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10-12 **COOPER SQUARE**

CEQR No. 89-087M

ARCHAEOLOGICAL  
PHASE 1A  
DOCUMENTARY  
STUDY - 1990

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**HISTORICAL  
PERSPECTIVES INC.**



P.O. Box 331 Riverside, Connecticut 06878

PHASE 1A ARCHAEOLOGICAL ASSESSMENT

FOR THE

10-12 COOPER SQUARE PROJECT

CEQR #89-087M

PREPARED

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## ACKNOWLEDGMENTS

The authors would like to thank Derryl Lang of AKRF, Inc. for his co-operation and for the data he furnished. Nancy Dickinson's research effort provided crucial information for this report.

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## INTRODUCTION

The proposed Cooper Square Project in lower Manhattan will be a mixed-use development under New York City Quality Housing zoning. The application procedure for the proposed re-zoning requires review by a number of city agencies, including the New York City Landmarks Preservation Commission (NYCLPC). According to a letter of February 8, 1989, LPC "has identified the potential for archaeological significance on the project site...and a documentary study is required for all lots except lot 68." Specifically, the Phase 1A Documentary Study will concentrate on Lots 59, 65, 66, and 67 on Block 544. (Figure 1)

The project block is bounded by Cooper Square to the east, East 4th Street to the south, Lafayette Street to the west, and Astor Place to the north. (Figure 2) The project site is located on the southeast corner of the block. The only structures on the site are a small parking lot attendant's hut facing Cooper Square and the c.1844 Skidmore House on Lot 67, 37 East 4th Street. The Skidmore House is registered as a New York City landmark. (See site photographs.) Adjacent to the project parcel to the west, at 29 East 4th Street, is the Treadwell house, built in 1832 and also a designated NYC landmark.

Prior to its initial development about 1840, the project parcel had been part of farm holdings by various owners. Early maps show no topographic features or structures. The research conducted by Historical Perspectives, Inc. during this Phase 1A Archaeological Assessment entailed a documentary and cartographic analysis of historic land use within the project site. The detailed study sought to determine the potential for recovering homelot features from the back yards of dwellings constructed near the mid-nineteenth century on the lots in question. As mandated by LPC, the study included a review of "historic maps, census, deeds and tax records."

## STREET AND ADDRESS LIST

This list of street names, addresses, and lot numbers and their changes over time may aid the reader in following the discussion. Refer to Figure 5 for a visual aid.

## Block 544

Streets: Bowery - dates to at least 1625  
 Cooper Square - once part of the Bowery.  
 East 4th Street - opened by 1826  
 Lafayette Sreet - opened by 1826

Current lot numbers and street addresses and moving backward in time: Starting from the corner of Cooper Square and the Stable Court Alley and moving south and around the corner along 4th Street. Lot numbers 59 through 67 in place by 1897 according to tax records and 1897 Bromley Atlas

Lot 59 - 14 Cooper Square by 1907-1913 Hyde Atlas, #376 Bowery in 1874 tax record, #374 1/2 Bowery in 1850 tax record, probably part of #374 in 1827 tax record (Lot 1493 1/4 in 1850 tax record)

Lot 60 - 12 Cooper Square by 1907-1913 Hyde Atlas, #374 Bowery in 1827 tax record (Lot 1492 in 1838 tax record, changed to Lot 1493 in 1846 tax record)

Lot 61 - 10 Cooper Square by 1907-1913 Hyde Atlas, #372 and 372 1/2 duplex in 1854 and 1859 Perris Maps, #372 Bowery in 1842 tax record (Lot 1491 in 1838 tax record, changed to 1492 in 1846 tax record)

Lot 62 - 8 Cooper Square by 1907-1913 Hyde Atlas, #370 Bowery in 1846 tax record, #370 1/2 Bowery in 1842 tax record, #370 in 1841 tax record (Lot 1490 in 1838 tax record, changed to 1491 in 1846)

Lot 63 - 6 Cooper Square by 1907-1913 Hyde Atlas, #368 Bowery in 1846 tax record, #370 in 1842 tax record, #368 in 1841 tax record (Lot 1489 in 1838 tax record, changed to 1490 in 1846 tax record)

Lot 64 - 4 Cooper Square by 1907-1913 Hyde Atlas, #366 Bowery in 1887 tax record, #366 1/2 in 1850 tax record, #366 in 1844, #368 in 1842 tax record, #366 in 1841 tax record (Lot 1488 in 1838 tax record, changed to 1489 in 1846 tax record)

Lot 65 - 2 Cooper Square by 1907-1913 Hyde Atlas, #364 Bowery in 1887 tax record, #391 4th Street on 1859 Perris Maps, #366 Bowery in 1850 tax record, #364 in 1846, #366 in 1842 (Lot 1488 in 1846 tax record)

On the rear of Lot 65 was a separate building as shown on the 1854 Perris Maps. In the 1890 Police Census it is numbered 41 4th Street, it is #389 on the 1859 Perris Atlas.

Lot 66 - 39 E. 4th Street in 1875 tax record and in 1885 Robinson Atlas, #387 in 1851 tax record, #371 in 1845 tax record (Lot 554 1/2 in 1843 tax record, #355 in 1845, back to 554 1/2 by 1852 tax record)

Lot 67 - 37 E. 4th Street in 1875 tax record and on 1885 Robinson Atlas, #385 in 1851 tax record, #369 in 1844 tax record (Lot 554 in 1838 tax record)

Lot 68 - 31-35 E. 4th Street on 1885 Robinson Atlas, #383 on 1854 and 1859 Perris Maps (Lot 553 in 1838 tax record)

Lot 69 - 31-35 E. 4th Street on 1885 Robinson Atlas, #381 on 1854 and 1859 Perris Maps (Lot 552 on 1885 map)

Lot 70 - 31-35 E. 4th Street on 1885 Robinson Atlas, #879 on 1854 and 1859 Perris Maps (Lot 551 on 1885 map)

## GENERAL LAND USE HISTORY

### Prehistoric

Established models of prehistoric settlement and subsistence patterns for the metropolitan New York area are based on regional models developed by years of archaeological investigations. These patterns varied through time with the availability and diversity of resources, environmental fluctuations, and numerous other factors. In order to predict the likelihood that the project site was utilized prehistorically on an extended basis, it is helpful to reconstruct the prehistoric environment in a general manner.

During the last episode of the Pleistocene Age in the Northeast, the Wisconsin, ice reached its maximum advance between 18,000 and 16,000 years ago. Following this time, glaciers slowly retreated north, depositing gravel along their melting margins. By 13,000 years ago the ice had retreated north, leaving the New York area open for the re-establishment of flora and fauna. Shortly thereafter, between 12,000 and 9,500 years ago, Paleo-Indians occupied the area, settling on high bluffs, river edges, and along lowland swamps. No settlements have been identified within Manhattan.

Settlement pattern studies show that the following Archaic Period (7,000 to 3,000 years ago) 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...Manhattan Island...and along the lower Hudson River on terraces and knolls, at various elevations having no consistent relationship to the particular cultural complexity" (Ritchie 1980:143).

During the subsequent Woodland period (3,000 to 500 years ago) Native Americans had a preference to occupy knolls or well-drained terraces in close proximity to fresh water resources. Sites of this period are often located near lakes, streams and rivers (Ritchie 1980:201). The diverse and abundant array of terrestrial and aquatic resources that would have been available in the pristine environment of lower Manhattan would have been attractive for prehistoric hunters and gatherers during this period.

At the time of European Contact, northern Manhattan was occupied by a large number of Munsee Delaware speaking Indians, identified by the colonists as Wiechquesgeck (Grumet 1981:60). Grumet's compiled map of known Indian land use in Manhattan based on research by numerous historians and archaeologists shows an Indian trail running within a block of the project site along what became the Bowery. Noted historian I.N.P. Stokes also reported that the Bowery was known by early New York residents to have been an Indian trail (Stokes 1926:6 p.589). However, the Bowery has been in use as an important roadway since at least

1625 so any potential it might have once had for yielding significant Native Americans cultural remains has long since been eradicated.

According to Alanson Skinner's research in the early twentieth century, the only Indian remains left on Manhattan Island at that time were located at the northwestern end of the island (Skinner 1926:51). This may be a result of the earlier development on the southern part of the island, and the later occupation by Native Americans at the northern end, and thus higher site visibility. No settlements were identified by Skinner in proximity to the Cooper Square site. Similarly, on the New York City Landmarks Preservation Commission's "Predictive Model" of prehistoric land use - based on the known availability of resources, distances to fresh water and established regional models of settlement and subsistence - the project is not in a zone marked as sensitive. Also, according to usually reliable early topographical maps such as J.H. Colton's 1836 map and Egbert Viele's 1874 atlas (Figure 3), the project site was not attractively situated for long term Indian habitation. It was not very close to a large body of water or to a fresh water source, and was on flat meadowland between two hills - not a prime location for a campsite.

One cannot rule out the probability that Native Americans passed near or on the site, possibly leaving material remains of their presence. But, while limited prehistoric utilization may have taken place on this site, nineteenth and twentieth century development - that is, construction, demolition, and usage - surely destroyed any remnants of these activities since prehistoric remains in this region tend to be shallow beneath the surface. Therefore, a prehistoric component is not a consideration for the Cooper Square site.



## Historic Land Use

The earliest periods of land use and ownership of the project parcel during the historic era are difficult to follow, but a careful perusal of Stokes' history as well as tax and deed records has allowed us to reconstruct at least a summary despite some noticeable gaps in the documentary record. The parcels in the project site are first mentioned in Stokes as being part of the series of grants made by Peter Stuyvesant to "free negroes" in 1659-60. They were later confirmed by Governor Nicolls in 1667. Lot 5 among this group of lots was granted by Stuyvesant to one Otto Grim in 1664; Block 544, of which the project site is a part, nearly exactly conforms to Lot 5 according to a 1796 survey made by "Mr. Bancker." "This grantee [Grim] was not a negro. As his patent is dated five years later than others in the series, it may be assumed that it replaced a negro grant that had lapsed." (Stokes 1926:vol. 6, pages 123-124) This is all the data that could be found on the subject. There is no documentary or cartographic record that gives any indication of any buildings being on the Negro lot or on Grim's when it became his. Even if there had been a period of Negro occupancy it would have been limited to the time span between c.1640 and c.1660. It is highly unlikely that a measurable stratum of archaeological deposits reflecting such an occupation could have retained its integrity after 300 years of urban development. It may be that random artifacts might be present somewhere on the project site, but it is not the practice of responsible archaeologists to recommend testing because of the possibility of serendipitous finds.

