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PHASE IA ARCHAEOLOGICAL ASSESSMENT REPORT

on the

303 GREENWICH STREET PROJECT

NEW YORK CITY, NEW YORK

B140 L15

389

HISTORICAL



PERSPECTIVES

**PHASE IA ARCHAEOLOGICAL ASSESSMENT REPORT**

**on the**

**303 GREENWICH STREET PROJECT**

**NEW YORK CITY, NEW YORK**

*CEQR 86-075M*

**FOR:** L. M. Dalton Corporation  
260 West Broadway  
New York City, NY 10013

**BY:** Historical Perspectives  
P. O. Box 331  
Riverside, CT 06878

**DATE:** March 10, 1986

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## INTRODUCTION

The L. M. Dalton Corporation has requested permission from the City of New York to proceed with construction plans on what is presently a surface parking lot in the Borough of Manhattan, Lot 15 Block 140. (Hereafter referred to as the 303 Greenwich Street parcel. See Fig. 1) This proposed construction, to be coordinated with adaptive re-use of standing structures on adjacent lots, has received a conditional negative declaration from the City. The declaration specifies particular concerns that relate to the State Environmental Quality Review Act and directs the L. M. Dalton Corporation to provide the New York City Landmarks Preservation Commission with an archaeological assessment of the subject parcel. Historical Perspectives has conducted this Phase IA archaeological assessment and the report follows.

*Small lot*

City, state, and federal review and permit agencies integrate preservation plans for endangered archaeological resources into the planning stage of development projects in recognition of both the finite nature of these resources and the cultural value of our past. If a particular project property is within close proximity to a known cultural resource of significance or demonstrates characteristics that indicate it is a potential cultural resource of significance then special attention is directed to archaeological factors on that property. The 303 Greenwich Street parcel is on the northeast corner of the intersection of Chambers and Greenwich Streets and measures (approximately) 78ft. 10 1/2in. along Greenwich Street and runs 107ft. east to west along Chambers Street and 133ft. 9in. east to west along the northern lot line. Originally part of the Trinity Church land grant the subject area was developed commercially in the nineteenth century as the wharves and docks along the Hudson River became an active center for the importation and distribution of foodstuffs. During this century the decline of the neighborhood has led to the demolition of many structures in the area. Presently in the area known as TriBeCa, the 303 Greenwich Street parcel is functioning as a surface parking lot - as is the parcel to its immediate north which faces both Reade and Greenwich Streets. (See photos) The Washington Street Urban Renewal Area projects initiated by the City of New York are revitalizing the entire neighborhood as witnessed by the Community College of Manhattan complex directly west of the project site, the College of Insurance, the Irving Trust building, and the Shearson Information Center construction to the north of the project site.



## PREHISTORIC ERA

Prior to the 1700s the topography of the project area was remarkably different than that visible today. Before commercial development irrevocably altered the Greenwich, Reade, and Chambers Street neighborhood, the small country lane that evolved into Greenwich Street rested upon a high ridge paralleling the edge of the North (or, Hudson) River. (See Fig. 2,3) As can be seen on Stokes' "Original Land Patents" map (See Fig. 4), the 303 Greenwich Street parcel was on a natural rise of land overlooking the wide expanse of a wind-swept river. In order to assess the likelihood that there was prehistoric exploitation on the project site there must be an appreciation of the use of distinct environmental niches during the various and distinct cultural phases of the Native Americans of the Northeast.

Settlement pattern studies indicate that particular prehistoric groups preferred ridge top hunting and camp sites adjacent to major water sources. An estuarine environment, like the project parcel area, would have afforded aboriginal hunters and incipient agriculturists numerous and valuable floral and faunal resources (e.g., water fowl, fish, and grasses) plus the obvious topographic advantages of an elevated site. Paleo-Indians, the first known inhabitants of the Manhattan area, roamed the area in search of big game. During this period, 10,000 - 12,000 years ago, two of the favorite locales for camps were either on upland bluffs or ridge tops (Eisenberg, n.d.: p. 123) The sea level of Long Island Sound during this Paleo-Indian period was much lower than today and in situ archaeological evidence of these first inhabitants is scarce. (Saxon, 1973: p. 252) Archaeologists have been able to document to a greater degree the activities of the Archaic period (7,000 - 3,000 years ago). According to Ritchie, the Archaic period is "represented by numerous, small, nearly always multi-component sites, variously situated on tidal inlets, coves and bays, particularly at the heads of the latter, and on fresh-water ponds on Long Island, Shelter Island, Fishers Island, Manhattan Island, and Staten Island". (Ritchie, 1980: p. 143) High sandy river terraces appear to have been the preferred locale for native Americans during the time span when the Archaic period gave way to the Woodland period. By the Woodland period the sea level and exposed coastal regions were, in most respects, as they appear today. Archaeological research indicates that throughout this pre-European contact time native Americans preferred occupation sites situated on well drained terraces or knolls overlooking bodies of water.

It can be assumed that some form of Native American hunting and foraging activities took place on the 303 Greenwich Street property. It is very likely, however, that the native Americans avoided intensive settlement of the west shore of Manhattan

*It would be useful after you  
give your description to*

*need to:  
evaluate  
whether*

*the  
site  
could  
have  
inhabited  
during  
each of  
these  
periods*

Island, as the earliest settlers did, because of the strong northwesterly wind current that regularly swept down the river valley. Documentary research has not yielded any definitive link between the 303 Greenwich Street area and native Americans. (See Fig. 5) MacCoun's reconstructed map of the year 1609 depicts only a very general association of one Indian group, the Warpoes, with the project area. "Edward Rutsch, principal investigator of the archaeological impact report for West Way, has endeavored to calculate the shape of Manhattan's west shoreline through time. Combining West Way soil boring information and published excavation reports, Rutsch has predicted at what depth potential evidence of exploitation at a certain time period would be encountered." (Kirkorian and Tidlow, 1984: p. 3) The 303 Greenwich Street property lies to the east of four potential locations as identified by Rutsch. (Rutsch, 1983: pp. 58-60) Most importantly, the specific locations he selected were, prior to c. 1750, at a much lower elevation than the subject parcel and therefore may have been "preserved" by the inundating sea level. It is very probable that the street regulating activity, from the mid-eighteenth century to the twentieth century, which extensively graded the ridge topography obliterated any cultural remains of prehistoric habitation at the 303 Greenwich Street location.

## HISTORIC ERA

When Henry Hudson first explored New York Harbor in the early 1600s the west bank of Manhattan Island presented a distinctly different vista to the adventurers than is evident today. Research of early documents and maps, as well as scholarly studies has produced evidence of the physical features of the lower west side of New York City c. 1600. Paralleling the Hudson River's eastern bank were high bluffs. This ridge of bluffs was apparently quite close to the river's edge and it afforded an early and natural roadbed for a passage to the north which corresponds closely to the contemporary Greenwich Street. A 1732-35 plan view of the lower end of Manhattan shows the water's edge at the base of the bluffs at the project site. (See Fig. 6. Also see Fig. 7 which, while not the exact location, shows what the general appearance of the area was like.) Efforts to regularize and extend the shoreline and the roadways paralleling it as far north as Rector Street are evident in an ordinance passed by the Common Council in 1729. The ordinance mandated the creation of two streets - one (now Greenwich St) at high water mark and another (now Washington St) at low water mark (Gerard, 1872: p.218). However it was not until 1784 that Greenwich Street was officially regulated and opened as shown on the MAP OF STREET OPENINGS AND CLOSINGS.

The property in the project area\*\* was originally part of a bouwery or farm granted to Roelofie Jansen (Jans) and his wife Annejie (Anneke) by Governor Van Twiller in a 1636 patent. The property bounds were approximately from Warren Street north along Broadway to Duane Street "thence northwest a mile and a half to Christopher Street thus forming a sort of triangle." (French, 1860: p.79) After Anneke's second marriage in 1638 to the Rev. Everardus Bogardus, the area was known as "The Dominie's Bouwery." When New Amsterdam was taken over by the English, the parcel was part of land granted by the English crown to Trinity Church in 1700. It was thenceforth part of Trinity's "Lower Farm" until sold off to individual owners, though the church's legal ownership was long contested by the Bogardus family.

In response to a general fear of the Indians and the French, a palisade was constructed across the breadth of Manhattan running from Peck's Slip on the East River to near the east side of Greenwich Street on the Hudson River. Block houses and gates were erected within the palisade system. One such gate was on

\*\* The project site, which is located at Block 140, Lot 15, 303 Greenwich Street, Ward Five, has had various block, lot, street, and ward numbers over time. In the interests of clarity, current numbers will be used throughout this section of the report.

Greenwich Street, approximately at the intersection with Chambers Street. (See Fig. 8) Ratzer cartographically recorded a line of "intrenchments in and about the town" in his 1767 series of maps. The entrenchments follow the contours of Greenwich Street from Murray to a battery north of Duane Street and were most probably defensive earthworks in reaction to the Stamp Act Riot. (See Fig. 9)

The earliest mapped structure on property adjacent to the project site was the Bowling Green shown on a c. 1740 drawing. (See Fig. 10) If there were any previous structures, church records of them were lost in the great fire of 1776 according to Phyllis Barr, the Trinity Church archivist. There was spotty real estate activity in the study area prior to 1773, but the pace quickened considerably thereafter as the church sold off parcels such as one to Columbia College which lay south of the project site. Eighteenth century maps show Block 140 as laid out but neither farmed nor developed.

