structure, apparently without a basement, occupied the 9-foot deep 26-foot wide rear portion of the lot (Sanborn Map Company 1973, 1975).

Although no cross sections of construction plans are available for determining the depth of the structure below grade, the building application noted that the concrete foundation would rest on "hard pan" (Department of Buildings, New Building Application 210, 1927). A 1950 application for an alteration to the structure notes that the building contained a basement and cellar (Department of Buildings, Alteration Application 903, 1950). Evidence from a boring placed in the southwest corner of the lot may reflect the depth of the

building's basement and cellar. Up to 21 feet of fill (consisting of brick, wood, metal, concrete, sand, and silt) were recorded before a gray clayey silt was reached. Bedrock was encountered at a depth of 35 feet 6 inches below the surface (Raamot Associates 1983: Boring 14).

Note: Throughout, the word "basement" refers to the lowest story of a building, extending only partly below the surface (or curb line) of the ground. A "cellar" is that level totally below a basement and the ground level.

*Commonly
basement
< 50%
below
grade,
cellar 7 ft*

The 12-story building at 70 Wall Street replaced a pre-1857 5-story brick structure. As depicted on the 1857 Perris map, the front (southern) portion of the lot contained a 3-story building 26 feet wide by 44 feet deep. Situated on the western side of the lot and extending to its rear boundary line was a 19-foot wide and 45-foot deep addition, connected to the main structure by a narrow passageway located on the western edge of the lot. The number of stories and height of the extension are unknown. A narrow yard or alleyway, approximately 7 feet wide, is shown to extend 55 feet to the rear of the lot along its east boundary and partially between the main structure and addition.

In the late nineteenth century, the 3-story structure was raised 2 stories. Sanborn Insurance Company maps of 1894 and 1905 both show that the lot contained a 5-story structure with a rear extension, of the same dimensions as were evident on the 1857 Perris map. The 1916 Bromley map supplies identical information for Lot 3, noting further that the building

contained a store.

The northeast corner of Lot 3, an area approximately 9 feet deep and 7 feet wide, appears to be an "B" area. This designation is based on the evidence cited previously and on the assumption that the 1-story structure which occupied this part of the lot after 1930 did not contain a basement. The northwestern portion of the lot, approximately 9 feet deep and 19 feet wide, may contain the remains of the foundation and a portion of the backfilled cellar for the pre-1857 structure, and therefore is also designated a "B" area. The remainder of the lot, which contained a deep basement and cellar, appears to be a "C" area.

C. Lot 4

The latest structure built on Lot 4 (68 Wall Street) was a 3-story addition to an 11-story building located on the adjacent Lot 5 (64 and 66 Wall Street). The application for the alteration of the existing Lot 5 building and the construction of the addition on Lot 4, which was designed by the renowned architectural firm of McKim, Mead & White, was filed in January of 1917. The foundation of the addition was constructed on a concrete footing, which rested on earth and extended 12 feet below the curb line. The foundation walls were constructed of brick (Department of Buildings, Application 66, 1917).

The addition covered the full width of the 25 by 100-foot lot, and extended approximately 79 feet to the north, leaving an open backyard area approximately 21 feet deep and 25 feet wide.

According to building records filed in early February 1917, an existing building was demolished in the construction of the 1917 addition (Department of Buildings, Application 27, 1917).

Historic land and insurance maps were consulted to obtain details about the earlier building. A 1905 Sanborn map confirms the information in the building application and further adds that the 5-story structure contained a basement. According to this map, the pre-1905 structure occupied nearly the entire lot, with the exception of an 18-foot wide by 8-foot deep area in the northwest corner of the parcel, which was undeveloped. The extent and depth of the basement below the curb line is unknown, but it may have been relatively shallow. (See Lot 10 for the depth of the basements for the known pre-1857 structures.) On the 1916 Bromley map, this open area in the northwest corner of the lot appears to have been built upon. The map also shows that the 5-story structure did not cover the entire lot as was previously suggested. A 1-story, 12-foot wide by 12-foot deep structure, apparently without a basement, was situated on the west side of the lot. This structure roughly corresponds in location to a 19-foot deep and 16-1/2-foot wide courtyard shown for 68 Wall Street on the Perris map of 1857.

Because the basement belonging to the structure which stood on Lot 4 prior to the 1917 construction of a 3-story building may have been relatively shallow, and because the basement for the most recent building does appear to have extended below the basement of the previous building, the lot is

designated a "B" area.

D. Lot 5

Application was made in March of 1907 for the erection of the most recent structure on Lot 5 (64 and 66 Wall Street), an 11-story office building with a store on the first floor. Although the character of the ground on which the foundation was built was described as "sand and hard pan," a depth for the cellar was not noted on the application. No construction plans or cross-section drawings of the structure are available for study. Brick foundation walls were placed on a rock footing, with concrete foundation piers set in caissons. According to the building records, the structure occupied the entire lot (Department of Buildings, Application for New Building, March 12, 1907).

An indication of the depth of the basement and cellar of the building may be obtained from the subsurface borings placed on Lot 5. Test boring 22, located in the center of the lot near the western boundary, cut through 21 feet of fill. At the base of the fill, was a concrete slab. Bedrock was reached at 35 feet below the surface. Test borings in the northern and southern parts of the lot--Nos. 15 and 9, respectively--each went through 13 feet of fill before encountering a reddish brown silt (Raamot Associates 1983).

In contrast to the building records, cartographic sources do not show the structure occupying the full extent of the approximately 52-foot wide and 98-foot deep lot. On the

1916 Bromley map, the structure is depicted as roughly L-shaped. The main building covers the full width of the southernmost 60 feet of the lot. The northern 30 feet of the structure is only 52 feet wide, with a 1-story addition extending part of the way along the eastern and northern facades. Importantly, the 1-story addition is not listed on the map as having a basement. A very narrow open area (approximately 4 feet deep and 50 feet wide) extends along the northern property line. The map also shows a 10-foot square open area in the northwest corner of the lot.

Since the remains of earlier structures may be extant in the rear yard and beneath the 1-story addition, a review of historic documentation for the lot is necessary. Construction of the 11-story office building resulted in the demolition of two structures on Lot 5. On the Perris map (1857), two 3-story structures are situated in the front of the lot, sharing a party wall. Each building measured 25 feet wide by 46 feet deep. Both structures also had rear extensions, which measured 17 feet wide by 35 feet deep, along the east and west outer boundary lines of the lot. At this time, it is not known if the rear extensions contained basements. A central yard area, approximately 16 feet wide by 40 feet deep, remained between the two rear extensions. In addition, a 42-foot wide by 10-foot deep undeveloped area extended along the rear of the lot. Adjacent to the west of the rear yard, occupying the northwest corner of the lot, was an 8-foot wide by 10-foot deep addition

with a skylight, possibly functioning as an air shaft.

A later map indicates that although the buildings on 64 and 66 Wall Street remained only 3 stories high, the additions built after 1857 covered a greater proportion of the northern part of the lot. By 1905, only a 25-foot wide by 4-foot deep area remained open along its northeast boundary.

The narrow strip of land along the northeast boundary of Lot 5 appears to be the only undeveloped portion of the lot and therefore is designated an "A" area. The area north and east of the 11-story structure, which most recently contained a 1-story building without a basement, has been designated as a "B" area. More information is needed to categorize the remainder of the lot. Although the subsurface borings indicate that a deep cellar existed beneath part of the structure, the extent of the cellar is unknown.