The project site, part of "Parcell No.5," according to Stokes, passed into the Richard Pero or Perrow farm prior to 1754 by Grim's will dated 1736. Pero heirs deeded land containing the parcel to Jellis Mandeville in 1754, and Mary Mandeville, daughter of Jellis, married the future owner, Matthew Buyce. The land officially passed to Buyce in 1767. Matthew Buyce's will was dated 1794 and was proved in 1796 when Mr. Bancker's survey took place (Ibid:124). There is a recorded division of land among his heirs in 1797 (see Owners List, Appendix A of this report). In 1799 and 1802 one of the heirs, John Buyce, is recorded as paying taxes on land on the "Bowery north of the line." According to tax records (see Appendix B of this report) this land included the project site.

According to the Owner Index block summary for Block 544, the parcel passed from Matthew Buyce to George Warner and his heirs by 1825 (see Appendix A). George Warner had begun to acquire land in the area by 1807. He was paying taxes on a house and "about 1 1/2 acres" on the "Bowery Road West Side" through 1821 when the tax bill grew to include a house and 16 lots. By 1825, the Estate of George Warner was paying taxes on a house and

18 lots on the "Bowery Land West Side between 4th and Art [Astor Place] Streets." A survey of the "Estate of George Warner, deceased," part of a Farm Map series, was taken in 1825 and copied in 1837 (Figure 4). It has the southern quarter of Block 544 divided into 18 lots with three more lots outlined in the path of Lafayette Place and thus seems to confirm the tax entry. The 18 lots comprise the project area.

The division of land among the Warner heirs gave a house and 5 lots to Sarah F. and Azarius Williams by 1826 (tax records). Sarah Williams was a daughter or granddaughter of George Warner. According to the Owner Lists her property included modern lots 59 through 67 - exactly the portion of the project site which is being studied. A house number on the Bowery - #374 - is listed in the tax records for Azarius Williams in 1827. Based on the aggregate documentary sources, we think that address included both lots 59 and 60 (see Figure 5). There is no way to determine where on the parcel the house stood, or whether or not it was the same dwelling mentioned as being part of George Warner's property. Sarah Williams, who apparently became a widow by 1825, is listed in city directories at that same address from 1827 until 1848.

It was in the decade of the 1840's that building development began on the project site lots under consideration. This was a little later than the general development of the surrounding area which for a few decades was one of the most fashionable residential neighborhoods in the growing city of New York as it expanded northward. Prosperous families such as the Astors, Vanderbilts, and Delanos had homes around the corner on Lafayette Place and Astor Place. Directly west of the project site, Joseph Brewster had built a group of six brick town houses in 1832. In 1835 the home at 29 East 4th Street, which abuts the project site on the west, was purchased by Seabury Tredwell, a hardware merchant whose uncle was the first Bishop of the Episcopal Church in America. That house is still standing; it is now a museum and a New York City designated landmark. Several doors east on the project site, at #37, Samuel Tredwell Skidmore, erected a house in 1844-45. It, too, is still standing and is also a city landmark.

In the 1970 LPC designation report the Skidmore family was described: "Samuel Tredwell Skidmore (1801-1881), for whom the house was built, was one of the City's best known businessmen, and a cousin, once removed, of Seabury Tredwell. At the time he built the house, Skidmore was engaged in the wholesale drug business, under the firm name of Skidmore & Co. Later he served as president of the Howard Insurance Company, at 66 Wall Street, and as a trustee of the U. S. Trust Company. He served as vestryman of Trinity Church from 1845 to 1874 and as Senior Warden from 1874 to 1880. Together with his wife, Angelina, and their eight children, Skidmore lived in this house (known successively as No. 369, then as No. 385 Fourth Street, and finally as No. 37 East 4th Street) for almost four decades. In

1883, after Mr. Skidmores' death here on November 8, 1881, his widow sold the house."

The Skidmore house is unique among the lots on the project site that are being studied in that it had no commercial establishment on the first floor. The first confirmed multi-story brick buildings fronting the Bowery on lots 62-65 were erected by 1842-43, remaining until demolition in 1965. They were all dwellings with "stores under." The same is true for Lots 59, 60, and 61 although the building took place in 1850-51. For the previous locations of and changes to these specific lots, see Figures 1 and 5 and the Lot Histories section which follows this general history section. Even on Lot 66 (#37 East 4th Street, next door to the Skidmore house) where Dr. Alfred Upham bought his home from the builder in 1853, there was a first floor store. In fact the entire area began to become more commercialized as the century wore on. On the project site many of the buildings "were converted for alternate uses, such as public halls (including Everett Hall, a four-story building with a basement, covering most of the western portion of the site), theaters, commercial and retail uses, and eventually, some garages. In addition, some of the upper floors of these structures were divided into apartments. The buildings on the eastern portion of the site were demolished in 1965 and 1969, creating the surface parking lot. The garage to the west was demolished in 1988" (Jan.5, 1989 memo from Derryl Lang, AKRF, Inc. to Jeremy Woodoff, LPC).

The section, Lot Histories, which follows this section chronicles the building/addition/demolition sequence until the present. Several maps have been included in this report which will visually aid the reader's understanding of the urbanization process. See Figures 5 through 13 and Photographs 1 through 8.

## LOT HISTORIES

### Cooper Square and 4th Street Lot Histories

As one of the George Warner heirs, Sarah F. Williams came into possession of all the lots on the project site by 1825. The following lot histories begin with the first transfer from her ownership. The lot numbers used here are those that first appear in the tax lists in 1897 and on the 1902 Bromley Atlas. (See Figures 5, 8, and 9.)

#### Lot 59 #14 Cooper Square

Lots 59 and 60 were the site of the house and grounds Sarah F. Williams inherited from George Warner in 1825. It has been interesting and frustrating trying to place the house. A survey map from 1827 of the estate of George Warner does not show the house, although the tax records give a street number, number 374, to the house. (Approximately encompassed both lots 59 and 60 at this time.) A case could be made for Lot 59 as the original location, but the house could have straddled both lots. It was demolished probably in 1850. The lot passed from Sarah to her brother Effingham H. Warner in 1849 and by 1851 a 3 story 26 x 75' building with a cellar was constructed on the 26 x 88' Lot 59. The 88' included an extension off the northwest corner of the lot; the southern boundary line of the lot measured only 77'10" (See Figure 5). Effingham transferred the lot to Samuel Frost by 1852. The 1854 and 1859 Perris Maps list the building as a fourth class dwelling "With Stores under." Businesses are listed at the address in the 1851 street directory: "S.N. Green, millinery," and in the rear "Charlesworth Tyler Robinson, mineral water." They do not appear in the following 1858-1859 directory. In 1859 a long, narrow wooden shed extends west off the northwest corner of the building. Another story was added to the building by 1871 and in 1887 the listed measurement was increased or corrected to 16 x 97' to include the remainder of a 10 x 26' yard above the northern end of Lot 67. This yard remained open through time. The 1890 census lists 3 families and 14 additional single people as residents of number 14. Mr. Frost's name (the owner in 1852) does not appear on any of the census or directory lists examined for this lot. His executors and trustees were leasing Lot 59 in 1909 and in 1917 it was transferred to the Pouker Realty Corporation. The building has since been demolished.

#### Lot 60 #12 Cooper Square

Like Lot 59, Effingham Warner had possession in 1849. By 1851 he had transferred ownership to Sam Frost and there was a 3 story 20 x 67' brick building on the lot. The measurements of the lot were uneven, with its northern boundary measuring 77'3" and its southern boundary measuring 83'7". It was 21'7" wide. The building was listed as a first class dwelling containing a store in the 1854 and 1859 Perris maps. "Isaac Son, laces" and a dentist are listed in the Doggett's 1851 street directory for

this address. They are not listed in the Trow's 1858-1859 directory. Tax records list the lot as "covered" in 1871 and later maps show a 1 story addition completely covering the rear of the lot. There is no mention of basements in the scanty building records or on any map, but the foundations were running 9' to 10' deep in the other buildings in the area. The same situation applied for the following Lot 61. A 1,100 gallon fuel storage tank was installed beneath the southwest corner building in 1930 "4' below concrete floor under boiler" (ALT 2481:30). As in Lot 59, Samuel Frost's executors were leasing this lot in 1909 and in 1917 the lot embarked on transfers through various owners until its demolition in 1969. Like Lot 61 the demolition record states the buildings were fire damaged at the time of their removal.

#### Lot 61 #10 Cooper Square

Owner by 1849, Effingham H. Warner transferred this lot to Ira Merritt by 1850. The lot was 22' wide but the rear of the lot was L-shaped. This made the northern boundary measurement 77' and the southern boundary measurement 69'. In 1850 Mr. Merritt built a 3 story 22 x 50' brick duplex fronting old Bowery Road. Building records for this lot are scarce and in those researched there is no mention of a basement or foundation depths. The duplex is shown in the 1854 and 1859 Perris Maps as a first class dwelling "With Stores under." Doggett's 1851 street directory lists "O'Brien and Gilligan, laces," and "C.H. Simons, millinery" in 372 Bowery and "Mrs. Leah Lyon, toys" in 372 1/2 Bowery, the 2 addresses for the duplex. They are no longer there in the next 1861 directory. The 1890 census lists 3 families and 1 single woman as residents, none of them Merritts (the owners of the lot). A small area between the rear halves of the duplex was filled by a 1 story structure by 1907 at the latest; earlier maps are not clear for this lot. By 1925 a narrow 1 story brick structure extended west from the northern duplex through to the rear boundary of the lot, filling half of the rear L-shape. This left an approximately 11 x 11' yard vacant through time in the southwest corner of the lot. Ownership of the lot remained in the Merritt family until 1919 when it began a change of hands ending in demolition of the "fire damaged" building in 1969 (Building Record DM 70:69).