In 1798, Trinity Church sold a 25' wide plot (which would be either 169 or 167 Chambers Street) to Abraham Green who in turn sold it to Agnes Stuart in 1828. Agnes Stuart was the wife of Kinloch Stuart who was listed in the City Directory as a confectioner living at 159 Chambers and working on Chambers at the corner of Washington Street as early as 1812. Though the details and exact sequence are not totally clear, Kinloch must have leased and then bought the small lot from Green, and his sons, Robert and Alexander subsequently leased (1835) and bought (1842) the corner lots whose locations would conform to the project area.

Kinloch is listed in the City Directory as having a shop at the corner of Chambers and Greenwich by 1821, and his heirs are entered through 1882. The family started as confectioners, then became "manufacturers of candy and sugar refiners" (1849 & ff.) and later on call themselves sugar refiners only. "Around 1800 the part of world sucrose production that reached the market amounted to some 250,000 tons. By 1880 that figure had risen fifteen fold to 3.8 million tons." (Mintz, 1985:p.197) "By 1880-1884 the United States was consuming thirty-eight pounds of sucrose per person per year..." (ibid.p.188) Eighteenth and nineteenth century dietary changes in western civilizations demanded ever increasing amounts of sugar. "While the dessert became a course in the sit-down lunches and dinners of most classes, sugar use itself spread far more widely. It became, in one form or another, the near-universal accompaniment of wheat products and hot beverages. While many European countries adapted their sugarcane refining plants into beet-root sugarmill complexes, the United States continued to rely on the importation of raw products extracted from sugarcane. (Daumas, 1979:p.576-577) The basic process for "making" sugar out of cane is a series of liquid-solid operations accompanied by heating and cooling at proper temperatures. These initial steps of cane processing

that resulted in the golden syrup molasses, or treacle, were handled in off-shore boiling-houses. Sugar makers and refiners, like the Stuarts, imported barrels of various sucrose-rich syrups that were then processed to obtain a solid product. (Mintz, 1985:p.22)

The Stuarts, Alexander and Robert, ran their sugar refinery in the buildings on the corner of Greenwich and Chambers Streets until 1882 when Robert died. Although it is known that there were buildings on the project site much earlier, the first records located of their size were from the 1850s. The 1856 Perris Atlas (Fig. 11) shows a well established and extensive industrial complex on the western portion of Block 140. The 1860 Real Estate Tax listings indicate that the buildings in the northern portion of the parcel were nine stories high, while the southern part (the actual project area) contained five story structures. Note that in 1856 the Stuart Sugar Refinery was sufficiently important to be named on the atlas. None of the Stuarts nor their business is directly referred to in Stokes' ICONOGRAPHY except for one tantalizing entry in Vol.III under "Supplementary List of Prints, Drawings, etc." "#301 Stuart's Sugar Refinery Line Engraving 12 7/8 x 9 7/8 Ins: W.Wade Del. - T. Pollack,sc/ R.L.&A.Stuart's Steam Sugar Refinery on Greenwich Chambers And Reade Streets, New York. Owner: Edward W.C. Arnold." Unfortunately, there is no way of tracing this engraving.

After Robert's death in 1882, the structural configuration remained the same - though who occupied the buildings and for what purpose is unknown - for the next decade. (The number of stories in the corner building occupying the project area is shown on atlases over time as 5,5½, and 6, probably reflecting various ways of counting basements.) In 1893, Robert's widow, Mary, sold the project site portion of the block to John S. Martin. Apparently Martin was merchant/property owner who, with a relative (William V. Martin) had a butter and cheese wholesaling establishment on the SE corner of Greenwich and Chambers and leased out the NE corner. One of the tenants, c.1909-1911, was Chas. K. Sherwood who dealt in pickles. The Sherwood and Martin business concerns were named on a 1907 atlas (Fig.12) and Sherwood on one from 1910. Notations on both of those atlases indicated that they were corrected to later dates, but other sources such as city directories contradict Martin's and Sherwood's presence after c. 1910-1911. In fact, according to conveyance records, Martin sold Lot 15 to the Chambers, Greenwich Street Company in 1910, and there are other transactions between realty-type companies until 1932. There are no conveyance records listed in the Block Abstract record between 1938 and 1962. Nineteen sixty-two is the date of a demolition permit which allowed the razing of buildings on parcels whose total measurements conform to those of the project site in order to make way for a parking lot.- This sequence is confirmed by atlases which show the same



buildings, in place since the 1850s, still standing in 1959, but gone by 1967. (See Figs. 13 and 14) Unsuccessful attempts were made to contact the three persons named on the demolition permit. The site is still in use as a parking lot.

## CONCLUSIONS

Records of eight soil borings done in 1985 were furnished by the Dalton Corporation. Lot 15 is fairly level and ground water occurs at approximately fifteen feet below grade. The depth of fill over sterile soils ranges from approximately twenty-five feet in the western portion to twelve feet on the eastern boundary. During the process which smoothed away the pre-historic bluffs and graded and leveled the ground surface, evidence of Indian, Dutch or Colonial occupations would have been obliterated. Also, there is no indication that pre-historic peoples would have extensively exploited this particular location. This is not to definitely state that the occasional pre-historic (or Dutch, or Colonial) artifact has never been uncovered in the project area or might not be uncovered during any future soil disturbance; however, the potential for significant resources from those eras is not great enough to warrant further investigations. Though located very close to sensitive historical/archaeological zones, maps and documents do not indicate any significant structures or usage of the project site during the eighteenth to twentieth centuries. It is definitely within the original shoreline and so not made of landfill. The line of defensive entrenchments which ran part way along the Hudson River shoreline lay across Greenwich Street to the west. The Bowling Green, later Vauxhall, a famous garden, was located across Chambers Street to the south. It is interesting that Lot 15 hosted a sugar refinery for many years; however, that was a commonplace business and the refining process did not utilize any remarkable industrial equipment. It is therefore concluded that there are no extant significant archaeological resources on the 303 Greenwich site which would be impacted by construction.

Does this mean  
deep fill - 20ft C?;  
Should you mention anything  
about basement/foundation  
depth?

The conclusions may be  
accurate but they do  
not provide <sup>info</sup> support  
their conclusions.

They have to explain <sup>detail</sup> why  
they are recommending  
no further work.

need more  
information  
here

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The account of ownership and land use of the 303 Greenwich Street parcel was compiled from the following primary documents as well as the above listed secondary sources.

New York City: Buildings Department Records

Conveyance Records

Tax Assessment Listings

Business Directories

Maps and Atlases

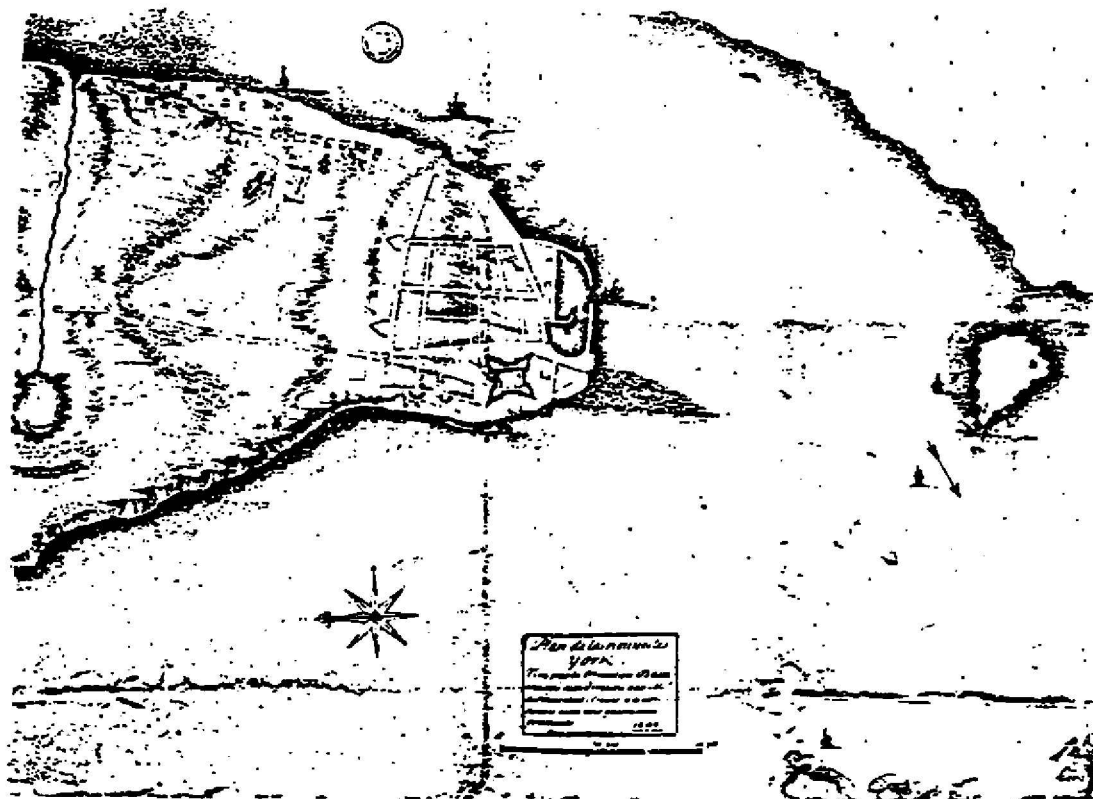
Soil Boring Logs, Jersey Boring and Drilling Co.