E. Lot 7

Lot 7 includes part of 58 Wall Street, 60 and 62 Wall Street, and 63-67 Pine Street. The latest structure built on Lot 7 was a 26-story office building, 345 feet high, which, according to the building records, occupied this entire parcel. The dimensions of the lot are 61 feet along Wall Street and approximately 73 feet of frontage on Pine Street, by 190 feet 10 inches deep (see Figure 17). Application for the erection of the new building was filed by Sixty Wall Street Corporation in August 1903. Graphic sources indicate that the building was 26 stories high on the Pine Street side of the lot and only 14

stories high on the Wall Street side. Situated along the west central part of the lot between the taller buildings (or sections) was a 3-story addition (Sanborn Map Company 1905; Bromley 1916).

The concrete footing was placed on caissons. According to the building records, the foundation of the structure did not rest on bedrock, inasmuch as the character of the ground in the area was noted as "sand and clay." Two basement depths for the structure are listed: 13 and 30 feet. The application further notes that the foundation walls were constructed of brick and rested on a concrete base (Department of Buildings, Application 650, 1903).

Construction plans for the structure do not indicate which portion of the building contained the 30-foot subcellar, but do not show that a basement floor covered the entire lot. An indication of what portion of the lot contained the subcellar can be obtained from an examination of historic maps and the data from subsurface borings. The 1905 Sanborn map lists the 26-story portion of the structure on Pine Street as having a subcellar. Test boring 6, placed in the area covered by the building, cut through 35 feet of fill, which extended to bedrock. Another test boring (No. 13), located to the south, picked up 33 feet of fill and encountered bedrock at 40 feet. In the southern portion of the lot, two test borings placed in the area occupied by the 14-story building (Nos. 16 and 21) detected 22 and 18 feet of fill, respectively. Boring 21 went

through a concrete slab at the base of the fill (Raamot 1983). Of note here is the depth of the fill, which extends deeper than the depth of the basement and cellar stated in the building application. Apparently the foundation of the 26-story building was placed on bedrock.

Based on the preceding information, the northern portion of the lot does not appear to contain any cultural resources which pre-date the construction and demolition of the 26-story building. The area is therefore classed as a "C" area. More information is needed about the southern portion of the lot, which is thus evaluated as a "B" area.

F. Lot 10

Lot 10 contains 56 Wall Street, part of 58 Wall Street, and 59-61 Pine Street. The most recent structure on Lot 10 was one 5-story office building with a store on the first floor. The building assumed this configuration in the late nineteenth and early twentieth centuries, when a series of alterations connected two 5-story structures (which appear to have predated 1857) to make a continuous building from Wall to Pine Street. The structure on Pine Street was approximately 58 feet wide and extended 69 feet southward to the rear of the lot. The Wall Street building had 40 feet of frontage, and, with a rear (north) extension, was 112 feet deep. Later alterations to these structures required developing the entire lot.

As shown on the Perris map (1857), Lot 10 consists of address 56-58 Wall Street and 59-61 Pine Street and contained

three structures at that time. The 56 Wall Street lot measured approximately 23 feet wide and 112 feet deep and contained a 3-story brick building. The main building, which fronted on Wall Street, was approximately 23 feet wide and 54 feet deep. A 13-foot wide and 50-foot deep extension was appended on the north along the west boundary line. Adjacent to the east of the extension was a 9-foot wide and 50-foot deep open yard or alley.

The Perris map shows 58 Wall Street as a 26-foot wide by 112-foot deep lot, containing a configuration of structures that is almost a mirror-image of those at 56 Wall Street. A 3-story main structure fronting on Wall Street measured 26 feet wide and extended northward 52 feet. A rear addition extended northward along the east boundary of the lot and measured 18 feet wide by 50 feet deep. Adjacent to the west of the extension was an 8-foot wide, 50-foot deep yard or alleyway.

The Perris map does not indicate the number of stories for the building(s) at 59-61 Pine Street. The structure apparently measured 57 feet wide by 68 feet deep and occupied almost the entire lot, with the exception of a 9-foot deep by 57-foot wide rear yard along the southern property line. Interestingly, an alleyway extended from the rear structure on 56 Wall Street through the lot to Pine Street. The Perris map may actually be showing an alleyway between two separate structures. An indenture of 1857 indicates that 59-61 Pine Street comprised separate lots, each of which contained a building at the time (New York County Deeds, Book 730: 675,

Hadden to Wetmore).

During the final quarter of the nineteenth century, the Wetmore family consolidated ownership of the lot and of the structures at 59 and 61 Pine Street and 56 and 58 Wall Street. Some of the details of the structures on Lot 10 can be obtained by examining historic maps and municipal building records.

In March of 1881, George Peabody Wetmore, as owner, filed for an application to install an elevator at 59-61 Pine Street. On the application the building is noted as a single 5-story brick building, measuring 56 feet wide and 68 feet deep-- identical in size to the structure or structures depicted on the Perris map. The depth of the brick wall foundation is listed as 10 feet (Department of Buildings, Alteration Application 274, 1881). A Sanborn map of 1894 graphically presents similar information, and shows the rear yard area as still undeveloped.

In April of 1899, George P. Wetmore altered the storefront of the main structure located at 58 Wall Street. On the application, the office building is noted as being 4 stories high with a 10-foot foundation (Department of Buildings, Alteration Application 853, 1899). The number of stories noted for the building corresponds with the 1894 Sanborn map. The Sanborn map also shows the same dimension and layout for the building as does the 1857 Perris map, with the exception of a skylighted 15-foot square addition to the northwest corner of the rear extension.

Between April of 1899 and September of 1901, the building

at 58 Wall Street was demolished. Subsequently, the eastern 12 feet of the lot was conveyed to 60 Wall Street Corporation, owners of Lot 7 to the east. A boundary line agreement between Wetmore and 60 Wall Street Corporation was recorded in 1904 confirming the east property line (New York County Deeds, Book 84: 386). At this time, Wetmore's reason for demolishing the structure is unknown. Acquisition of the strip of land from Lot 10 created an even west boundary for the owners of Lot 7, and its value for the developers was evident. In any event, in September 1901, Wetmore filed an application to alter the existing building at 56 Wall Street.

Alteration of the main building included the construction of an "annex" 15 feet wide and 52 feet deep to the east side of the existing 5-story building. Plans for the work note that both the main structure and the annex contained a basement, but not a cellar. The depth of the foundation wall was 8 feet below the curb on the east side of the lot and 12 feet on the west side. A cross-sectional drawing notes that although the foundation extends from 10 to 12 feet below the curb, the basement floor is less than 5 feet below the curbline. These figures apply to both the annex and the main structure.

Alteration of the rear extension to the main structure on the lot consisted of razing the upper stories (the number of which is unknown) and adding a 10-foot wide by 51-foot deep addition to the east. According to a site plan, the rear extension was 2 stories high, with a basement but no cellar.

The remainder of the lot--which, according to the plan, contained a 1-story addition--was to be "floored over and roofed ... making a continuous office from Wall Street to Pine Street" (Department of Buildings, Alteration Application and Plans 2165, 1901).

According to the application, the 5-story building on 59-61 Pine Street was not affected by the construction work. The site plan notes further that the building did have a cellar and basement. Interestingly, the plan indicates that a new corridor was built linking the rear extension of the building on Wall Street to the structure on Pine Street. Apparently a 2-story corridor extended through the Pine Street building. The "thoroughfare hall" is in the same location and has the same width as the possible alleyway noted previously on the 1857 Perris map (Department of Buildings, Alteration Application and Plans 2165, 1901).