#### Lot 62 #8 Cooper Square

Sarah Williams transferred 3 lots to William P. Woodcock by 1842. Mr. Woodcock put up 4 buildings on his new property and turned his 3 lots into 4. Next to Mr. Woodcock's entry in the 1844 tax record is a note "4 Houses on 3 Lots." His division created Lots 62, 63, 64 and 65. According to another tax record notation, "now building," construction began in 1842. On Lot 62 a 4 story 17 x 60' dwelling was in place by 1843 on the 17'7" wide lot. As with the other lots on the site, the lot boundaries were uneven from the angle created by the path of Bowery



Street. This made the northern border measurement 68'8" and the southern border measurement 73'8". As with Lots 60 and 61 there is no mention of basements, but there is a building plan for Lot 63 showing 20' deep foundation walls. The Perris Maps show the building as a first class dwelling with a store on the first floor. The 1851 directory lists "Moses Odell, shoes" and "Alexander Slater" for this address. The 1861 directory does not list them for the Bowery address. A tax record from 1871 lists the building as 17 x 47' making the rear wall even with the rear wall of the building to its south. One story additions were added to the buildings on Lots 62, 63, and 64 by 1897. The addition did not completely cover Lot 62 and left open a 5 x 17' yard abutting Lot 66. Continuing with the commercial occupants, the 1885 E. Robinson Atlas labels this lot "H.W. Hoops confectionary" and the 1890 census had Henry W. Hoops and his family of 5 listed as residents. One single male and a couple also resided at number 370 in 1890. Mr. Woodcock retained ownership of the 4 lots through at least 1897. Mary Astor Woodcock leased Lot 63 in 1903 and trustees of William leased Lot 64 in 1906. There was interesting continuity in the listing in the Owner Indexes for 1946 naming a George Flint Warner, Jr. as "subst. trustee will of Woodcock, William P. and Mary A. Astor deceased." The building was demolished in 1965 and the lot now hosts a parking lot.

#### Lot 63 #6 Cooper Square

The ownership history for Lot 62 is the same history for Lot 63. A 4 story 17 x 47' brick building was in place on the 17' wide lot by 1843. The northern boundary of the lot measured 73'8" and the southern boundary 79'. It was listed as a first class dwelling with a store in the Perris Maps and had "Lowerre & Horton, Ladies Protective dry goods store" present in the 1851 directory. Messrs. Lowerre & Horton and their employees were not listed in the 1858-1859 directory for any Bowery address. 1890 census records had one family and 4 single people residing at number 368. As in Lot 62, the one story addition in place by 1897 left a narrow yard open through time at the rear of this lot. The building was demolished in 1965 and the lot paved for a parking lot. 1969 building records for the parking lot gave approval for installation of 3 550 gallon gasoline tanks in the eastern end of Lot 63. A blueprint accompanying the records showed a profile of the subsurface plans. The tanks were to be placed 9' below the surface on top of 10' of fill; all enclosed by "Existing Brick Foundation Walls," (ALT 1675:69). A floor running below the fill connected the walls. The scale used on the blueprint indicated that the walls were 20' deep from the surface to just below the floor.

#### Lot 64 #4 Cooper Square

Like Lot 63, the ownership history for this lot is similar to the history for Lot 62. The 4 story brick dwelling with a store on the first

floor measured 17 x 45'. The lot was 17'7" wide and had a 79' northern boundary and an 89'6" southern boundary. Listed first in the 1851 directory, the commercial resident was "Robert Coddington, books" at 366 Bowery. "W.B. Willis" was also listed, and does not appear again after being listed in the 1861 directory. This lot alternated between street numbers 366 and 366 1/2 through the years, and in the 1858-1859 directory "Robert Coddington, books" is listed under the 366 1/2 number. He was present in the 1864-1865 directory and the 1870 directory. The 1875 directory lists him under a 4th Avenue address north of 366 Bowery. The 1890 census lists one family as residents in the 4 story house; 2 adult couples and 8 children. As in Lot 62, the one story addition in place by 1897 left a narrow 5 x 17' yard open through time at the rear of this lot. The demolition record for 1965 noted the 4 story buildings on Lots 62 through 65 were "tenements with 8 apartments in each," (DM 73:65).

#### Lot 65 #2 Cooper Square

This corner lot has the same ownership history as the 3 preceding lots. The 4 story 17 x 52' dwelling was built by 1843 on the 18' wide lot. The northern boundary of the lot measured 84'6" and the southern boundary 90'. The 1897 Bromley Atlas noted a basement for this building, the only such notation for the Bowery/Cooper Square lots on the site. The 1854 and 1859 Perris Maps have this building designated for light manufacturing "Brick first class." The 16 occupations in its category included "Bakers." The 1851 directory had "Simpson & Kemp, bakers" at 393 4th Street and 366 Bowery. These addresses coincide with the corner lot through time. There was another address associated with this lot and it specifically belonged to a 2 story building fronting 4th Street that extended west from the larger corner building. A map from 1852, the Dripps Map of the City of New York, shows this smaller building fronting 4th Street. A narrow yard separated it from the corner structure, but by the 1854 and 1859 Perris Maps the strip of yard had been covered. The building is shown completely covering the western half of the lot. The street addresses listed for this building were 391 4th Street and later 41 4th Street. The 1851 directory places "W.J. M'Kerracher" at 391 4th Street. In 1861, Mr. M'Kerracher is no longer there and the directory lists "Andrew Simpson baker, 366 Bowery h. [house] 391 Fourth." Mr. Kemp does not appear at either address in 1861. The 1890 census does not have any record for number 366, but does list residents at 41 4th Street. Three families and 2 unrelated single people, for a total of 12 residents, occupied the house. Demolition occurred in 1965 and the lot now hosts a parking lot.

## Lot 66 #29 4th Street

From Effingham Warner, owner in 1849, this lot was transferred to John Hooper in 1851. This is also the date when sewer pipes were run from Bowery to Lafayette Place in 4th Street. (For a discussion of the importance of utility installation vis'a vis archaeological resources, see the Archaeological Issues section which follows this section.) By 1852 a 5 story 24 x 44' brick dwelling with a cellar and 9' deep foundations was constructed on the 24' wide lot fronting 4th Street. The rear of the lot was L-shaped abutting Lot 61. This made the western boundary measurement 90'10" and the eastern boundary 79'8". A yard 46'10" x 24' x 35'8" remained behind the house. Mr. Hooper transferred ownership to Dr. Alfred Upham by 1853. In the 1854 and 1859 Perris Maps the building is designated as a first class dwelling "With Stores under." Dr. Upham had deeded the property to his children Albert, Charles A., Charles Woods, and Fanny by 1873. In the 1890 census C.W. and Fanny Upham are listed as residents at 39 4th Street along with 11 other single men and women. The house and lot remained in the Upham family until 1893. From 1893 to 1913 Ascher Weinstein is listed as the owner of a store and 2 family dwelling. A 1913 building record documents an alteration. The application states, "It is proposed to remove present wooden toilet extension in rear of first story and rebuild the same of brick as per new plans filed herewith," (ALT 1256:1913). The old frame extension and the old plumbing which connected the toilet to the house was removed and replaced. Designated as a tenement from 1913 on, the lot transfers through various owners. One of them erected 2 small structures on the back of the lot by 1925; a 2 story addition off the rear west side of the house and a 1 story L-shaped structure in the northeast corner of the lot. Through time this left vacant an irregularly shaped yard extending northwest/southeast across the rear of the lot. These smaller structures are still present on the 1959 Bromley Atlas and the 2 story addition is shown on the 1988 Sanborn Atlas. The building is no longer standing.

## Lot 67 #37 4th Street

Tax records list Samuel T. Skidmore as owner of this lot in 1845. At that time a 4 story 26 x 50' dwelling with a basement was constructed on the 26 x 122' lot. An unexcavated 2 story 18 x 25' addition at the rear west side of the house was in place by 1854. A small 2 story structure appears on some maps and not on others off the rear northeast corner of the house. Without this structure, an 8 x 25' courtyard remained through time, with it the courtyard would be 8 x 15'. Mr. Skidmore was a merchant with a business address at 131 Pearl Street. Number 37 is listed as his home address in an 1847-1848 street directory and in 1851 and 1861 city directories. Tax lists show him as owner up through 1887. However, in 1883 one Angeline E. Skidmore is recorded in the Owner Indexes as transferring the lot to Julius Urban. In 1885 Mr. Urban erected a 1 story 26 x 42' brick building at the rear of the lot



abutting the 1854 2 story addition. This building was listed as having a 4' deep foundation. On Sanborn Atlases for the years 1904, 1921, and 1951 the notation "Carpenter" is written on that structure. The house changed hands many times after the 38-year ownership by the Skidmore family. Carlotta Marie O'Connor was listed as owner from 1890 through 1936. The 1890 census lists 3 families and 3 single persons as residents of number 37, but no Carlotta Marie. The house is still standing and the courtyard present behind walls and fencing (See photographs and Figure 1).

## ARCHAEOLOGICAL ISSUES

Documentary research on the Cooper Square project site indicates that the categories of potentially significant archaeological resources are limited to material remains from nineteenth century yard areas. Remains such as these have been used by archaeologists to address research topics such as residential settlement patterns within a city, land use patterns, socioeconomic status/class issues, trade and commerce, consumer choice issues and specific information about the lifeways of past occupants.

The Warner/Williams house stood on Lots 59 and/or 60 from at least 1821 until 1850 and was inhabited by members of that family for the entire period. Cultural resources recovered from undisturbed portions of the parcels utilized during that occupation could be highly significant, since survivals in an urban context from that period are rare in Manhattan.

Several criteria must be considered when judging the significance of potential resources associated with the other buildings on the site which were erected after 1840. The initial period of occupation is particularly important. Portions of shaft features once used as privies, wells, or cisterns are often encountered on lots because their deeper, lower levels remain undisturbed by later construction on the lot. These types of features often contain the best domestic remains found on an urban site. Sometimes, later construction activities actually aid in the preservation process by covering over the lower sections of these deep features and sealing them below structures and fill layers. However, lots occupied only after the installation of city services, such as sewer and water, will probably have few or no archaeological resources contained in shaft features because there was no need for these features to have ever been present on the lot. Sewer lines were installed along the Bowery in 1856 and along East 4th Street in 1851-52.