The 303 Greenwich Street Project Site is located on the west side of Manhattan in Tribeca and situated on the northeast corner of the intersection of Chambers Street and Greenwich Street.

Fig.1





PLAN de la NOUVELLE YORK

1692

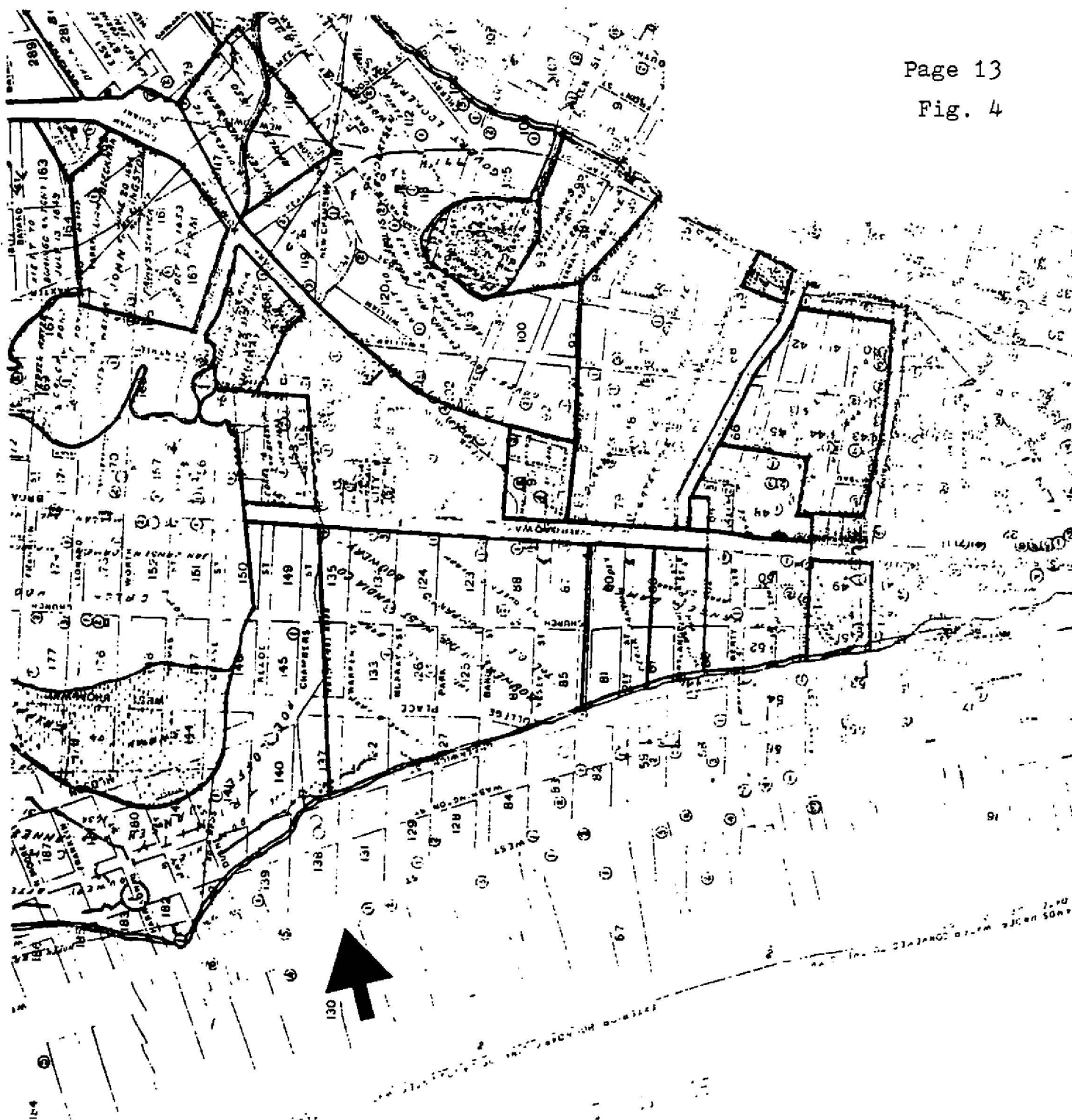
From Stokes, Vol. 1: plate 22

Detail from Figure 1: Shorelines, Rivers, and Marshes ca. 1609 of the New York City Landmarks Preservation Commission manuscript "Towards an Archaeological Predictive Model for Manhattan: A Pilot Study"

scale 1:24000

303 Greenwich  
Street





copy of

ORIGINAL LAND  
PATENTS

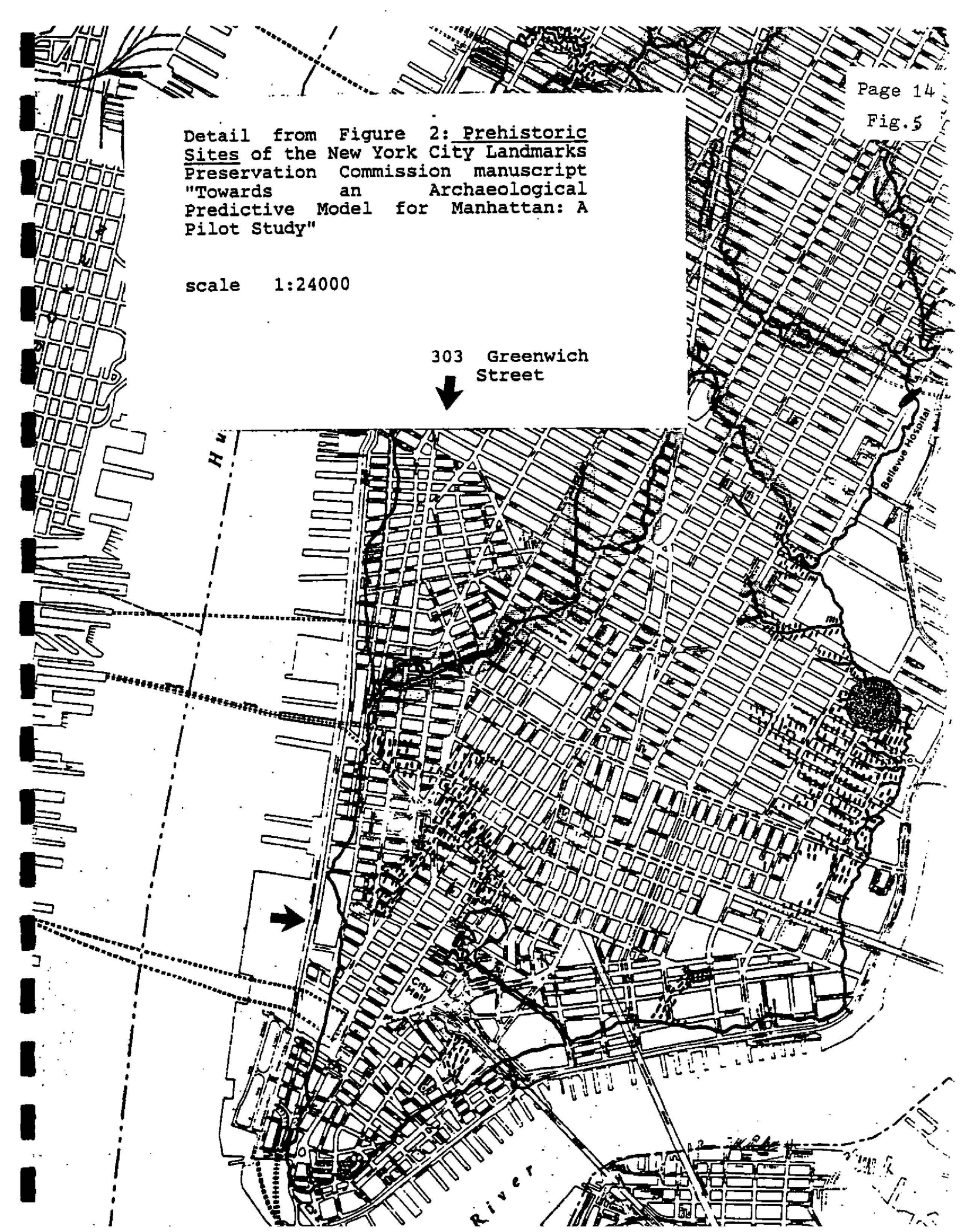
from  
Stokes,  
Vol. 6,  
plate 64



Detail from Figure 2: Prehistoric Sites of the New York City Landmarks Preservation Commission manuscript "Towards an Archaeological Predictive Model for Manhattan: A Pilot Study"