The 1916 Bromley map shows the same configuration of structures on Lot 10 as was detailed on the site plan for the construction application previously noted. The map also indicates that the 1-story addition built east of the rear extension on 56 Wall Street contained a basement. By 1916, part of the 2-story rear extension on 56 Wall Street had been raised one story. No depiction of the hallway appears on the map for the building fronting on Pine Street, but the elevator installed in 1881 is located in what would be the hall's right-of-way.

Based on the preceding information, all of the 56 Wall

Street portion of Lot 10 is evaluated as a "B" area. The basement floor of the main structure and rear extension appears to have extended no deeper than 5 feet below the curb. A shallow fill deposition for the area is confirmed by test boring 17. Located in the southern part of the lot, this subsurface test encountered 8 feet of fill overlying a reddish-brown silty sand. Bedrock was struck at 37 feet below the surface (Raamot Associates 1983).

No cross-sectional drawings have been examined for the former 5-story structure fronting on Pine Street. Since the building contained a cellar, a deeper depth of disturbance and fill deposits would be expected in this portion of Lot 10. Three test borings--7, 11, and 13--picked up no more than 13 feet 6 inches of fill. Boring 7 in the northwest corner of the lot uncovered only 9 feet of fill before a reddish brown silt was encountered. Bedrock in the area ranges from 37 to 42 feet below the present surface. More information is needed to evaluate the Pine Street portion of Lot 10. Indeed, if the hallway or thoroughfare which ran through the building on Pine Street was not underlain by the structure's basement and cellar, the potential for pre-1857 cultural remains is very high. Assuming the cellar for the structure did not extend deeper than 12 feet, this portion of the lot has been classed as a "B" area.

G. Lot 11

The most recent structure on Lot 11 (54 Wall Street) was a 9-story, 115-foot high office building constructed in 1886 and

owned by the Central Trust Company of New York. According to a construction application dated April 1886, the building occupied the full front (southern) portion of the lot and extended 70 feet 6 inches northward to the rear of the 117-foot 6-inch deep lot. A depth for the foundation is listed as 10 to 17 feet below the curb line. The 3-foot thick foundation walls were constructed of brick and rested on a concrete base. Unfortunately, no construction plans for the structure are available for study (Department of Buildings, Application for Erection of Building 660, 1886).

A second construction application for a 6-story, 79-foot high office building located in the rear of the lot was taken out on the same day. The dimensions for this building are listed as 35 feet wide, front and rear, by 32 feet deep. A 16-foot wide and 11-foot deep extension from the front structure connects the two buildings. The foundation for the rear structure consisted of 1-foot 6-inch thick concrete piers, extending downward 10 feet and resting on earth (Department of Buildings, Application for Erection of Building 661, 1886).

Cartographic sources indicate that by 1894 the entire lot was developed, with the exception of a 50-foot wide and 5-foot deep strip along its northern boundary (Sanborn Map Company 1894). The 1916 Bromley map indicates that the rear extension had been raised to a height of 9 stories. Although at that date the narrow open area still existed along the rear boundary line, the map shows a 2-story structure and a 1-story structure, both

with basements, situated adjacent to the rear building on the lot. Building records indicate that these additions were constructed in 1913 (Department of Buildings, Alteration Application 443, 1913).

A 1927 basement plan accompanying a construction application shows a basement floor for the entire building, which at this time occupied nearly all of Lot 11. The portion of the structure which contained the 17-foot subcellar is not indicated on the plan (Department of Buildings, Alteration Application 1368, 1927).

Evidently, the 17-foot subcellar in the main structure extended only beneath a portion of the 9-story building. A single test boring (No. 20) placed inside the northeast corner of the 9-story structure uncovered 12 feet of fill above a reddish-brown silty sand. Bedrock was struck at a depth of 41 feet below the surface (Raamot Associates 1983).

Based on the preceding information, the narrow open area along the rear boundary of Lot 11 is designated as an "A" area. Interestingly, an identical open area for 54 Wall Street is depicted on the Perris map (1857). The northern 45 feet of the lot, excluding the "A" area, is designated as a "B" area owing to the 10-foot basement, apparently constructed beneath the rear structure and its additions. More information is needed about the front portion of the lot, part of which was excavated for a 17-foot deep basement and subcellar in 1886. At this time it has been evaluated as a "B" area.

H. Lots 12, 13, 19, and 19-1/2

The most recent structure occupying Lots 12, 13, 19, and 19-1/2 (52 Wall Street and 51-57 Pine Street) was a 33-story, 403-foot high, fireproof office building constructed in 1927. The building was designed by the architectural firm of McKim, Mead, and White and was owned by the National City Bank Corporation, located at 55 Wall Street. According to the construction application, the new building, which occupied the entire lot, had a 45-foot frontage on Wall Street, an 88-foot frontage on Pine Street, and was 192 feet 11 inches deep. The foundation consisted of a steel grillage, which rested on concrete footings placed on bedrock at a depth of 41 feet below the surface (Department of Buildings, Application for New Building 128, 1927).

A subsurface boring (No. 4) in the northwestern corner of Lot 13 hit a concrete slab at a depth of 39 feet below the surface. Bedrock was hit at 41 feet below the surface. In the southern portion of the lot, test boring 8 hit an obstruction at 17 feet below the surface (Raamot Associates 1983).

No plans or cross-sectional drawings of the structure's cellar have been examined; therefore, the extent of the deep cellar is unknown. Apparently, the excavation of the cellar extended beneath any previous cultural deposits. Thus, the entire lot has been designated as a "C" area.

I. Lot 24

Unfortunately, the building records could not be located

for the latest structure on Lot 24 (69 Pine Street), a 2-story building with a restaurant on the first floor. Nor were any test borings placed within the 23-foot wide by 94-foot deep lot. Until additional research is undertaken, the following assessment of the archeological potential of the lot is highly speculative.

The Perris map (1857) shows that a 1-story 23-foot wide by 63-foot deep structure occupied the front (northern) portion of the lot. A skylight-covered addition measuring 19 feet wide by 22 feet deep was situated along the western side of the lot. The remainder of the lot appears to have been undeveloped. On the 1894 Sanborn map, the pre-1857 structure is represented as having the same dimensions and being 5 stories high.

Between 1894 and 1905, either the 5-story building was demolished and a new structure erected on the lot or the three uppermost floors of the preexisting building were removed. The 1905 Sanborn map shows a 2-story building with a basement covering the entire lot. The 1916 Bromley map does not show the 2-story building, identified as an "ex buffet," as having a basement.

Based on the above-cited meager evidence, and on the fact that the lot never appears to have contained a structure greater than 5 stories tall, a relatively shallow foundation and basement excavation would have been required for the building. Therefore, this lot has been designated as a "B" area.

J. Lot 25

Lot 25 (71 Pine Street) has a 23-foot frontage on Pine Street, most of which is 69 feet deep. A narrow (14-foot wide) extension of the lot on its southwest side is an additional 24 feet deep. The most recent building on the lot was a 4-story office building containing a restaurant on the first floor. The main portion of the structure extended the full width of the lot and was 60 feet deep. A 9-foot square 1-story addition was located in the southeast corner of the lot. A 2-story addition approximately 14 feet wide and 29 feet deep extended along the west side of the lot. A small rear yard area measuring 4 feet deep by 14 feet wide ran along the southern boundary line.

The 1894 Sanborn map indicates that before 1905 the building on this lot was 5 stories tall. The Perris map (1857) shows the structure as being only 1 story high. More importantly, despite its height the building, and the undeveloped rear yard area retain identical dimensions on all the cartographic sources consulted.