A key factor in determining significance of deposits located on former dwelling lots lies in documenting some kind of continuous occupation for a fairly lengthy period of time. Identification of this continuous occupation is necessary in order to provide some kind of interpretative context for the archaeological remains. In other words, if there was a high turnover in who occupied a particular site over time, there will be no way for the archaeologist to identify who was responsible for the deposit of the material resources encountered on the site. The length of time may vary from site to site, but it must be long enough to be recognizable in the archaeological record - a difficult task in a complex urban environment such as New York City. On other New York projects, NYCLPC's guidelines about homelot resources has required that research must identify one decade of continuous occupancy by a special affinity group about whom data is scarce - such as a Black or Oriental family.

Another criterion for further investigation is residency by a single family for at least twenty years.

One of the complexities inherent in the study of urban sites such as Cooper Square is the problem of the easy availability of new technology and goods for city dwellers of the later nineteenth century. This makes it difficult for the archaeologist to identify contexts from a particular time period through the presence of specific, tightly dated artifacts, traditionally the technique used to define time in the archaeological record. Also, as is the case on most of the Cooper Square lots, the transient nature of the typical urban lifestyle made continuous occupancy for a long period unlikely.

This project site is further complicated by the fact that, with one exception, there were commercial enterprises on the first floors of all of the mid-nineteenth century buildings. Some or most of the commercial ventures were not operated by persons living in the buildings. Therefore, the historical context with which to associate recovered artifacts would probably be unclear. In fact, even with extensive knowledge of the historical context, a confident separation of domestic from commercial material on a mixed-use site can be difficult. An example used in a discussion on this problem in the 1987 Barclay's Bank Site report cites Diana Wall's experience at 144 Pearl Street (lower Manhattan). Although much was known about the historical occupation of the Van Voorhis shop/home lot, it was hard to determine what part of the artifact assemblage came from his residence or shop or both (Berger 1987: VIII-25).

## CONCLUSIONS AND RECOMMENDATIONS

### Conclusions

As discussed on pages 4 and 5 of this report, the Cooper Square project site was not attractively situated for long term Indian habitation. And even if limited deposits once existed, it is highly unlikely that they would have survived the urbanization process of the past three centuries. And, as discussed on page 6, equally unlikely to have survived would be any significant remains from a mid-seventeenth century Negro occupation period for which there is only tenuous evidence. Therefore, further consideration of a prehistoric or a Negro occupation component to the site is not warranted.

Data compiled from documentary sources lead to the conclusion that only one lot - Number 67, 37 East 4th Street - on the Cooper Square project retains good potential to produce significant historic era cultural resources and thus should be further investigated. The other lots studied possess only low potential for a variety of reasons as follows:

- 1) No cartographic evidence of the exact location of the Warner/Williams homestead was found, but property, tax, and directory data place it on Lots 59 and/or 60 (old lot numbers - see Figure 5). These lots faced the Bowery (now Cooper Square) and it is reasonable to assume that the house also faced the street in the front portion of the lot[s]. The house was replaced by 1851 by multi-storied buildings with deep foundations as noted in the Block Histories section of this report. Later additions such as subsurface oil tanks in Lot 60 further impacted the site. A small portion of Lot 59 - approximately 10 x 26' - was behind Lot 67 and apparently was relatively undisturbed. It may be archaeologically sensitive and will be discussed with Lot 67.

- 2) Old Lots 59, 60, 61, 62, 63, 64, and 65 (now combined as Lots 59 and 65) formed the eastern portion of the project site facing the Bowery and their mid-century development pre-dated the availability of sewers which were placed along the Bowery in 1856 according to Croton Aqueduct Department records. However, they always experienced both residential and commercial use which poses archaeological difficulties as outlined in the Archaeological Issues section of this report. Also, these multi-storied buildings probably housed more than one family for relatively short periods of time; the 1890 census clearly shows that there were many tenants by that date. In addition, there were many subsurface disturbances such as deep foundations, some basements, oil tanks in two lots, demolition and grading activities.

- 3) Lot 66 - # 39 East 4th Street - was first built upon in 1851-52, the same time that sewers first became available in

that street. The builder, John Hooper sold the dwelling to Dr. Alfred Upham in 1853. Members of the Upham family inhabited the house for forty years, certainly enough time to qualify the site as sensitive under the occupancy longevity criterion. On the other hand, the Perris Atlases of 1854 and 1859 designated the parcel as a "first class dwelling with stores under;" it thus presents another example of mixed use. More important is the coincidence of the sewer/building dates. If Hooper were building this substantial 5 story home on speculation, it seems likely that he would have availed himself of the latest improvements to attract buyers. Similarly, it seems likely that Upham, a doctor, would have been anxious to furnish his family with a home offering sanitary facilities considering the widespread health concern about untreated waste during that period. Thus, it is probable that backyard shaft features were not present on this lot.

The home on Lot 67 - #37 East 4th Street - was built by Samuel T. Skidmore in 1845, before sewers were available on that street. The sewer would have been in the yard to the rear of the house. After Skidmore's death, his widow sold the property to Julius Urban in 1883. In 1885 Urban erected a 1 story 26 x 42' building on the rear of the lot which would have covered the probable location of the privy. The new building did not have a basement, but it did have 4 foot foundations. This would have truncated existing shaft features, but may well have left the lower portions intact and sealed over by the structure which is shown on maps as late as 1969. At the extreme rear of the lot was a small 10 x 26' space which belonged with Lot 59 according to maps. But usage often did not conform to lot lines, so this space could contain deposits associated with the Skidmore occupancy. In addition to possible resources from the Skidmore era, this area might contain material remains from the period of the Warner/Williams ownership in the early nineteenth century. It is always shown vacant except for a 1951 Sanborn map which notes a 1 story approximately 10 x 15' structure, possibly a shed addition to the 1885 Urban structure which maps indicate was a carpenter's workshop for about 50 years during the twentieth century.

Whether or not a cistern was also necessary for a fresh water supply is not known, but is a distinct possibility. It would have been near the kitchen to the rear of the house in order to furnish pumped in water to that room. The probable location is the space on the east side of the house, abutting Lot 66 which is now an interior courtyard. Part of the area was excavated and walled off during renovations at some point in time, but the remainder is extant though perhaps disturbed. (See Photos 4 and 8 and Figure 14.)

## Recommendations

The Skidmore House, a New York City landmark, is not slated for demolition as part of the Cooper Square project. However, what was once the backyard for the family that resided there for almost 40 years will be part of the new building project. The historical value of this site was enunciated in the LPC designation report: "By the early 20th century, the area had become almost entirely commercial, making two surviving early residences, Nos. 37 and the previously designated No. 29 all the more precious...[the] 37 East 4th Street House has a special character, special historical and aesthetic interest and value as part of the development, heritage and cultural characteristics of New York City" (LPC 1970:2-3). Therefore a subsurface examination of the backyard and courtyard areas by professional archaeologists before construction might produce data that could make a substantive contribution to the archaeological record in terms of current research concerns as outlined in the Archaeological Issues section of this report.

The following methodology is suggested subject to consultation with and approval by the New York City Landmarks Preservation Commission. After the hardtop surface of the parking lot is removed, archaeologists would monitor the careful clearance of the rubble below using a backhoe. This should take no more than one day. The area is approximately 52 x 26' and is shown on Figure 14. Then a combination of machine trenching and shovel testing would be employed in the search for features which should take two to three days. If features are found, an additional five days are estimated for data retrieval based on the number of features and their accessibility. The personnel would include one machine operator, one construction worker and two archaeologists. The clearance of the courtyard area adjacent to the house and an examination for features should take one to two days if the surrounding wall has been previously removed. If features are encountered another two days may be sufficient for excavation. The personnel employed would be the same as for the backyard area.

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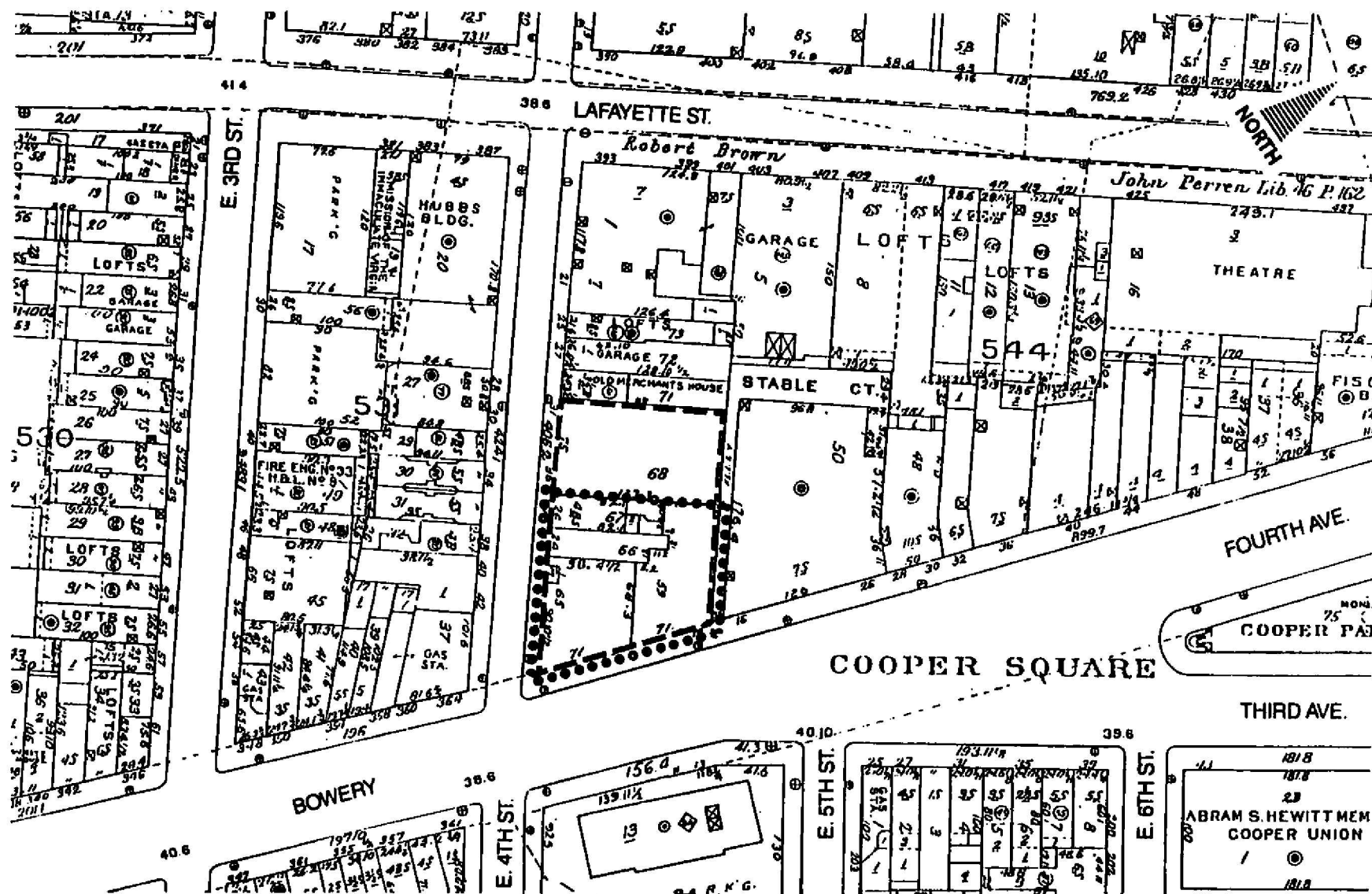
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..... Archaeological Study Area Boundary

--- Project Site Boundary

Sanborn Map  
Figure 1

Figure 2





# TOPOGRAPHICAL ATLAS OF THE CITY OF NEW YORK

INCLUDING THE ANNEXED TERRITORY.