scale 1:24000

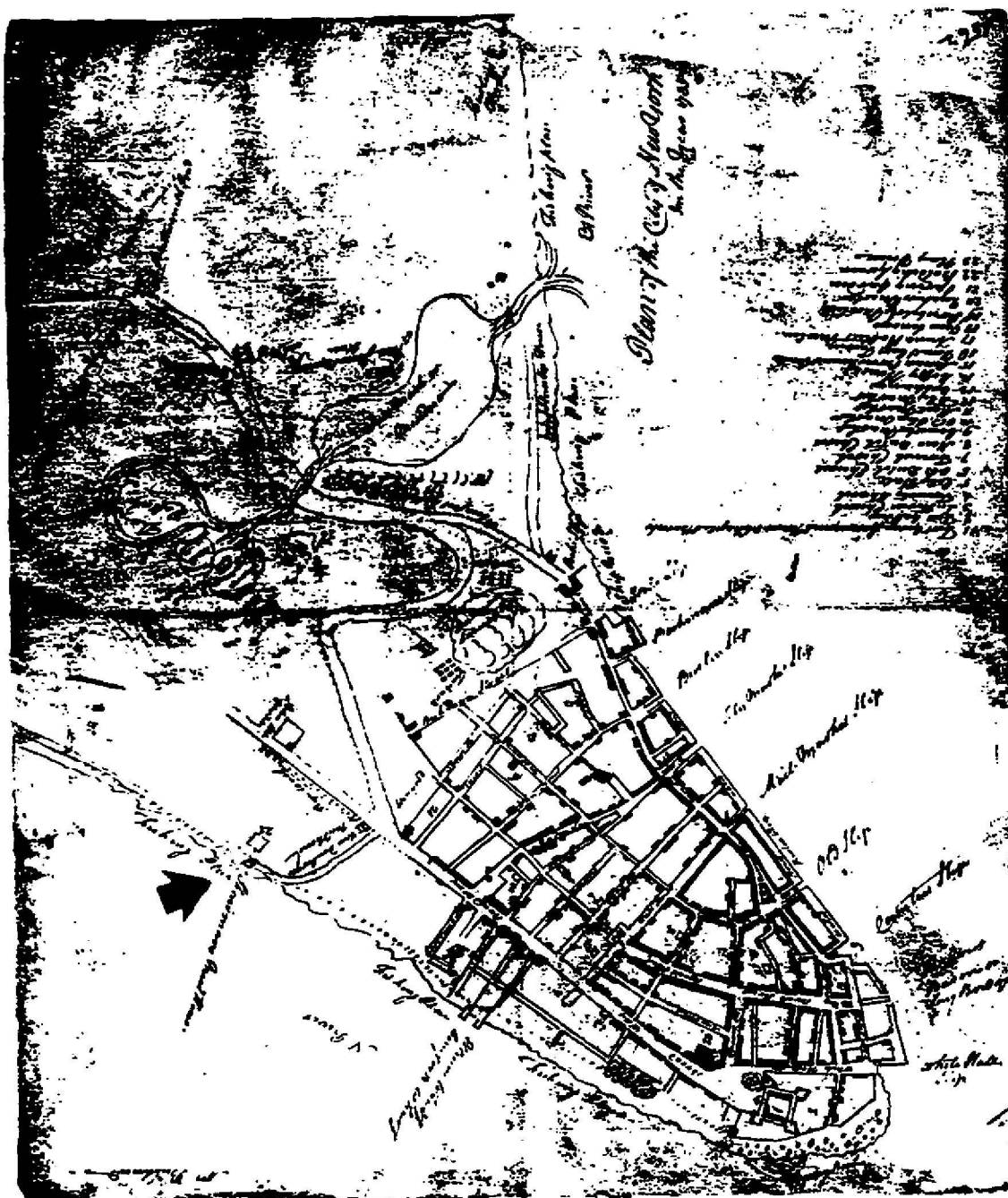
303 Greenwich Street  
↓



Photocopy of

"Plan of the City of New York in the Year 1735"  
1732-1735  
Stokes' Vol. 1: plate 30

Words that parallel the N River shoreline appear to be Fishing Place and the label on the #22 structure appears to be similar to Sherman's Mead House.





VIEV OF THE NORTH RIVER FROM THE BEACH NEAR  
LISPENARD'S BREW HOUSE

Archibald Robertson  
December 10, 1781

From Stokes, Vol. 2, plate 84.

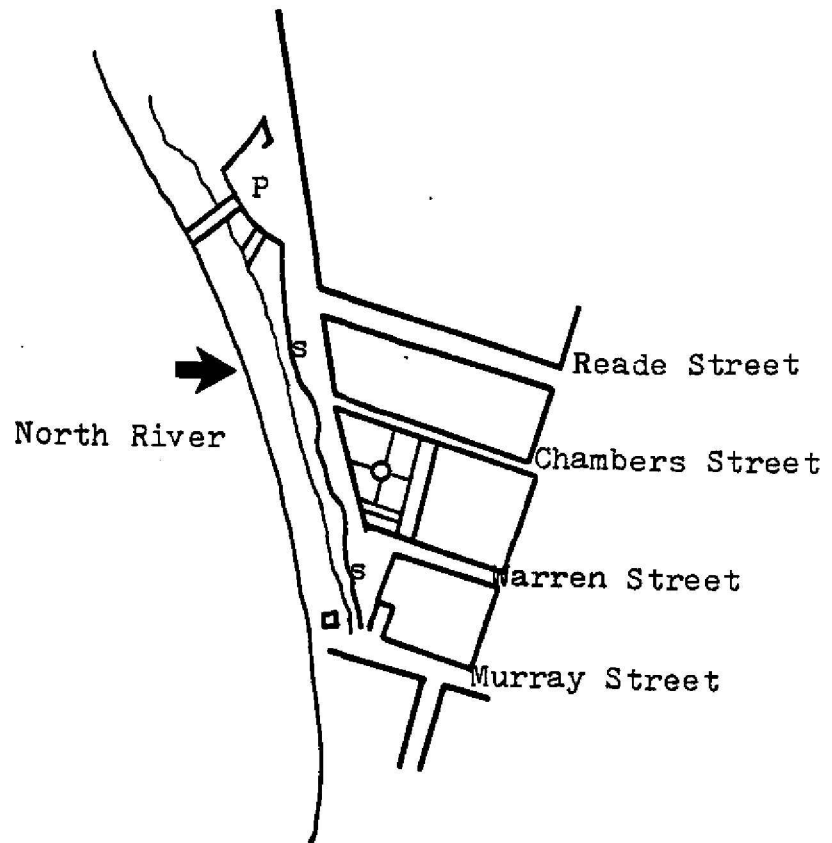
Copy of

PLAN OF THE CITY OF NEW YORK FROM AN ACTUAL SURVEY (DeLancey)  
Maerschalk  
1754

from Stokes Vol. 1: pl. 34







A Tracing of one of the  
1767 Series

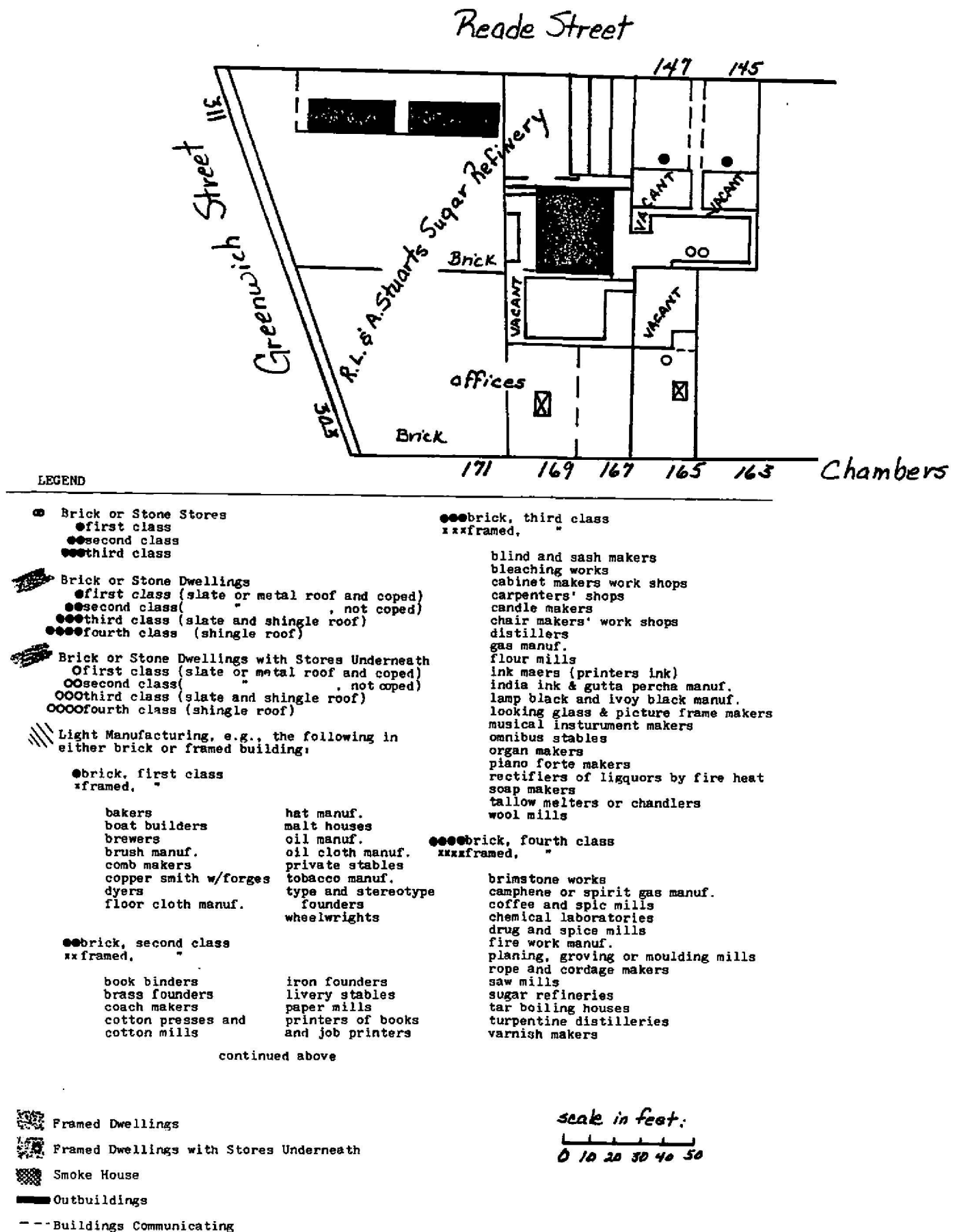
Ratzer

(NYPL, Map Division)