For the purposes of this project, building records from the late nineteenth and early twentieth centuries are useful for determining the extent and depth of the structure's basement. Cellar plans accompanying a construction application in 1921 show that a basement extended beneath the main structure and the two additions (Department of Buildings, Application for Alteration 1019, 1921). Unfortunately, no cross-sectional drawings of the basement floor are available. An application filed in 1890 for the construction of a skylight over the 2-

story addition notes that the building had a 10-foot brick and stone foundation (Department of Buildings, Application for Alteration 777, 1890). A single test boring (No. 5) in the northwest corner of the lot encountered 13 feet of fill below the surface, apparently in agreement with the depth of the basement. Bedrock in the test was reached at a depth of 36 feet below the surface.

Based on the preceding information, the rear yard area of Lot 11 has been evaluated as an "A" area. The majority of the lot contained a basement to the 4-story structure; it has therefore received a "B" area designation.

V. RECOMMENDATIONS

Based on the documentary research summarized and presented herein, conclusions have been made about the 60 Wall Street site's potential for containing significant cultural resources. As previously discussed, the site has been divided into three areas of potential archeological sensitivity for the purpose of archeological analysis (see Figure 17). The most sensitive areas have been denoted "A." According to the documentary record, these portions of the study area have never been built upon. A "B" designation denotes those areas on which the documents indicate that buildings of not more than one basement's depth have been constructed. Areas labeled "C" have hosted structures which have had multi-level basement/cellars.

It is therefore recommended that an infield testing program be undertaken in areas of "A" and "B" sensitivity. Levels of effort should be appropriate for the requirements for such research promulgated by the New York City Landmarks Preservation Commission and the New York State Historic Preservation Officer.

VI. APPENDIX: SELECTED RESEARCH DATA

Prior to its recent consolidation into a single lot, the study area, 60 Wall Street (Block 40, Lot 3), consisted of a total of eleven lots with address numbers 50-70 Wall Street and 51-71 Pine Street. What follows is a brief summary of our research to date concerning the ownership and occupation for each parcel in the study area. As an "in-progress" cultural chronology of the lot, the following documentation does not pretend, in any sense, to be complete. Supplemental research will be required for those lots in the study area which appear to contain potentially significant archeological resources (lots 3, 4, 5, 10, 11, 24, 25, and a portion of Lot 7). Any additional documentary research undertaken for those lots which have been determined to be of low potential (lots 12, 13, 19, and 19-1/2) will serve primarily as supporting background evidence for adjacent lots.

#68 Wall Street, formerly #56 Wall Street (Lot #4)

--- December 14, 1685

John Knight, Esquire, purchases a parcel of land from John Vangee, a Merchant, and his wife Niesie, for 10 Shillings. The lot is described as "scituate on the North East Side of the City of New York on the Eastside of the Town gate joyning to the said City Fortifications. Contayning in depth from the ditch 20' and in front by the ditch and rear 173' 11" bounded to the Westward with the land of [Gullme] Van Plank, to the Northward ... land of John Vangee, the the eastward with the land of George Heathcot and Jan Jansen's lott and to the southward with the Street Commonly called the Wall Street." (New York County Deeds, L.13:134).

--- March 9, 1686

Coll. Thomas Dongan, Governor of the Province of New York acquires the lot from John Knight, Esquire, of the City of New York. Recited in 1703 deed (L.25:181).

--- March 13, 1688

George Brown, a Maulster [sic] (possibly a maltster or brewer) acquires the property from Coll. Thomas Dongan, Governor of the Province of New York. Recited in 1703 deed (L.25:181).

--- May 19, 1688

William Cox, of the City of New York, Merchant, acquires the lot, from George Brown. Recited in 1703 deed (L.25:181).

William Kidd and wife Sarah acquired the lot according to the last will and testament of Sarah's previous husband William Cox,

a Merchant of the City of New York. Recited in 1703 deed (L.25:181).

--- January 27, 1694

John Wattson, a Butcher, and his wife Katherine purchase the lot and dwelling house from Captain William Kidd and his wife Sarah for 130 Pounds (New York County Deeds, L.21:75). Also recited in Liber 25:181.

"John Watten of the City of New York, Butcher, ... father in law [of] Thomas Sutton and Elizabeth Farbush, deceased, the late wife of Thomas Sturges, ... by his last will and testament bequeathed and devised ... unto the said Thomas Sutton and Elizabeth Farbush the late wife of the said Thomas Sturges who died without issue..." the lot now know as #68 Wall Street. Recited in 1703 deed (L.25:181).

--- March 20, 1703

David Provoost Junior, Merchant, purchases the lot and dwelling house for 140 Pounds from Thomas Sutton, Yeoman of Staten Island, and Thomas Sturges, a Mariner (New York County Deeds, L.25:181).

--- June 5, 1711

Abraham Van Horn, Merchant, purchases lot, containing a "Messuage, Bolting House or Warehouse" from David Provoost Junior, Merchant New York City, for 300 Pounds (New York County Deeds, L.26:490).

--- June 24, 1786

John Jones, a ship's chandler, purchases a "messuage, bolting house or warehouse, and lot now known as #68 Wall Street from the

surviving executors (John R. Myer, Gerard G. Beekman, and Peter Winthrop) of Samuel Van Horn, a New York City merchant. Deed also notes property is the same lot conveyed by "David Provost of the City of New York, deceased Merchant, to Abraham Van Horn, Merchant, Father of the Said Samuel Van Horn, deceased, bearing the date of 4 & 5 June 1711 (New York County Deeds, L.47:470)

--- Between 1786 and 1823 the property was in the possession of the Jones family.

--- May 1, 1823

Peter J. Schermerhorn purchases the property from the Commissioners in Partition of the Estate of Isaac C. Jones. At this time the building at #56 Wall Street was in the tenure or occupation of the Union Insurance Company (New York County Deeds, L.171:89). An 1822 plan of Wall Street notes the lot as occupied by the Union Insurance Company (Lanier 1922:337).

--- Between 1823 and 1915 the property was in the possession of the Schermerhorn family.

--- October 16, 1915

Morgenthau Realty Company purchases the lot from the executors and trustees of William C. Schermerhorn (New York County Deeds, L.156:330).

--- November 8, 1915

Hochelaga Realty and Development Company purchases lot and building from the Morgenthau Realty Company (New York County Deeds, L.158:9).

#64 Wall Street, formerly #52 Wall Street (Lot 5).

--- October 12, 1785

Symon Van Antwerp purchases the lot from Theodosius and Jemina Bartow for 950 Pounds. Antwerp formerly leased the property and dwelling house. Deed preserves Bartow's right to 1/2 of a well and pump and part of a "Bake house" that stands on the premises (New York County Deeds, L.43:116).

--- April 19, 1809

The Mutual Insurance Company purchases the property from lawyers Washington Morton and Stephen Price, and from Stephen's wife Jane for \$13,000 (New York County Deeds, L.181:420).

--- Elliot's Improved New York Double Directory (1812) lists John Pintard as the owner of 52 Wall Street.

--- An 1822 plan of Wall Street denotes #52 Wall Street as owned or occupied by John Pintard, Secretary of the Mutual Insurance Company (Lanier 1922:337).

--- June 10, 1836

The Mutual Insurance Company regains their right to the property from the receivership of George Inland, John Oathout, and Robert Benson. The company had been rendered insolvent by the fire of 1832. Lot contains a dwelling house (New York County Deeds, L.354:592).