Showing original water courses and made land

PREPARED UNDER THE DIRECTION OF

EGBERT L. VIELE,

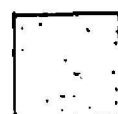
Civil and Topographical Engineer.

234 BROADWAY, N.Y.

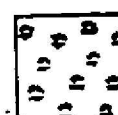
1874.



MEADOW LAND



MADE LAND



MARSH LAND

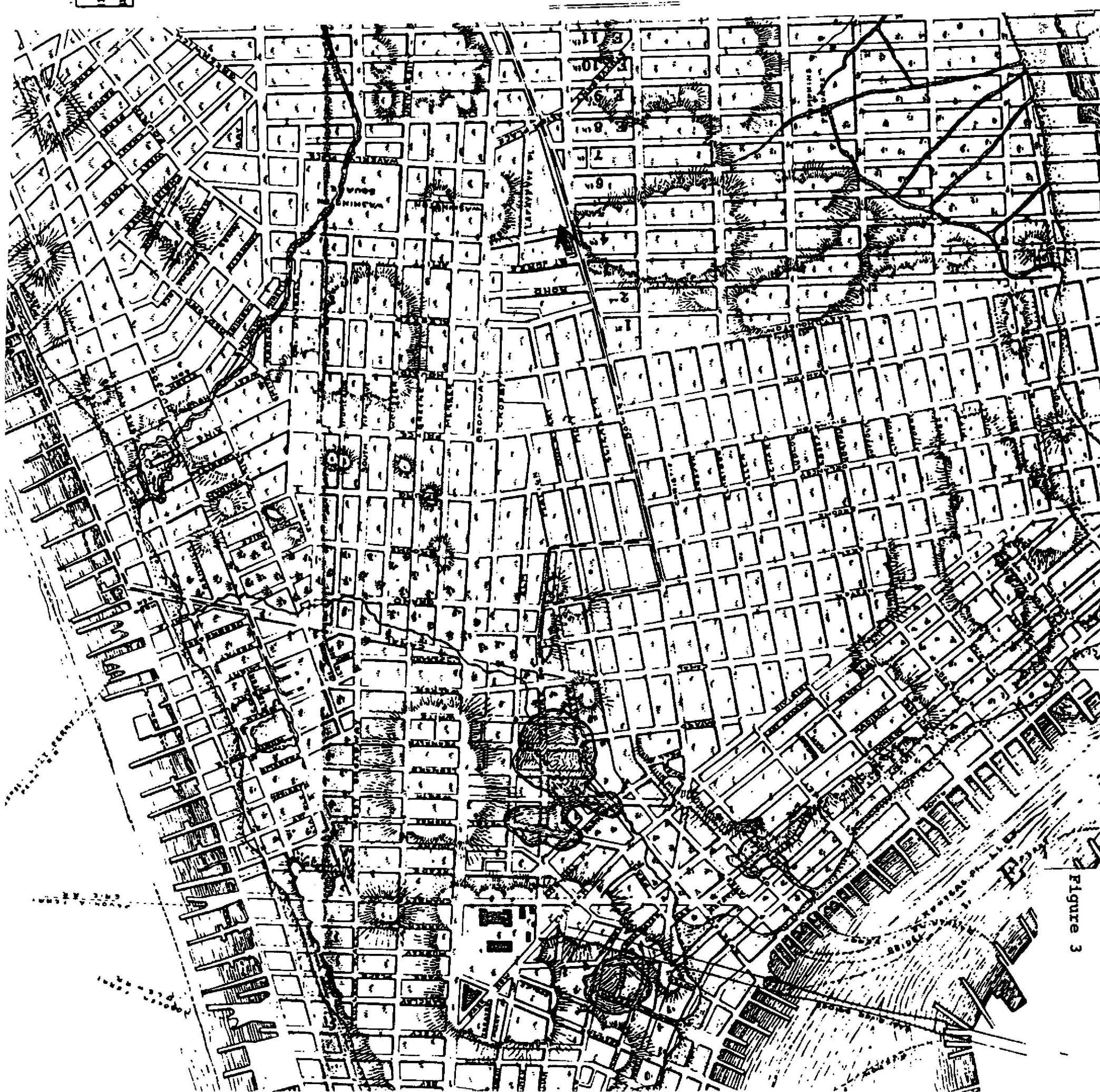


Figure 3

Figure 4

Tracing from Sheet H of the Farm Lines Maps, copyright, 1877.  
(New York Public Library Map Room)

- O - Map No. 205, belonging to the Estate of George Warner, deceased. Surveyed originally by W. Bridges, March 1825. Copied by Joseph F. Bridges, May 15, 1837.
- N - Map No. 166, belonging to Robert Brown. Surveyed by George B. Smith, Feb. 5, 1827.