P: A Battery with 6 embrasures

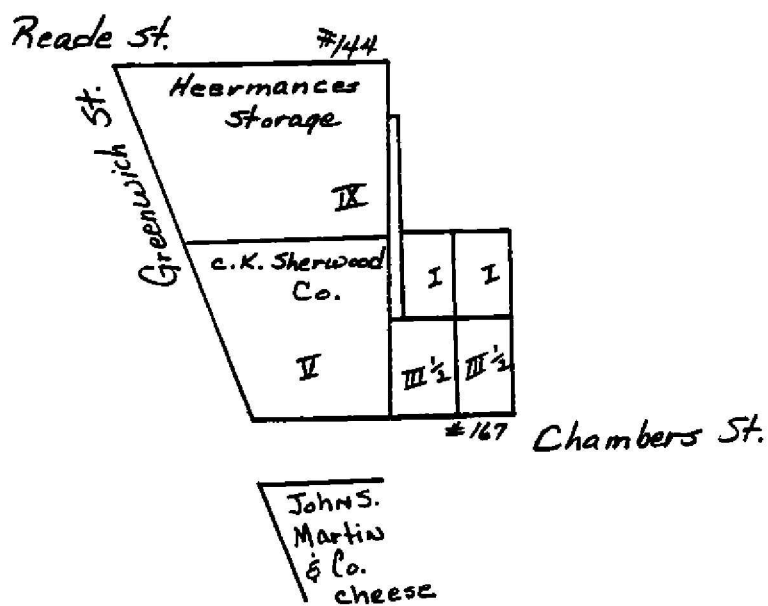
s: Intrenchments in and about the town





Traced from

ATLAS OF THE CITY OF NEW YORK  
E. Belcher Hyde, Brooklyn, NY  
1907, updated 1950  
(repository: NYPL)



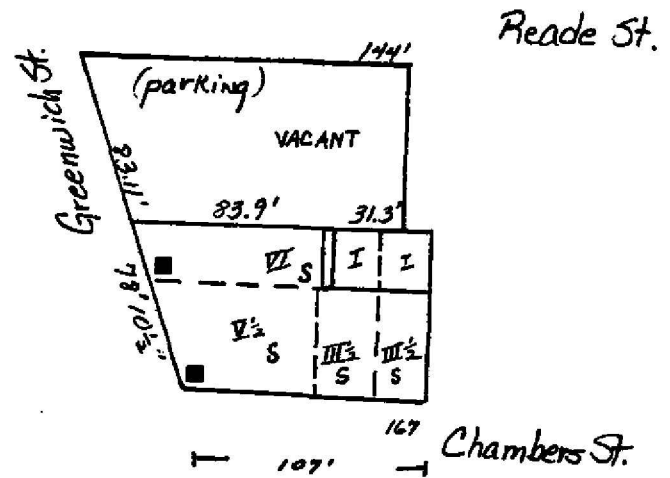
Traced from

ATLAS OF THE CITY OF NEW YORK  
G. W. Bromley  
1959  
(repository: NYPL)

■ elevators

S store

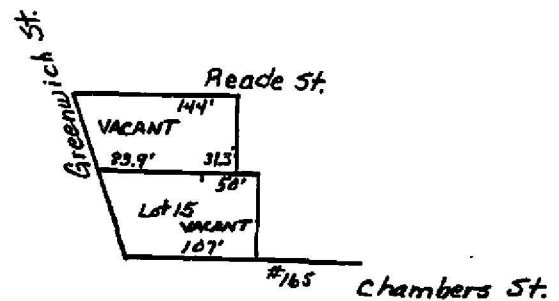
scale: 1" = 80'



Traced from

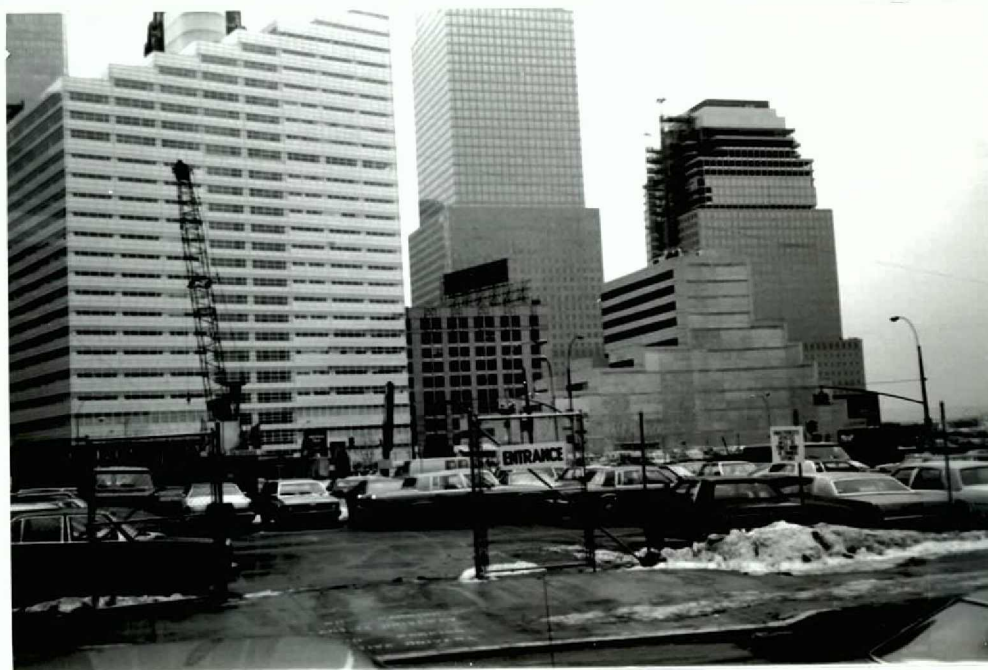
ATLAS OF THE CITY OF NEW YORK  
G. W. Bromley  
1955, updated to 1967

scale: 1" = 100'





Reade Street that borders the Lot 18/northern bounding  
 parcel to the 303 Greenwich Street parcel  
 view: northwest to southeast  
 note: buildings to undergo rehab by L. M. Dalton Corporation



Lot 18 in foreground  
 Intensive construction and development to the south of  
 303 Greenwich Street  
 view: north to south





Chambers Street, 303 Greenwich Street on left in photograph  
view: west to east from the intersection with Greenwich  
Street



Property flanking  
303 Greenwich Street  
on eastern boundary  
view: southwest to  
northeast from  
south side of  
Chambers Street



Greenwich Street directly fronting the 303 Greenwich  
Street parcel  
view: north to south



College campus directly west of the 303 Greenwich Street  
parcel





303 Greenwich Street parking lot  
view: west to east



303 Greenwich Street parking lot  
view: southwest to northeast of intersection of  
Greenwich Street and Chambers Street

**APPENDIX**

Real Estate Tax Assessments

Two Sewer Plans for the 303 Greenwich Street area

Four Atlas Tracings

1985 Soil Boring Location Plan

Copies of 1798 and 1882 deeds

Annual Record of Assessed Valuation of Real Estate  
 Borough of Manhattan, The City of New York  
 (repository: Municipal Archives)

Greenwich Street, east side: Chambers Street to Reade Street

| owner                | lot | house | stories<br>high | houses<br>on lot | Street<br># |
|----------------------|-----|-------|-----------------|------------------|-------------|
| 1840 Estate of       | "   | "     |                 |                  | 297         |
| John McMullen        | "   | "     |                 |                  | 295         |
| "                    | "   | "     |                 |                  | 293         |
| 3rd R.L. & A. Stuart | "   | "     |                 |                  | 291         |
| Ward " "             | "   | "     |                 |                  | 285 & 287   |
| "                    | "   | "     |                 |                  | 279         |

| Ward<br># | Value    | Corrected<br>Value | Remarks                             |
|-----------|----------|--------------------|-------------------------------------|
| 102       | \$ 6,000 |                    | s. corner Reade St.                 |
| 103       | 5,000    |                    |                                     |
| 104       | 6,200    |                    | E. Hoffmire                         |
| 105       | 5,200    |                    |                                     |
| 106/107   | 21,000   |                    | no. corner Chamber                  |
| 109       | 5,500    |                    | Chamber & Warren -<br>Agnes Stewart |

Annual Record of Assessed Valuation of Real Estate  
 Borough of Manhattan, The City of New York  
 (repository: Municipal Archives)

Greenwich Street, east side: Chambers Street to Reade Street

| owner                 | lot | house | stories<br>high | houses<br>on lot | Street<br># |
|-----------------------|-----|-------|-----------------|------------------|-------------|
| 1850 R.L. & A. Stuart | "   | "     |                 |                  | 297         |
| "                     | "   | "     |                 |                  | 295         |
| "                     | "   | "     |                 |                  | 293         |
| "                     | "   | "     |                 |                  | 291         |
| "                     | "   | "     |                 |                  | 289         |
| "                     | "   | "     |                 |                  | 287         |

| Ward<br># | Value     | Corrected<br>Value | Remarks                |
|-----------|-----------|--------------------|------------------------|
| 102       |           |                    | so. corner Reade       |
| 103       |           |                    |                        |
| 104       |           |                    | known as               |
| 105       | \$107,000 |                    | Stuarts Sugar Refinery |
| 106       |           |                    |                        |
| 107       |           |                    | no. corner Chambers    |