--- May 23, 1892

James H. Stebbins purchases the lot from the Knickerbocker Fire Insurance Company (formerly the Mutual Insurance Company) for \$178,000 (New York County Deeds, L.10:140).

--- January 1, 1900

Charles A. Gould purchases the lot from James H. and Frances A.

Stebbin. The property is subject to a current lease (New York County Deeds, L.58:473).

--- December 12, 1906

The Fifth Avenue & Eighteenth Street Realty Company purchases the lot (along with #66 Wall Street) from Charles and Adelaide Gould for \$100.00 (New York County Deeds, L.82:397).

--- May 28, 1909

Hochelaga Realty and Development Company purchases the lot (along with #66 Wall Street) from the Fifth Avenue & Eighteenth Street Realty Company for \$100.00 (New York County Deeds, L.121:402).

#66 Wall Street, formerly #54 Wall Street (Lot 5).

--- Prior to 1796 the property was conveyed by Abraham Abramse to Gerrit and Andrew Abramse (recited in New York County Deeds, L.51:177).

--- March 15, 1796

Thomas Greenleaf, a printer, purchases the property from Theodosius and Jemina Bartow of Rochelle Township, Westchester County, for 2,800 Pounds. Property is in the tenure of Leonard Bleeker. Deed also conveys rights to "1/2 the well of water in the yard" (New York County Deeds, L.51:177).

--- Elliot's Improved New York Double Directory (1812)

lists the following occupants at #54 Wall Street: William Greenleaf, John Ferrers, Samuel G. Bilbe, R. C. Ludlow, and Peter T. Marselis.

--- July 27, 1819 & February 9, 1818

The New York Fireman's Insurance Company purchases the lot from

the heirs of Thomas Greenleaf and Anna Greenleaf, widow of Thomas Greenleaf, for \$25,000 in two indentures. Both deeds note the building on the lot was in the tenure or occupation of Leonard Bleeker. The conveyances also make reference to a common well and pump with #64 Wall Street (New York County Deeds, L.139:44 & L.126:80).

--- An 1822 plan of Wall Street shows #54 Wall Street as owned and occupied by William McNeill, Secretary of the Hope Insurance Company, formerly the New York Fireman's Insurance Company (Lanier 1922:337).

--- June 1, 1825

Party wall agreement between the Hope Insurance Company and Peter Schermerhorn, owner of #68 Wall Street, notes that the Hope Insurance Company is about to build on their lot (New York County Deeds, L.1058:274).

--- May 1, 1827

David A. Clarkson, a broker, purchases the lot from the Hope Insurance Company (formerly the New York Fireman's Insurance Company) for \$33,000. Deed also conveys the right to a cistern and well in common use between the premises conveyed and property adjacent to the west, #64 Wall Street (New York County Deeds, L.225:161).

--- December 11, 1832

The Howard Insurance Company purchases the lot from David A. and Margaret Clarkson for \$38,000 (New York County Deeds, L.290:258).

--- April 5, 1836

William Todd, a Merchant, bids \$61,000 for the property at public

auction. Property was in the receivership of the Howard Insurance Company (New York County Deeds, L.350:409).

--- April 9, 1836

The Howard Insurance Company purchases the property from William and Maria C. Todd for \$61,000. The building on the lot was rented at the time (New York County Deeds, L.350:408).

--- September 11, 1889

Westchester Fire Insurance Company purchases the lot from the Howard Insurance Company for \$175,000 (New York County Deeds, L.2238:450).

--- March 21, 1904

Charles A Gould purchases the lot from the Westchester Fire Insurance Company for \$100.00 and "other valuable considerations" (New York County Deeds, L.101:417).

--- See #64 Wall Street - December 12, 1906 (New York County Deeds, L.82397).

--- See #64 Wall Street - May 28, 1909 (New York County Deeds, L.121:402).

#56 Wall Street, formerly #44 Wall Street (Lot 10)

--- May 7, 1787

William Denning purchases the lot and a dwelling house from Brook Watson and Robert Rashleigh, the heirs and attorneys of William Kelly, for 2,255 Pounds (New York County Deeds, L.44:186).

--- Elliot's Improved New York Double Directory (1812) lists Walter Morton and the Phoenix New York Insurance Company for #44

Wall Street.

--- An 1822 plan of Wall Street shows William H. Robinson as owning or occupying #44 Wall Street (Lanier 1922:337).

--- November 27, 1828

Trader's Insurance Company of New York City acquires the lot from Murray Hoffman, one of the Masters in Chancery Court of the State of New York, for \$31,500 (New York City Deeds, L. 245:85).

--- November 27, 1828

The Trader's Insurance Company of New York City purchases the lot from William H. Robinson, a broker, living in New York City for \$1.00 (New York County Deeds, L.245:87).

--- May 2, 1836

The Commercial Insurance Company of New York acquires the lot from the recievers of the estate of the Trader's Insurance Company, William B. Bolles, John C. Halsey, and Edward W. Dunham. The Trader's Insurance Company failed due to the fire of 1832 (New York County Deeds, L.352:573).

--- May 7, 1839

George F. Talman, Council at Law, purchases lot from the Commercial Insurance Company of New York City for \$100,000 (New York County Deeds, L.397:101).

--- May 3, 1847

William Wetmore of New York City purchases lot from George F. Talman of New York City for \$80,000 (New York County Deeds, L.529:535).

--- July 18, 1871

Anne D. Wetmore of Newport, Rhode Island, one of the devisees of the estate of William T. Wetmore, conveys #56 Wall Street (along

with #59 - #61 Pine Street) to George Peabody Wetmore for \$140,000 (New York County Deeds L.1184:333).

--- February 9, 1891

Basement office of building leased by George Peabody Wetmore to Walter A. Phelan, a dealer in "Gentleman's Furnishings" at a rate of \$1,650 per year (New York County Deeds, L.3:444).

#58 Wall Street, formerly #46 Wall Street (Lot 10)

--- April 13, 1799

Thomas Knox, a Merchant, purchases house and lot from Samuel and Abigail Pintard of Hempstead, Long Island for 3,800 Pounds (New York County Deeds, L.62:33).

--- Elliot's Improved New York Double Directory (1812) also lists #46 Wall Street as owned by Thomas Knox.

--- May 21, 1816

John G. Warren, a broker in New York City, purchases the lot with house from Thomas Knox for \$20,000 (New York County Deeds, L.117:365). An 1822 plan of Wall Street also shows #46 Wall Street as owned by John G. Warren (Lanier 1922:337).

--- April 21, 1886

Richard W. Robinson acquires rights of J. Watts Kearney, of New Orleans, to #58 Wall Street (New York County Deeds, L.1959:243).

--- April 26, 1886

Richard W. Robinson acquires rights of John Warren Hardenbergh of Jersey City, New Jersey, to #58 Wall Street (New York County Deeds, L.1959:241).

--- April 26, 1886

Richard W. Robinson acquires rights of the grandchildren of John G. Warren, deceased, to #58 Wall Street, Warren Hardenbergh, Cornelius Hardenbergh, John Warren Rice, James Kearny Rice, Annie W. Ogilby, Thomas Robbins Warren, Mary Elizabeth Warren, Mary Louise Warren, and Robert H. Neilson. Parcel conveyed contains a building (New York County Deeds, L.1959:236).

--- May 1, 1886

Richard W. Robinson acquires rights of Susan R. Coxe, Elise W. Rice and Ann Spooner, of New Brunswick New Jersey, to #58 Wall Street (New York County Deeds, L.1959:234).