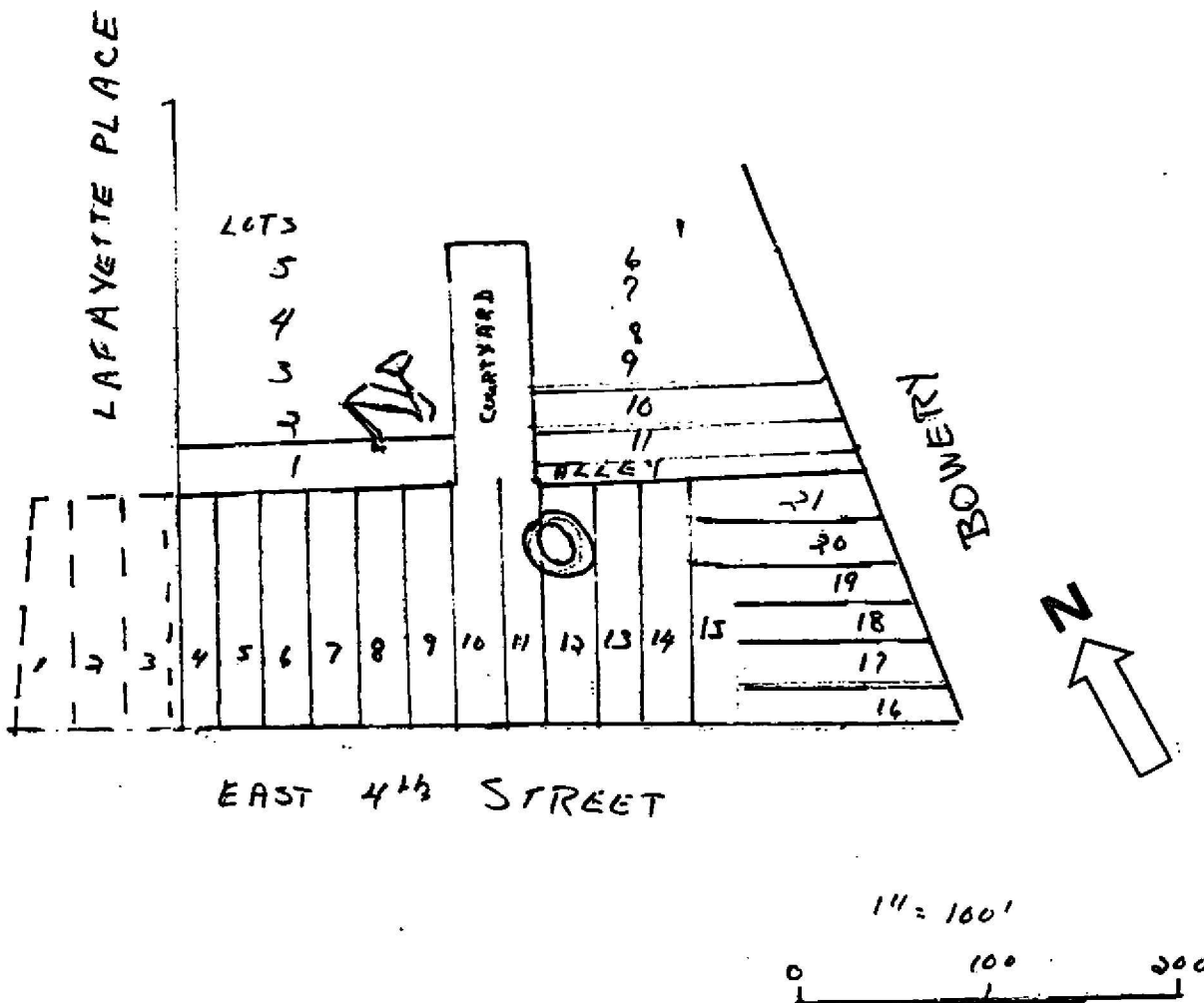


Figure 5

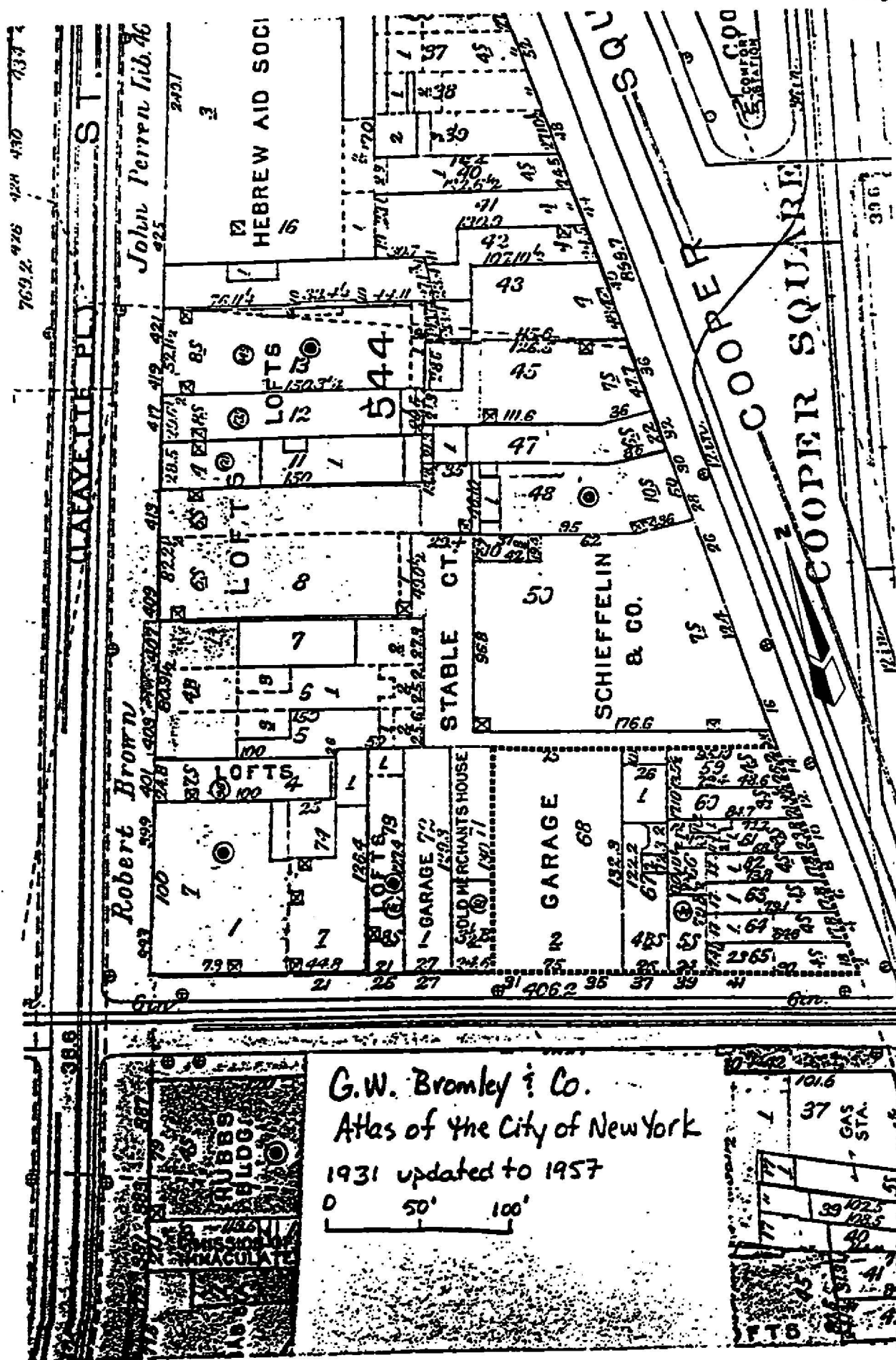
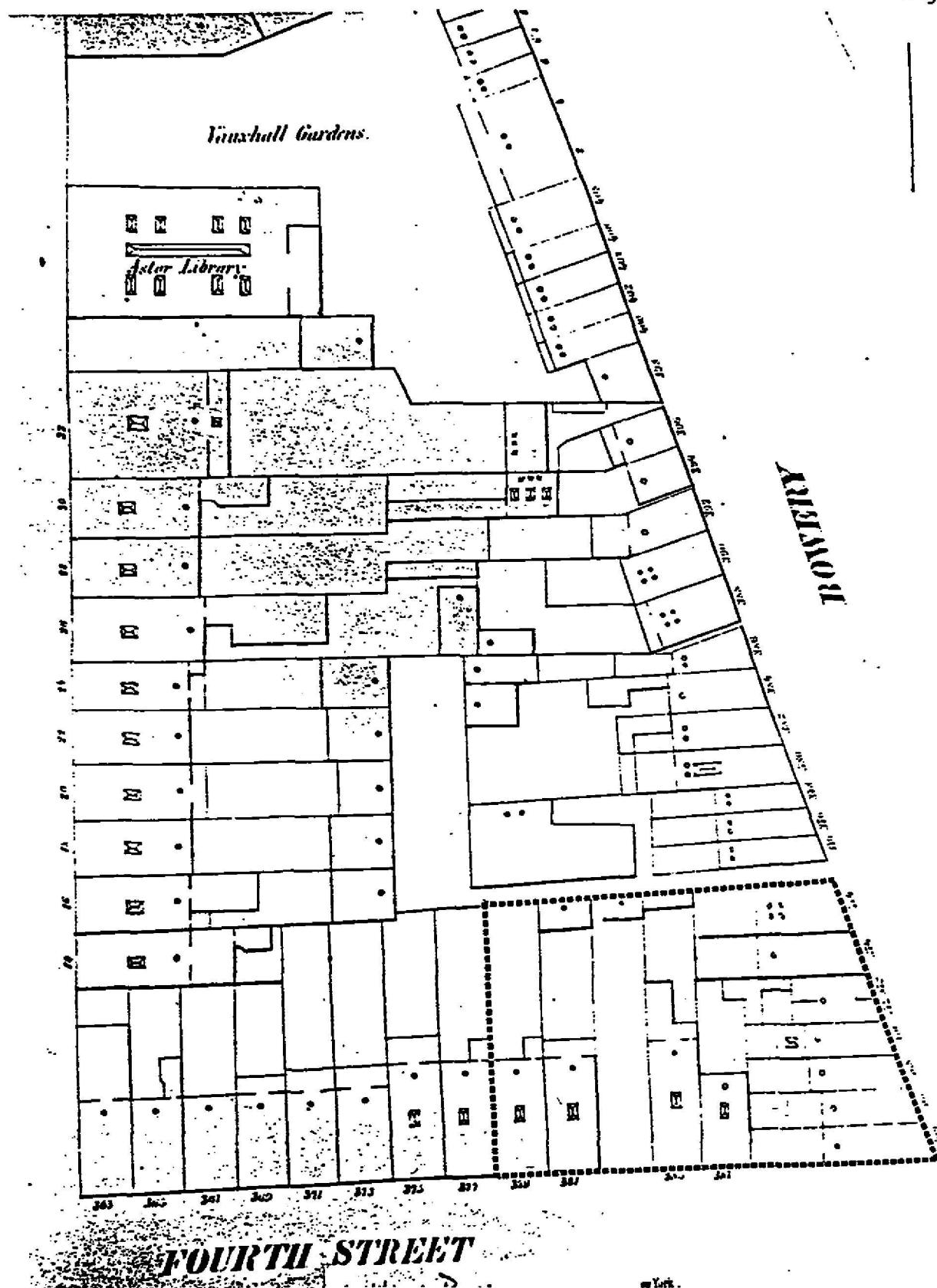