Annual Record of Assessed Valuation of Real Estate  
 Borough of Manhattan, The City of New York  
 (repository: Municipal Archives)

Greenwich Street, east side, Chambers Street to Reade Street

|      | owner            | size of<br>lot | size of<br>house | stories<br>high | houses<br>on lot | street<br># |
|------|------------------|----------------|------------------|-----------------|------------------|-------------|
| 1860 | R.L. & A. Stuart | 28x88          |                  |                 |                  | 297         |
|      | "                | 23.9x79        |                  |                 |                  | 295         |
|      | "                | 32x70          | all covered      | 9               |                  | 293         |
| 3rd  | "                | 24.8x86.1      |                  |                 |                  | 291         |
| Ward | "                | 28x76.6        |                  | 5               |                  | 289         |
|      | "                | 25.1x44.10     |                  |                 |                  | 287         |

| ward<br># | value     | corrected<br>value | remarks            |
|-----------|-----------|--------------------|--------------------|
| 102       |           |                    | includes 149 & 151 |
| 103       |           |                    | Reade Street       |
| 104       | \$175,000 |                    |                    |
| 105/441   |           |                    |                    |
| 106/442   |           |                    |                    |
| 107/443   |           |                    |                    |

Annual Record of Assessed Valuation of Real Estate  
 Borough of Manhattan, The City of New York  
 (repository: Municipal Archives)

Greenwich Street, east side, Chambers Street to Reade Street

| owner                  | size of<br>lot | size of<br>house | stories<br>high | houses<br>on lot | street<br># |
|------------------------|----------------|------------------|-----------------|------------------|-------------|
| 1870 R.L. & A. Stewart |                |                  | 9               |                  | 297         |
| "                      | 106.1          | all              | "               |                  | 295         |
| "                      | 162.8x213      |                  | "               |                  | 293         |
| 3rd                    | "              |                  | "               |                  | 291         |
| Ward                   | "              | covered          | "               |                  | 289         |
| "                      |                |                  | "               |                  | 287         |

| ward<br>#   | value     | corrected<br>value | remarks       |
|-------------|-----------|--------------------|---------------|
| 102         |           |                    | map 17        |
| 103/529     |           |                    |               |
| 104/530     | \$350,000 | \$400,000          | includes      |
| 105/439/440 |           |                    | 145-151 Reade |
| 106/442     |           |                    | and 167-169   |
| 107/443     |           |                    | Chambers St.  |

Annual Record of Assessed Valuation of Real Estate  
 Borough of Manhattan, The City of New York  
 (repository: Municipal Archives)

Greenwich Street, east side, Chambers Street to Reade Street

| owner                 | size of<br>lot | size of<br>houses | stories<br>high | houses<br>on lot | street<br># |
|-----------------------|----------------|-------------------|-----------------|------------------|-------------|
| 1880 R.L. & A. Stuart |                |                   | 9               |                  | 313         |
| "                     |                |                   | "               |                  | 311         |
| "                     | 162x212.10     | cov.              | "               |                  | 309         |
| 3rd " 162.8x106.1     |                | "                 | "               |                  | 307         |
| Ward " "              |                | "                 | "               |                  | 305         |
| " rear                |                | "                 | "               |                  |             |

| ward<br># | value     | corrected<br>value | remarks |
|-----------|-----------|--------------------|---------|
| 102/529   |           |                    | s. e.   |
| 103/530   |           |                    | corner  |
| 104/439   | \$310,000 | \$320,000          |         |
| 105/440   |           |                    |         |
| 106/442   |           |                    |         |
| 107/443   |           |                    |         |

Annual Record of Assessed Valuation of Real Estate

Borough of Manhattan, The City of New York  
(repository: Municipal Archives)

Greenwich Street, east side, Chambers Street to Reade Street

| owner                 | size of<br>lot | size of<br>house | stories<br>high | houses<br>on lot | street<br># |
|-----------------------|----------------|------------------|-----------------|------------------|-------------|
| 1890 R.L. & A. Stuart |                |                  |                 |                  | 313         |
| "                     |                |                  | 10              |                  | 311         |
| 3rd                   |                |                  |                 |                  | 309         |
| Ward                  | 162x212        | cov'd.           | 5               |                  | 307         |
| "                     | 162x106        |                  |                 |                  | 305         |
| "                     |                |                  |                 |                  | 303         |

| ward<br># | value     | corrected<br>value | remarks        |
|-----------|-----------|--------------------|----------------|
| 102/529   |           |                    |                |
| 103/530   |           |                    |                |
| 104/439   | \$320,000 | \$335,000          | s.e.<br>corner |
| 105/440   |           |                    |                |
| 106/441   |           |                    |                |
| 107/443   |           |                    |                |



Annual Record of Assessed Valuation of Real Estate  
 Borough of Manhattan, The City of New York  
 (repository: Municipal Archives)

Greenwich Street, east side, Chambers Street to Reade Street  
 Map2, Sec. 1, Vol. 3, Blocks 123-172

|      | owner                | size of<br>lot  | size of<br>house | stories<br>high | houses<br>on lot | street<br>#      |
|------|----------------------|-----------------|------------------|-----------------|------------------|------------------|
| 1900 | Eugene A.<br>Hoffman | 78.10 1/2 x 107 | cov'd<br>"       | 5&3<br>5&9      |                  | 303- 7<br>309-13 |

|  | ward<br># | value     | corrected<br>value | remarks       |
|--|-----------|-----------|--------------------|---------------|
|  | (n.a.)    | \$170,000 |                    | no. e. corner |
|  | (n.a.)    | \$185,000 |                    | so. e. corner |

Annual Record of Assessed Valuation of Real Estate

Borough of Manhattan, The City of New York  
(repository: Municipal Archives)

Greenwich Street, east side, Chambers Street to Reade Street  
Map 2, Sec. 1, Vol. 3, Blocks 123-172

|      | owner          | size of<br>lot  | size of<br>house | stories<br>high | houses<br>on lot | street<br># |
|------|----------------|-----------------|------------------|-----------------|------------------|-------------|
| 1910 | Jno. S. Martin | 78.10 1/2x107.9 | cov'd.           | 5 1/2           | 1                | 303         |
|      |                | (?Inq.)         |                  | 3 1/2           |                  | 307         |
|      | E. A. Hoffman  | 83.11x144.11    | cov'd            | 5               | 1                | 309         |
|      |                |                 |                  | 9               |                  | 313         |

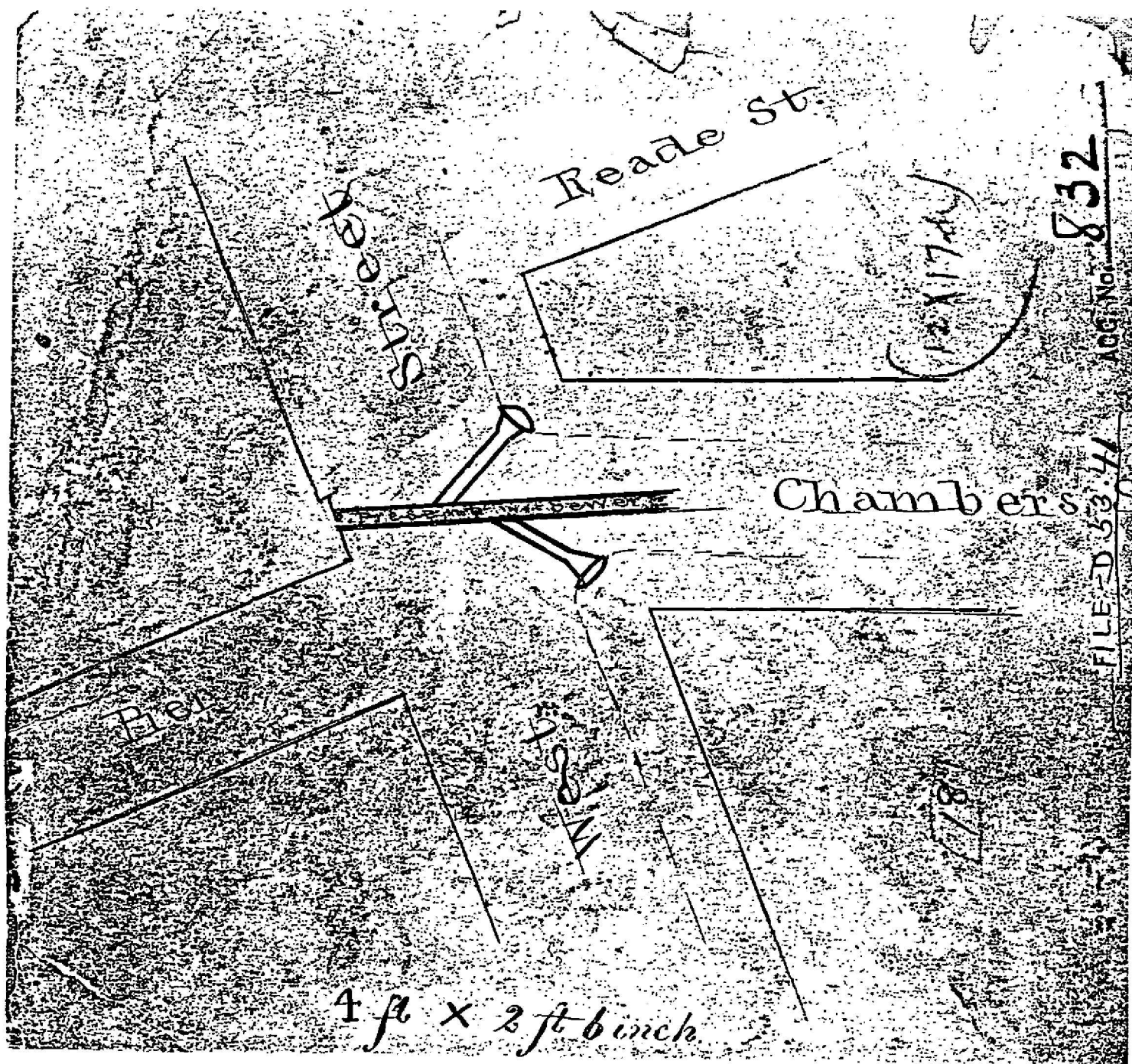
| lot<br># | unimproved<br>value | improved<br>value | remarks     |
|----------|---------------------|-------------------|-------------|
| 15       | \$130,000           | 195,000           | no.e.corner |
| 18       | \$115,000           | 215,000           | so.e.corner |