--- May 1, 1886

Richard W. Robinson purchases lot from James Kearny Warren for \$175,000 (New York County Deeds, (L.1959:227).

--- May 1, 1886

Richard W. Robinson acquires rights of James Kearny and Susan S. Warren, his wife, of New York to #58 Wall Street (New York County Deeds, L.1959:230).

--- May 8, 1886

The western 3/5ths of the lot are conveyed by Richard W. Robinson of Brooklyn to George Peabody Wetmore of Newport Rhode Island for \$103,856.85 (New York County Deeds, L.1958:342).

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#59 Pine Street (Lot 10)

--- May 1, 1817

Lot was acquired by John Graham (New York County Deeds, L.120:259).

--- June 27, 1823

John and Ann Graham and William Calder convey the lot to William M. Black and Robert Dyson (New York County Deeds, L.167:433).

--- January 18, 1825

Mary Black purchases lot with a warehouse from New York merchant Robert Dyson and Jane Susannah Dyson for \$1,600 (New York County Deeds, L.184:320).

--- May 9, 1825

Hugh Spooner, a New York City Merchant, purchases a 1/2 interest in the lot and warehouse from William J. and Phebe Caroline Black for \$9,300.00 (New York County Deeds, L.221:76).

--- May 1, 1827

Thomas Sands of Liverpool England, Merchant, "at present in the city of New York," purchases the lot from Mary Black, widow, of the City of New York for \$16,044.71 (New York County Deeds, L.307:124).

--- November 25, 1833

Joseph Sands of Brooklyn acquires lot from Thomas Sands of Liverpool England for \$16,000 (New York County Deeds, L.308:607).

--- June 10, 1848

David Hadden, a Merchant, purchases 1/2 interest in lot and dwelling house from Joseph Sands of Brooklyn New York for \$9,050 (New York County Deeds, L.730:677).

--- September 19, 1848

Joseph Sands conveys 1/2 interest in lot and dwelling to Horace Fuller (Recited in Liber 509:541).

--- September 19, 1848

David Hadden purchases 1/2 interest in lot and dwelling house

from Horace and Martha Ann Fuller (New York County Deeds,
L.509:541).

--- June 10, 1857

William Wetmore, Merchant, of Newport Rhode Island purchases
lot from William A. and John A. Hadden of New York, the executors
of the last will and testament of David Hadden, for \$44,000 (New
York County Deeds, L.730:675).

--- See #56 Wall Street, July 18 1871 (New York County Deeds,
L.1184:333).

#61 Pine Street (Lot 10)

--- May 22, 1788

Ezekiel Robins, a hatter, purchases lot with dwelling and "alley way" from James Lawrence, an administrator and legatee of the estate of Charles Jandine. Jandine is listed as late of Richmond County, New York. Will proved on March 21, 1780. (New York County Deeds, L.72:45).

--- July 10, 1801

James Lawrence purchases lot and dwelling house and "alleyway" from Ezekiel Robins, Esquire (New York County Deeds, L.72:106).

--- April 2, 1809

Walters Smith, a Merchant, purchases the lot with dwelling house, "together with use and benefit of a alley or passage on the west side of the lot," from the executors of James Lawrence, a Physician, for \$4050.00 (New York County Deeds, L.90:63).

--- February 2, 1824

David Hadden purchases lot from Rufus King (New York County Deeds, L.173:127).

--- May 1, 1857

William Wetmore, a Merchant, from Newport Rhode Island, purchases the lot and warehouse from William A. and John A. Hadden of New York City, the executors of the last will and testament of David Hadden (New York County Deeds, L.730:675).

--- July 18, 1871

George Peabody Wetmore acquires lot (along with #56 Wall Street and #59 Pine Street) from Ann D. Wetmore of Newport, Rhode

Island (New York County Deeds, L.1184:333).

#54 Wall Street, formerly #42 Wall Street (Lot 11)

--- Prior to 1810 the property (the western half of the lot only) was owned by Thomas Smith and in the tenure and occupation of Augustus H. Lawrence. Smith's will is dated October 16, 1795. Recited in New York County Deeds, L.90:63)

--- December 24, 1810

Nathanial Prime, a merchant in New York City, purchases (the eastern portion of the lot) with a dwelling house from William and Amy Denning for \$13,750. Denning also owns house and lot adjacent to the east, #56 Wall Street (Lot 10; New York County Deeds, L.90:63).

--- Elliot's Improved New York Double Directory

(1812) lists the lot as owned and occupied by John Ward and Prime and Ward.

--- March 21, 1818

Nathanial Prime, Esquire, purchases the western half of lot from the executors of the last will and testament of Thomas Smith for \$27,800. Noted as a tenement and lot of ground with "1/2 of a gang way or alley on the east side ...," (New York County Deeds, L.125:485).

--- An 1822 plan of Wall Street lists the lot as occupied by Prime, Ward, Sands, and R.L. Nevins, Brokers (Lanier, 1922: 337).

--- December 1, 1830

Nathanial and Cornelia Prime convey the lot to their daughter Matilda (New York County Deeds, L.408:333).

--- Between 1830 and 1849 Edward, Rufus, and Frederick Prime are made joint tenants of the lot in trust for Matilda by an indenture from Nathanial and Cornelia Prime (New York County Deeds, L.267:366).

--- September 17, 1849

The children of Gerard H. and Matilda Coster, John G. Coster, Edward Henry Coster, and Gerard Heckscher Coster, acquire the western half of the lot from the trustees of Matilda Coster (deceased), sister of Edward, Rufus, and Frederick Prime and wife of Gerard H. Coster (New York County Deeds, L.525:494).

--- March 3, 1886

Central Trust Company of New York purchases the lot in two indentures from Henry Prime, Mary C. Scrymser, Charlotte Wyeth, Cornelia Arhern, and the Executors of the last will and testament of Nathanial Prime, Edward H. Coster, and James A. Scrymser for \$177,500.00 (New York County Deeds L.1945:117 and 120).

#69 Pine Street (Lot 24)

--- Prior to 1823 the property was part of the estate of John Jones.

--- September 23, 1823

Isaac C. Jones acquires lot and dwelling house from the Commissioners of the Estate of John Jones, deceased. The lot

was under lease to Alden Spooner for a term of six years, which started on May 1, 1818. Deed also conveys rights to "the use of the before mentioned alley in as large and useful a manner as the same heretofore hath been possessed by John Jones, deceased ... (New York County Deeds, L.172:15).

--- Between 1823 and 1880 the lot is devised and in the possession of Rebecca Jones, the wife of Isaac C. Jones.

--- December 16, 1880

Sydney Jones Colford (formerly Sydney Colford Jones) acquires the lot from the executors of the last will and testament of Rebecca Jones, Woodbury C. Langdon and William C. Cruikshank. Rebecca Jones died on February 1, 1879. Her property was divided into three equal parts among the children of her late son Lewis C. Jones: Sydney Colford Jones, Edith Colford Iselin, and Helen Adele Jones (New York County Deeds, L.1578:74).

--- April 21, 1893

Max S. Korn receives property from Sydney Jones Colford (formerly Sydney Colford Jones) and his wife Laura F. Colford for \$100. Land is subject to a lease to Daniel O. Shaw and Company which expires on May 1, 1895 (New York County Deeds, L.18:141).

--- June 23, 1896

Max S. Korn transfers the lot to Isidore S. Korn for \$100.00 (New York County Deeds, L.50:248).