Figure 6



William Perris. 1854.  
MAP OF THE CITY OF NEW YORK



Figure 7

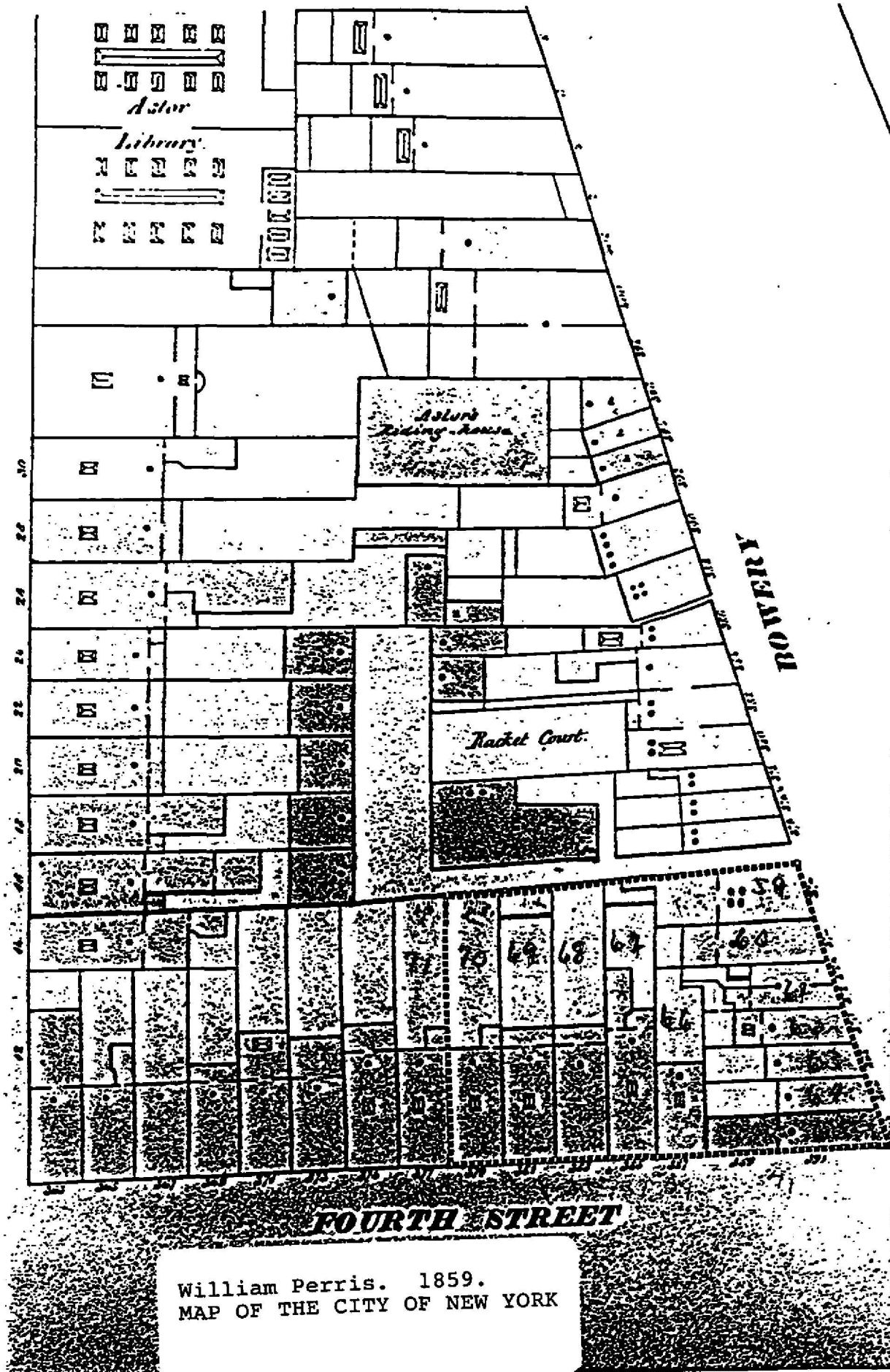




Figure 8

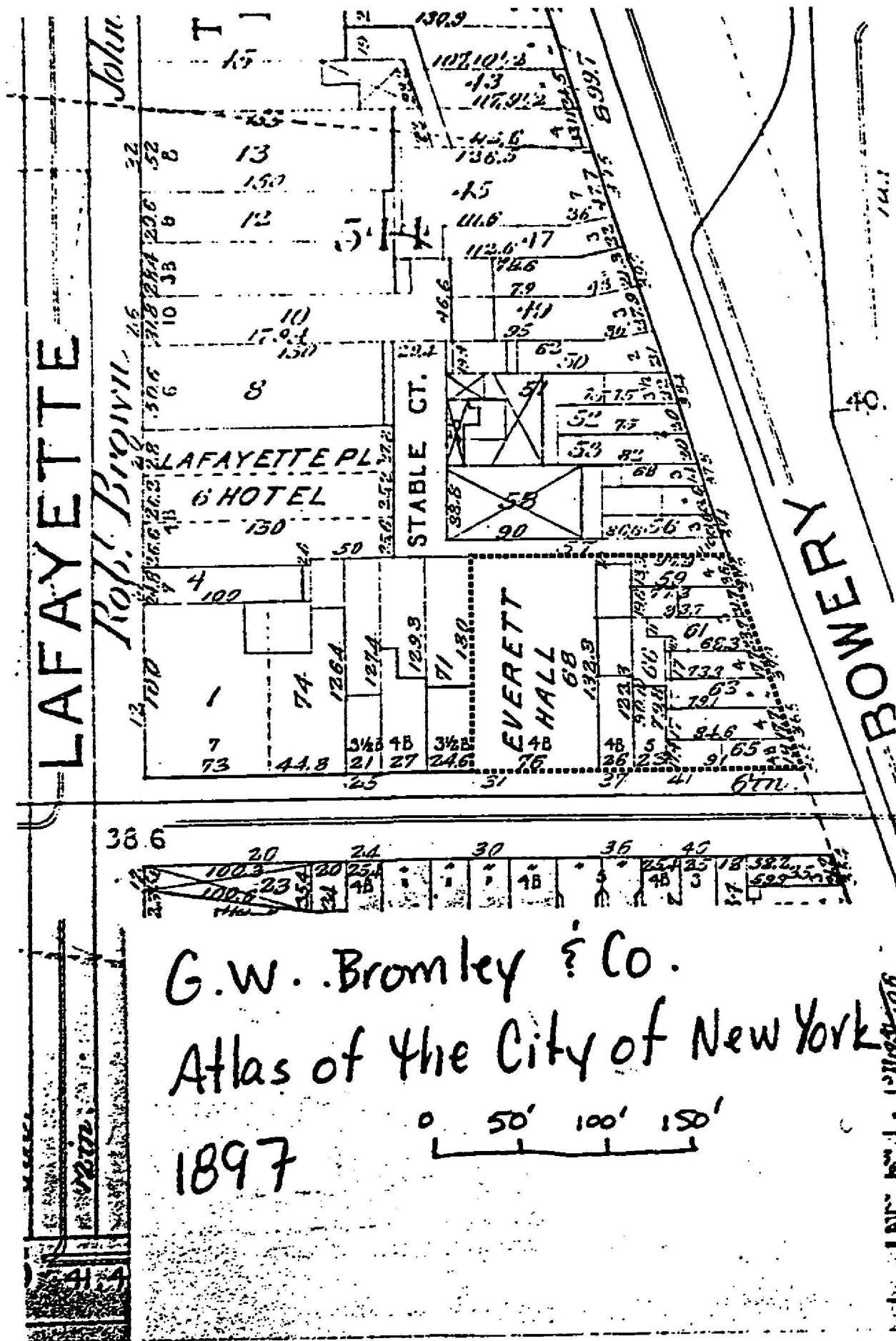
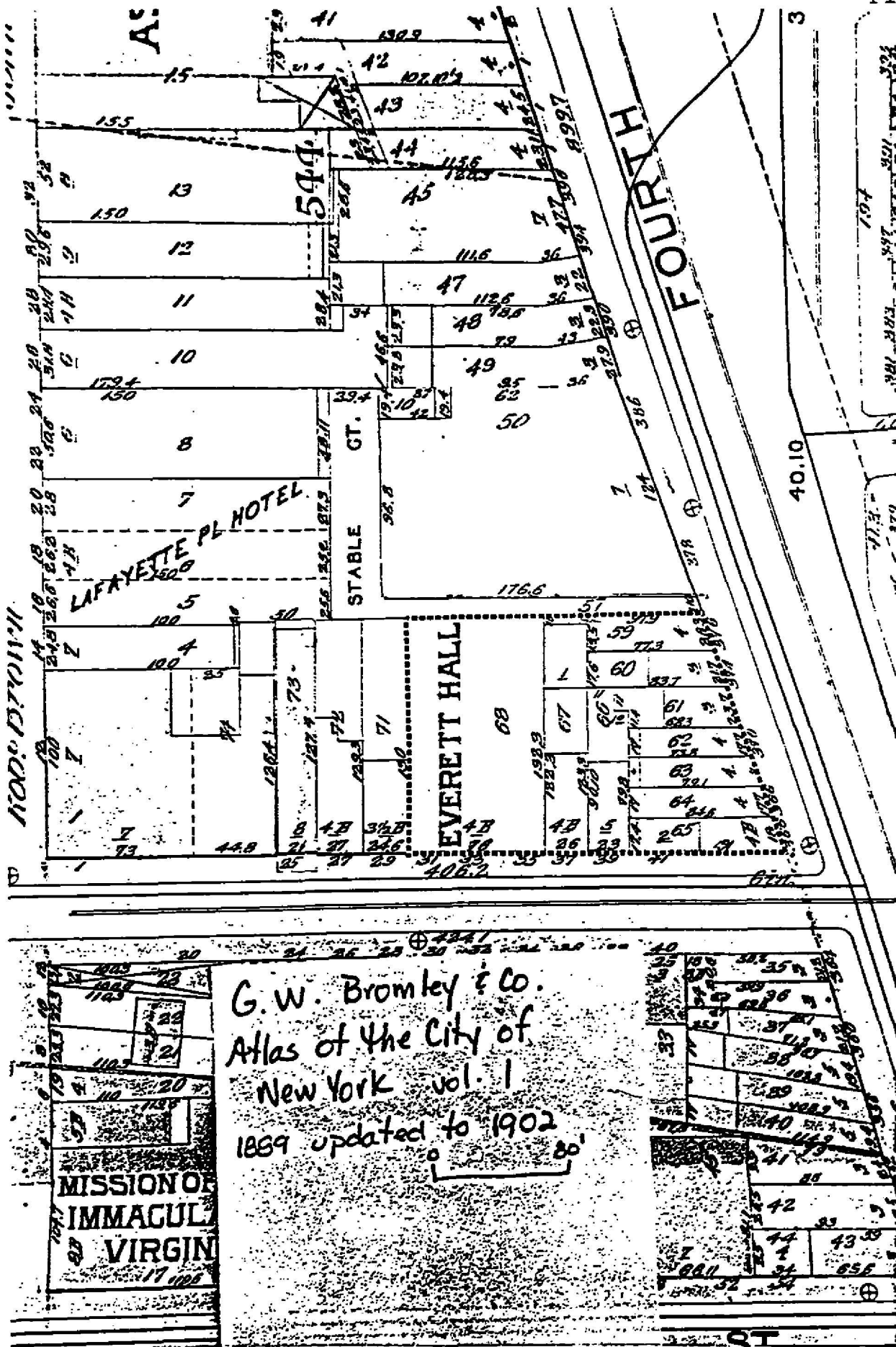
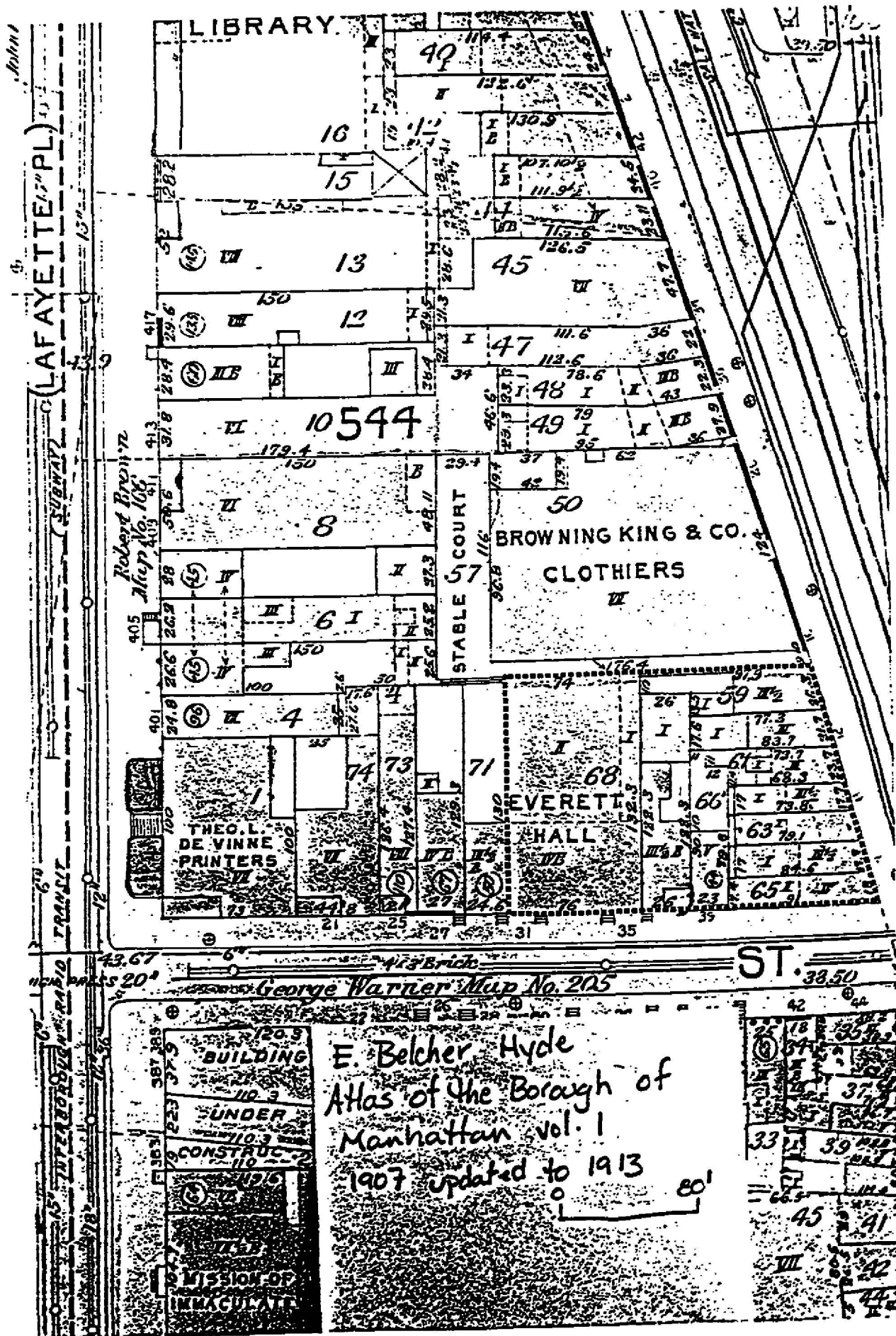