303 Greenwich Street's earliest recorded sewer placement:

copied from

Account # 832, PLAN (circa 1843)

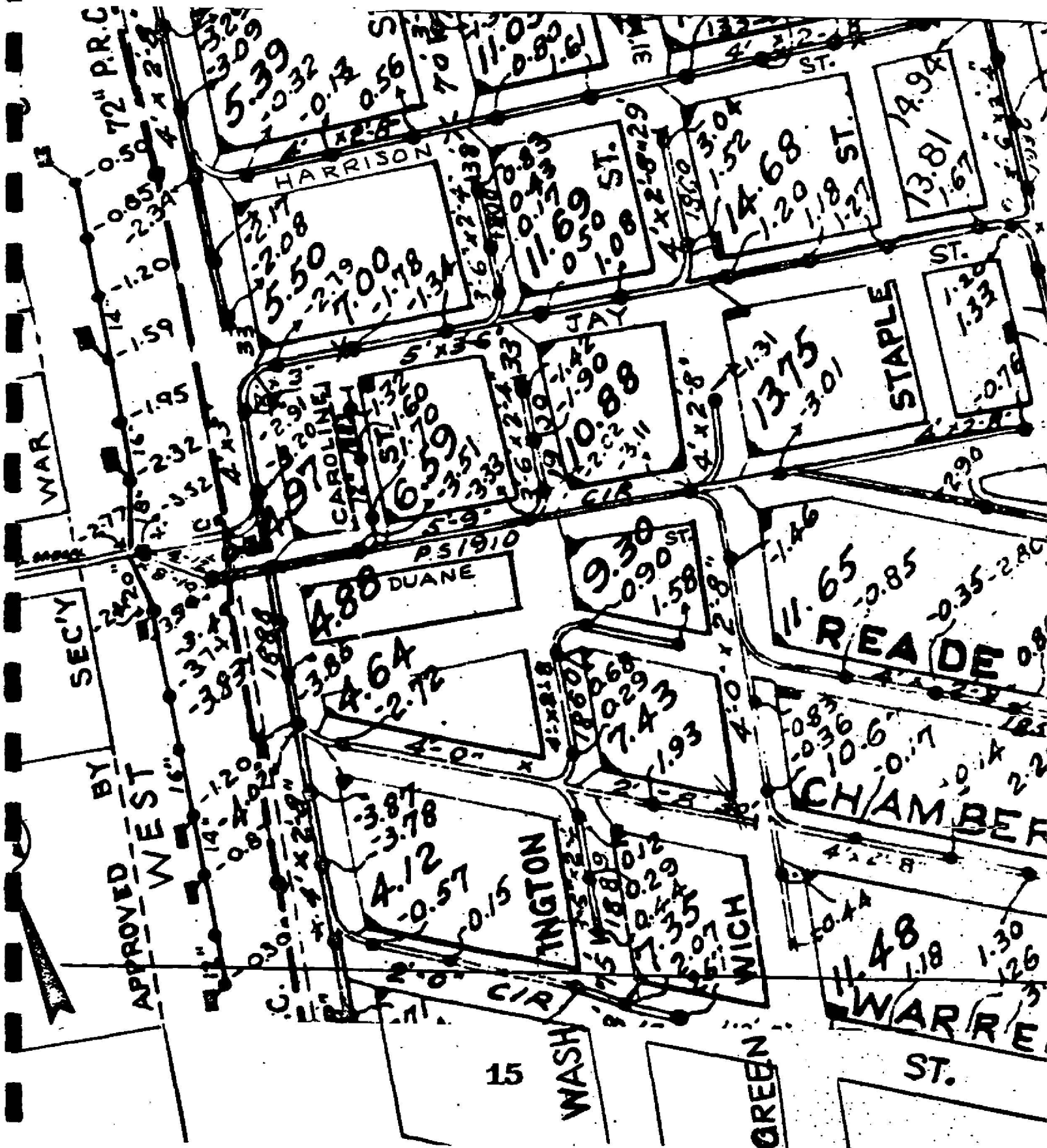
(repository: Dept. of Environmental Protection, Bureau of  
Sewers, New York City)



Photocopy of

New York City/Borough of Manhattan  
Sewer Plans

(repository: NYC Sewer Dept., 40 Worth Street  
New York City)



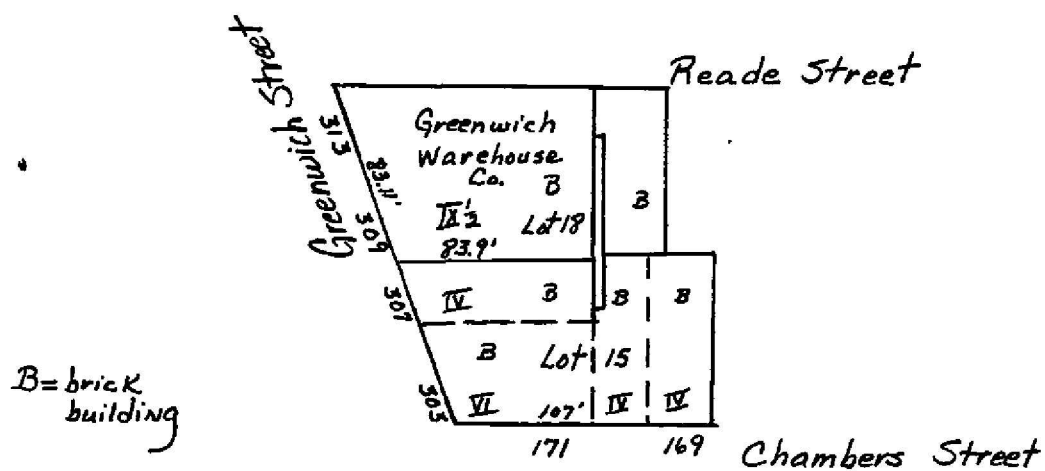
Traced from

ATLAS OF THE CITY OF NEW YORK

G. W. Bromley, Philadelphia

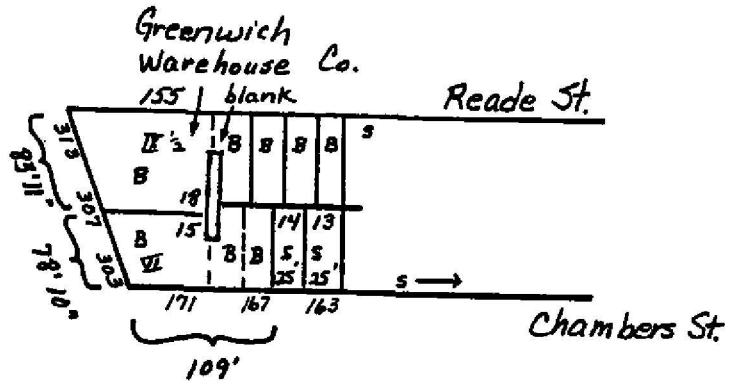
1899

(repository: New York Historical Society)



ATLAS OF THE CITY OF NEW YORK  
G. W. Bromley and Co. (repository: NYPL)  
Philadelphia  
1908