--- July 11, 1905

The City Real Estate Company purchases the property from Isidore

S. and Max S. Korn for \$100.00 (New York County Deeds, L.91:421).

--- September 18, 1905

Sixty Wall Street Corporation purchases the lot and building from the City Real Estate Company for \$100.00 (New York County Deeds, L.96:277).

#71 Pine Street (Lot 25)

--- March 15, 1860

Rebecca Jones, the widow of Isaac Jones, releases her dower rights in lot to Lewis C. Jones (her son) for \$10.00. Lot contains a brick store or warehouse (New York County Deeds, L.807:458).

#58 Wall Street (Eastern Portion), formerly #46 Wall Street (Lot 7)

--- May 8, 1886

Property conveyed to Richard W. Robinson by James Kearny Warren, executor of the last will and testament of John Warren (New York County Deeds, L.1959:230).

--- May 8, 1886

Edith C. Iselin purchases the vacant lot from Richard W. Robinson of Brooklyn for \$71,143.00 (New York County Deeds, L.1958:339).

--- March 19, 1903

Thomas H. Hubbard purchases the vacant lot and additional

parcel, 60 Wall Street, from Edith C. Iselin for \$1,000.00 (New York County Deeds, L.74:497).

--- April 24, 1903

Sixty Wall Street Corporation purchases property from Thomas H. and Sibyl F. Hubbard for \$1,000.00. Property includes numbers 60-62 Wall Street and numbers 63-67 Pine Street, which was acquired by Hubbard in three conveyances in 1903 from New York Realty; Edith C. Iselin, and the executors of the last will and testament of William C. Schermerhorn. Subject to existing tenancies, party wall agreements and a \$170,000.00 mortgage (New York County Deeds, L.78:109).

--- December 8, 1905

Sixty Wall Street Corporation leased first floor and front basement of their 26-story building to the United States of America for a post office, known as the "Wall Street station," for four years and ten months at an annual rate of \$25,000 (New York County Deeds, L.92:248).

#60 Wall Street, formerly #48 Wall Street (Lot 7)

--- Elliot's Improved New York Double Directory

(1812) lists the property as occupied by "T. Chambers & Company" and "James Eastburn."

--- An 1822 plan of Wall Street lists the property as owned or occupied by Isaac G. Ogden, a merchant (Lanier 1922: 337).

--- May 1, 1823

Isaac C. Jones acquires the lot in partition of the estate of John Jones. The dwelling house and lot are "now in the occupation of T. Hodges and others" (New York County Deeds, L.172:8).

--- May 1, 1857

The building on lot is torn down and a new building constructed by Alice Jones. The increase in revenues from the new structure results in payments to Lewis C. Jones, Helen Langdon, and Rebecca Jones, who own the property. Land is late of Isaac C. Jones of New York (New York County Deeds, L.810:77)

--- December 16, 1880

The executors of the last will and testament of Rebecca Jones convey the lot to Edith Colford Iselin, granddaughter of Rebecca and daughter of Rebecca's son Lewis C. Jones (New York County Deeds, L.1578:87).

--- see #58 Wall Street, March 19, 1903

--- see #58 Wall Street, April 24, 1903

--- see #58 Wall Street, December 8, 1905

#62 Wall Street, formerly #50 Wall Street (Lot 7)

--- Elliot's Improved New York Double Directory

(1812) lists the lot occupied by Benjamin Butler and Robert Barlow.

--- An 1822 plan of Wall Street lists the lot occupied by Levi Coit, a merchant (Lanier 1922: 337).

--- May 1, 1823

James J. Jones acquires the lot from the Commissioners of the estate of John Jones. The dwelling house and lot are in the tenure or occupation of John Benson and others (New York County Deeds, L.171:138).

--- August 1, 1866

Property is allotted to Cordelia Schermerhorn Jones in the partition of the estate of James J. Jones (New York County Deeds, L.976:626).

--- June 26, 1902

New York Realty Corporation purchases property from Cordelia Stewart, wife of John Stewart, for \$210,000.00 (New York County Deeds, L.72:107)

--- March 19, 1903

Thomas H. Hubbard purchases the lot from the New York Realty Corporation for \$100.00. Property is subject to a \$170,000.00 mortgage made by New York Realty Corporation to Cordelia S. Stewart (New York County Mortgages L.79.493; Deeds, L.74:493).

--- see #58 Wall Street, April 24, 1903

--- see #58 Wall Street, December 8, 1905

#63 Pine Street (Lot 7)

--- June 25, 1827

Andrew S. Garr purchases a 1/7 share in jointly held property from Henry B. Lambert, one of the heirs at law of David R. Lambert. The lot contains a 4-story brick storehouse (New York County Deeds, L.213:269).

--- January 1, 1828

Ephraim Holbrook purchases lot with warehouse at public auction for \$19,000.00.

--- January 21, 1828

James Brown, a New York merchant, purchases property from Ephraim and Nancy Holbrook of Hyde Park, Dutchess County, New York for \$19,500.00. The lot contains a storehouse (New York County Deeds, L.228:545).

--- August 2, 1873

John C. Brown, a New York merchant, purchases the lot and a warehouse from James and Eliza Marie Brown for \$40,000.00 (New York County Deeds, L.1255:532).

--- March 19, 1903

Thomas H. Hubbard, a merchant, purchases the lot and building (including #58 Wall Street) from Edith C. Iselin for \$1,000. Subject to a lease to the City Real Property Investment Company which expires on April 13, 1905 (New York County Deeds, L.74:497).

--- see #58 Wall Street, April 24, 1903

--- see #58 Wall Street, December 8, 1905

#65 Pine Street (Lot 7)

--- May 1, 1823

Peter J. Schermerhorn Junior, a merchant, receives lot and warehouse from the Commissioners of the estate of John Jones. The building is in the occupation of Proctor and Mathers (New

York County Deeds, L.171:138).

--- April 13, 1824

Party Wall agreement between Peter Schermerhorn and David R. Lambert, owner of #63 Pine Street. Schermerhorn is "about to erect a brick store." (New York County Deeds, L.189:231).

--- June 6, 1829

Henry P. Jones receives property from Peter and Sarah Schermerhorn for \$100.00 (New York County Deeds, L.1058:278).

--- June 6, 1829

Peter Schermerhorn, a merchant in New York, receives property from Henry P. Jones Esquire of Norfolk for \$1.00. Two parcels (including #67 Pine Street) with storehouses (New York County Deeds, L.1058:286)

--- March 20, 1903

Thomas H. Hubbard purchases the two lots from the executors of the last will and testament of William C. Schermerhorn (New York County Deeds, L.78:18).

--- see #58 Wall Street, April 24, 1903

--- see #58 Wall Street, December 8, 1905

#67 Pine Street (Lot 7)

--- September 23, 1823

Isaac C. Jones receives lot and warehouse (including part of #69 Pine Street lot) in Chancery Court proceedings. The building is now in tenure of Samuel Cap (New York County Deeds, L.172:34).

--- see #65 Pine Street, June 6, 1829

- see #65 Pine Street, June 6, 1829
- see #65 Pine Street, March 20, 1903
- see #58 Wall Street, April 24, 1903
- see #58 Wall Street, December 8, 1905

#52 Wall Street, formerly #40 Wall Street (Lot 12)

--- March 20, 1797

The President, Director, and Company of Bank of the United States purchases dwelling house and lot from John R. and Helen Myer for \$15,000 (New York County Deeds, L.56:268).

--- July 28, 1812

The President, Director, and Company of the City Bank of New York purchases the lot (and adjacent lot #13) from David Lenox of Philadelphia and company (New York County Deeds, L.103:295).

--- August 1, 1831

New York Life Insurance and Trust Company purchases "a messuage and lot of land ..." from the President, Director, and Company of the City Bank of New York for \$37,000. Lot is described as the southeast moiety of the lot of land and building thereon formerly erected and occupied as an office of Discount and Deposit by the President, Director, and Company of the City Bank of New York. The lots are divided by a party wall two feet thick "... to the ceiling of the second story ..." (New York County Deeds, L.277:16).

#53 Pine Street, formerly #51 Pine Street (Lot 12)

--- October 1, 1793

James Bunyan purchases two lots from John Reade (New York County Deeds, L.269:40)

--- May 13, 1816

Peter Ludlow purchases the westernmost of two lots from James Bunyan for \$8,500.00 (New York County Deeds, L.115:388).

--- May 1, 1830

Nathaniel G. Carnes purchases store and lot from Peter Ludlow for \$11,200.00 (New York County Deeds, L.260:631).

--- January 29, 1831

James Fitch and Eli Goodwin purchase store and lot from Nathaniel G. Carnes for \$72,100.00 (New York County Deeds, L.269:40).

--- May 13, 1840

James Fitch purchases storehouse and lot from Eli Goodwin for \$12,000. This parcel is "the most westerly part of two lots" and includes a strip of land in the rear of the lot, approximately 25 feet wide and 5 feet deep (New York County Deeds, L.408:67).

---May 15, 1840

Abijah Fisher, a manufacturer and merchant, purchases lot from James and Emily Fitch for \$1.00. Parcel includes a storehouse and also a strip of land along the rear of the lot. Subject to a mortgage held by J. Lenox, executor of Robert Lenox, deceased (New York County Deeds, L.407:371).

--- May 1, 1844

George T. Adee, a merchant, purchases storehouse and lot, and strip of land, from Abijah Fisher for \$30,000 (New York County Deeds, L.447:248).

--- October 1, 1866

The New York Life Insurance and Trust Company purchases storehouse and lot from George T. and Ellen L. Adee for \$50,000 (New York County Deeds, L.1000:59).

#50 Wall Street, formerly #38 Wall Street (Lot 13)

--- May 2, 1775

Richard Yates purchases property from the executors of Anne Dupeyster (the widow of Isaac Dupeyster) for 930 pounds (New York County Deeds, L.40:483).

--- March 22, 1797

The President, Director, and Company of the Bank of the United States purchases the lot (along with adjacent lot to north #51 Pine Street) from Richard and Catherine Yates, a merchant, for \$16,250.00 (New York County Deeds, L.56:270).

--- July 28, 1812

David Lenox et al., nominees of the stockholders of the Bank of the United States, convey lot (along with #51 Pine Street) to the President, Director, and Company of the City Bank of New York (New York County Deeds, L.103:295).

--- June 26, 1852

Gorham A. Worth, President of the City Bank of New York, purchases "Banking House and lot" from the President, Director,

and Company of the City Bank of New York for \$80,000.00 (New York County Deeds, L.608:373).

--- April 30, 1909

New York Life Insurance and Trust Company purchases all of Lot 13 with building from the National City Bank of the City of New York for \$1,000,000.00 (New York County Deeds, L.120:432).

#51 Pine Street (Lot 13)

--- July 21, 1775

Richard Yates, a merchant, purchases lot and tenement from Jeremiah Leaming of Norwalk Connecticut for 450 pounds (New York County Deeds, L.48:370).

--- see #50 Wall Street, March 22, 1797

--- see #50 Wall Street, July 28, 1812

--- February 2, 1830

Saul Alley purchases lot from the President, Director, and Company of the City Bank of New York for \$14,500. Building on the lot is described as a 3-story brick dwelling house (New York County Deeds, L.262:648).

--- November 18, 1852

George Edgar Underhill purchases lot and storehouse from the executors and trustees of Saul Alley for \$28,000.00 (New York County Deeds, L.615:637).

--- November 18, 1855

George Edgar Underhill conveys property back to Saul Alley and Louise Alley, one of the children and devisees of Saul Alley,

for \$28,000.00 (New York County Deeds, L.615:640).

--- April 27, 1866

National City Bank of New York purchases the lot and building from the executors and trustees of Saul Alley for \$40,000.00 (New York County Deeds, L.965:534).

--- see #50 Wall Street, April 30, 1909

#55 Pine Street, formerly #57 Pine Street (Lot 19)

--- October 31, 1793

James Bunyan, a shipmaster, purchases house and lot from John Reade, of Dutchess County, the surviving executor of Joseph Reade, for 1,600 pounds (New York County Deeds, L.115:387).

--- May 4, 1807

Andrew Ogden and James Heard purchase western part of lot from James Bunyan of Princeton, New Jersey, for \$5,000.00 (New York County Deeds, L.76:369).

--- November 2, 1809

James Heard acquires western half of lot from Andrew and Mary Ogden for \$2,500.00 (New York County Deeds, L.127:191).

--- November 3, 1809

George W. Talbot, a New York merchant, purchases lot and store house from James Heard, also a merchant, for \$7,250.00 (New York County Deeds, L. 103:402).

--- October 4, 1845

Charles N. Talbot, a New York merchant, purchases lot from George W. and Violette T. Talbot of Northhampton, Hampshire

County, Massachusetts, for \$18,000.00 (New York County Deeds, L.466:435).

--- January 9, 1868

Daniel D. Ford purchases lot from Charles N. Talbot and wife for \$18,000.00 (New York County Deeds, L.1034:397).

--- December 13, 1886

The New York Life Insurance & Trust Company purchases lot (along with #57 Pine Street) from Daniel D. Ford of Lawrence, Hempstead, Queens, for \$95,000.00 (New York County Deeds, L.2017:357).

#57 Pine Street (Lot 19-1/2)

--- see #55 Pine Street, October 31, 1793

--- see #55 Pine Street, May 4, 1807

--- November 2, 1809

Andrew Ogden purchases eastern half portion of lot from James and Maria Heard for \$2,500.00 (New York County Deeds, L.128:564).

--- May 31, 1810

Henry Fisher, Merchant, purchases lot with brick store from Andrew Ogden, also a merchant for \$8,000 (New York County Deeds, L.90:194).

--- February 6, 1811

John Adams purchases lot from Henry Fisher (New York County Deeds, L.93:190).

--- October 4, 1811

John McVicker, a merchant, purchases lot from John Adams, also a merchant, for \$8,600.00 (New York County Deeds, L.95:463).

--- March 7, 1818

Nathan McVicker Jr. acquires the lot of ground and brick store from the executors and executrix of John McVicker for \$11,000 (New York County Deeds, L.125:466).

--- September 21, 1842

The executors of Frances Depaw--Theodosius O. Fowler, Henry W. Livingston, Samuel M. Fox, Mortimer Livingston, and Washington Coster--acquire lot from Benjamin McVicker, Josephine McVicker, and John S. Lawrence, the administrator of the estate of Isaac Lawrence in Chancery Court (New York County Deeds, L.429:474).

--- May 16, 1863

According to a Court Order of May 16, 1863, the lands of Frances Depaw are placed in receivership (New York County Deeds, L.1173:381).

--- October 15, 1867

Alexander Hamilton Junior acquires the property from Benjamin D. Silliman, referee of the estate of Frances Depaw (New York County Deeds, L.1027:324).

--- October 15, 1867

Daniel D. Lord of New York, acquires lot from Alexander Hamilton Junior for \$18,000.00 (New York County Deeds, L.1027:326).

--- see #55 Pine Street, December 13, 1886

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