B = brick buildings  
S = stone facade buildings  
V = number of stories



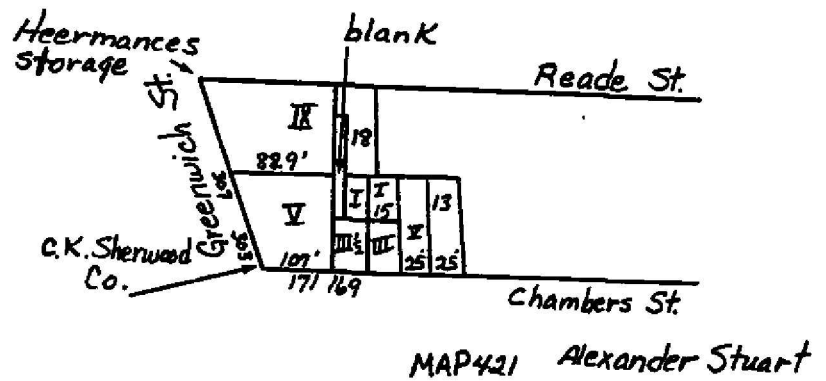


Tracing of

ATLAS OF THE BOROUGH OF MANHATTAN

E. Belcher Hyde, New York (repository: NYPL)

1910, corrected 1917

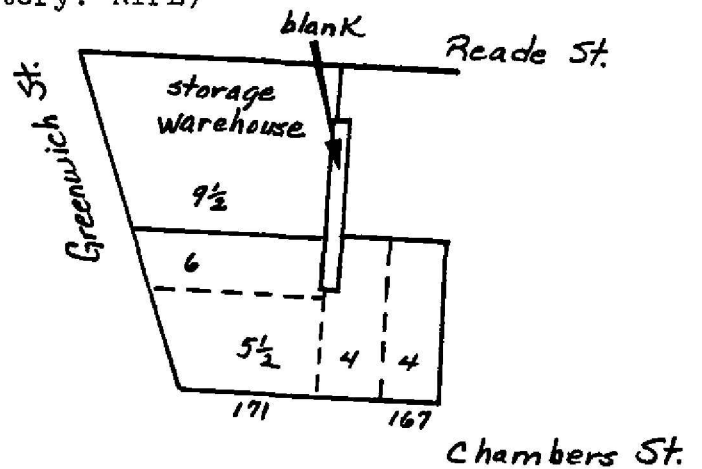


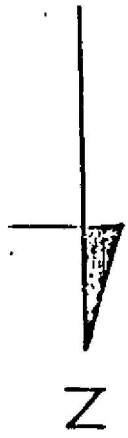
Tracing of

ATLAS OF THE BOROUGH OF MANHATTAN

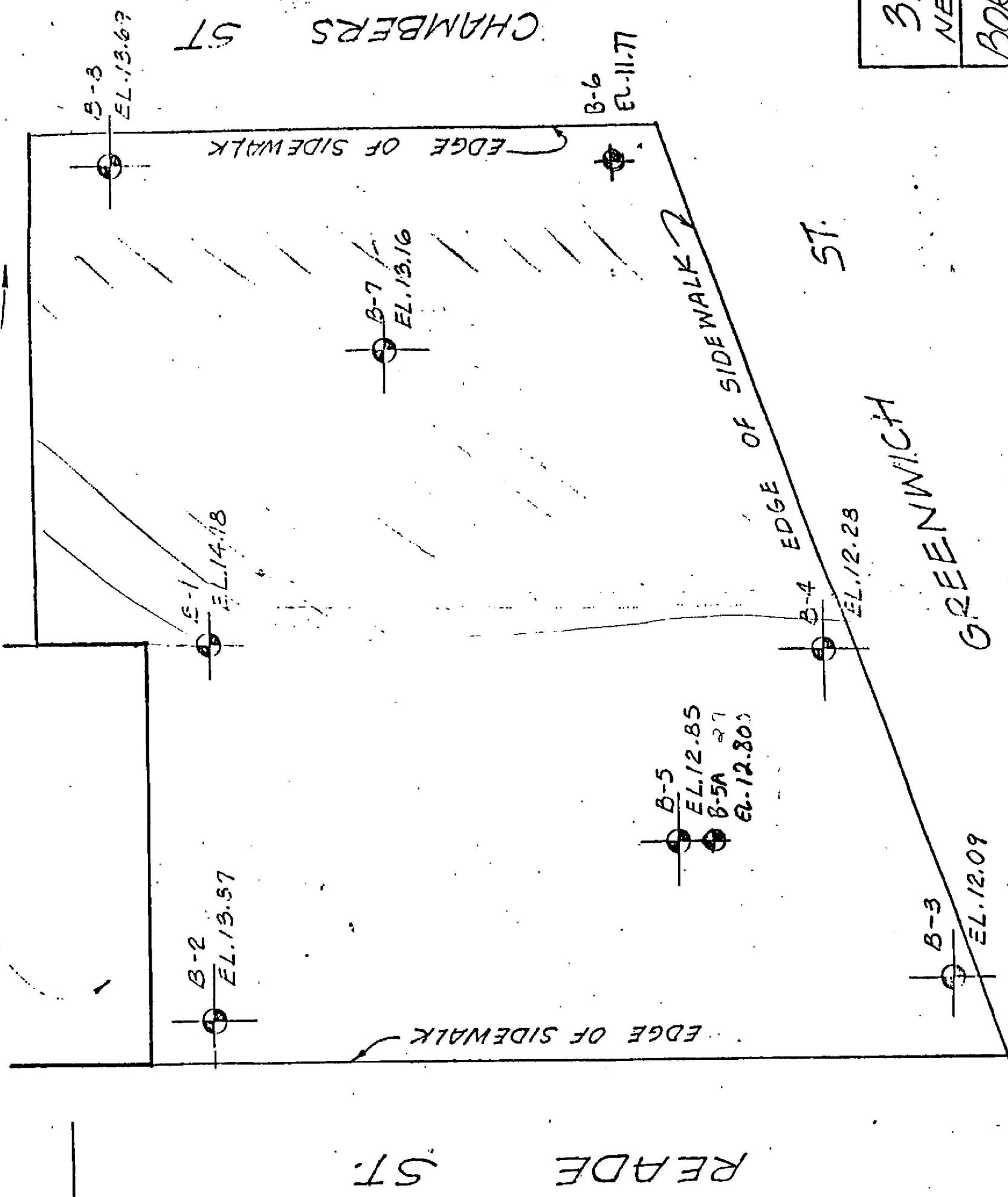
G. W. Bromley (repository: NYPL)

1920

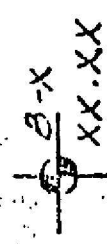




EXISTING BUILDING



### LEGEND



INDICATES, NUMBER,  
GROUND SURFACE  
ELEVATION AND APPROX  
LOCATION OF BORING.

### NOTE

ALL GROUND SURFACE  
ELEVATIONS BASED ON  
BENCHMARK TAKEN AS  
RIM OF MANHOLE IN  
READE STREET REPORTED  
AS EL. 13.05

315 GREENWICH ST.  
NEW YORK, N.Y.

BORING LOCATION PLAN

FRANK H. LEHR ASSOCIATES  
CONSULTING CIVIL ENGINEERS  
15 FREEMAN AVENUE  
EAST ORANGE, NEW JERSEY 07013

1

This Indenture made the Ninth day of December in the year of our Lord one thousand eight hundred and eighty two Between William H. Scott of the City County and State of New York (widower) party of the first part and Mary Stuart wife of Robert L. Stuart of said City, County and State party of the second part Witnesseth That the said party of the first part for and in consideration of the sum of Five dollars lawful money of the United States of America to him in hand paid by the said party of the second part at or before the executing and delivery of these presents the receipt whereof is hereby acknowledged hath granted bargained sold aliened remised released conveyed and confirmed and by these presents doth grant bargain sell alien remise release convey and confirm unto the said party of the second part and to her heirs and assigns forever All those certain lots pieces or parcels of land with the buildings and improvements thereon erected situate lying and being in the third Ward of the City of New York and which taken together are bounded and described as follows Beginning at the point formed by the intersection of the

angles seventy eight feet  
line of Chamber street and thence Westerly along said Northerly  
line of Chamber street one hundred and seven feet and two inches  
to the point or place of beginning Also all those certain other  
lots pieces or parcels of land together with the buildings and improvements  
erected thereon situate lying and being in the Fifth ward of said  
city and which taken together are bounded and described as follows  
Beginning at a point in the Northerly line of Reade street distant  
one hundred and ten feet and eight inches Easterly from the corner  
formed by the intersection of said Northerly line of Reade street with  
the Easterly line of Greenwich street and running thence Northerly  
at right angles to Reade street fifty four feet one inch thence Easterly  
parallel or nearly so with Reade street seventy five feet and two  
inches thence Southerly fifty four feet three inches to the Northerly  
line of Reade street and thence Westerly along said Northerly line  
of Reade street seventy five feet to the point or place of beginning  
Also all those certain other lots pieces or parcels of land situate  
and being in said city together with the buildings and improve-



Intimations do allow the same to be recorded James M Hughes

This Indenture made the twentieth day of March in the year of our Lord one thousand seven hundred and ninety eight Between the first and second parts of the Colonization Commission of the Protestant Episcopal Church in the State of New York the first part James M Hughes and Abraham Green of the second part Witnesseth that the said first part for and in consideration of the sum of two hundred and fifty dollars of lawful money of the State of New York to them in hand well paid by the said first part at or before making and delivery of these presents the receipt whereof is hereby acknowledged and that the said first part have received and paid the said sum of two hundred and fifty dollars to the said first part do acquit release discharge the said first part their heirs executors and administrators and every of them of these presents and have granted conveyed and lawfully conveyed and

assigns forever and that certain parcels of land lying  
being in the north west of the said City, being part of the land of the said Rector  
and inhabitants and distinguished in a plan or chart thereof by lot number  
six hundred and twenty three Bounded southerly in front by Chambers Street  
Westerly by lot number six hundred and twenty two northerly by the parish  
number six hundred and twenty one and easterly by lot number six hundred  
and twenty one being bounded therein by a line of twenty five feet and  
length on each side twenty five feet Together with all and singular the  
profits benefits advantages Emoluments hereditaments and appurtenances  
whatsoever to the said parish granted premises belonging or in anywise  
appertaining and the reversion and reversions remainder and remainders  
rents issues and profits of all and singular the said premises and every part  
and parcel thereof with the appurtenances and also all the estate right title  
interest property claim and demand whatsoever in law and equity of them the said