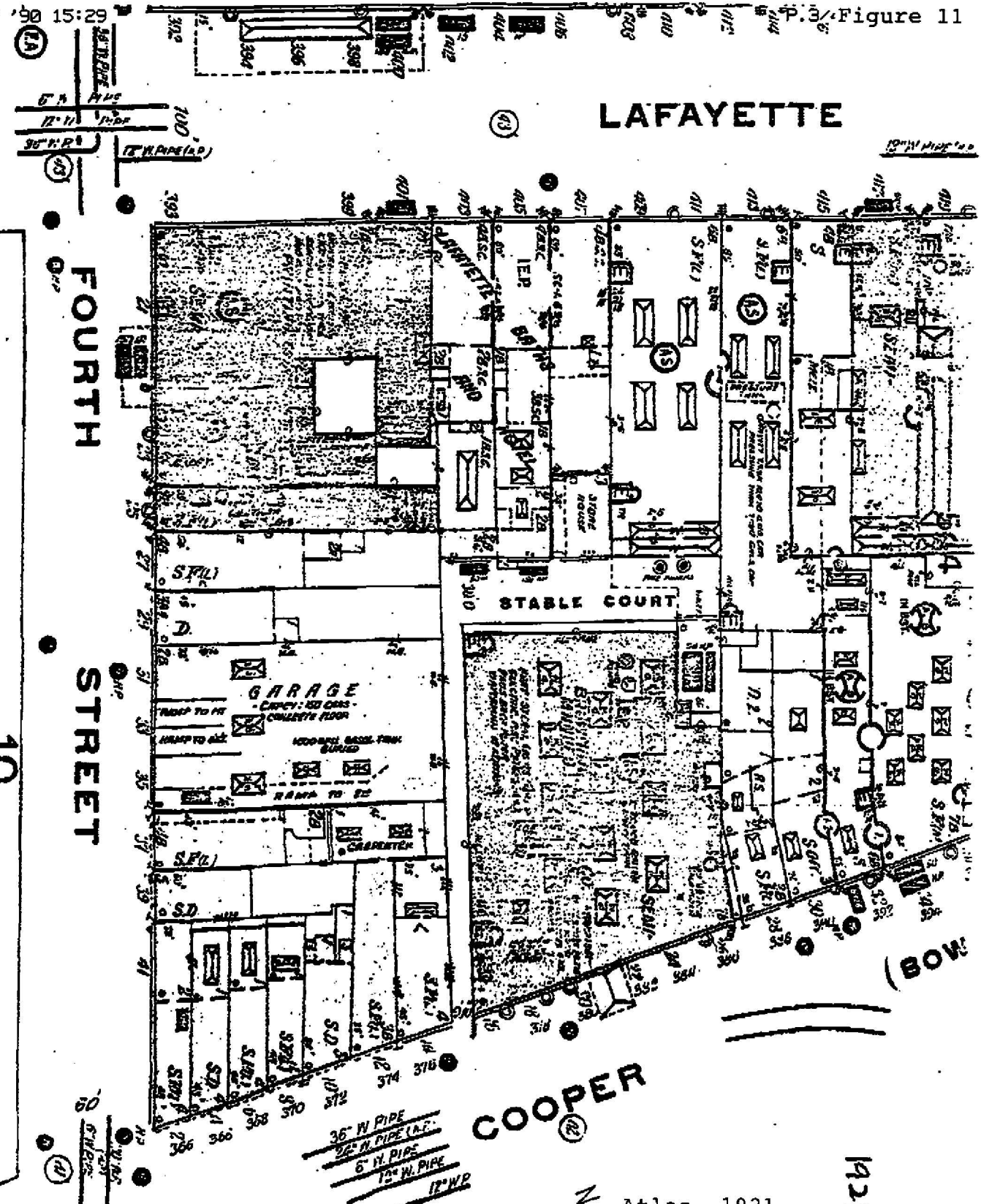
Figure 9





JAN 30 '90 15:29

P.3/ Figure 11



LAFAYETTE

FOURTH

STREET

10

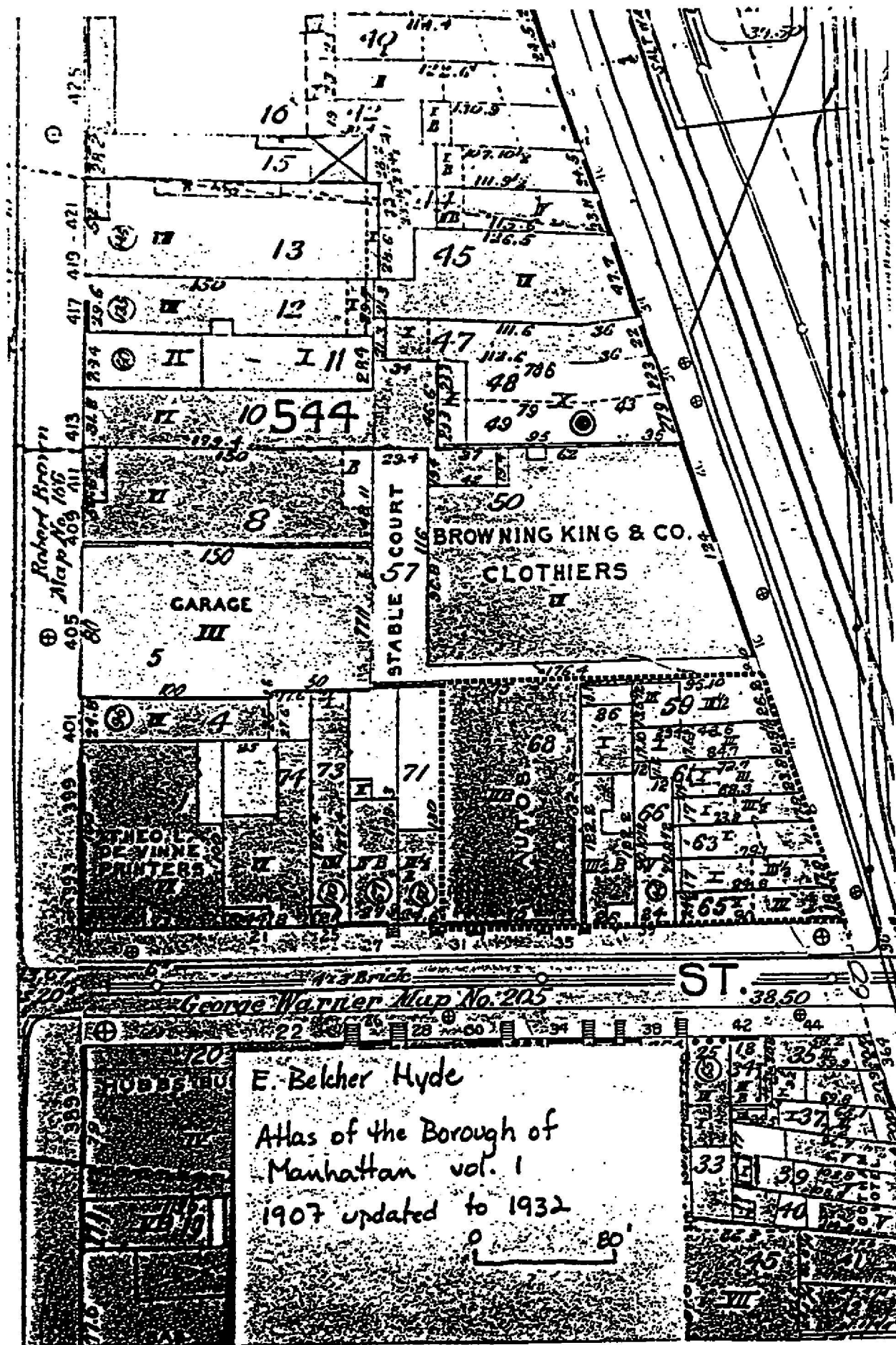
COOPER

Atlas, 1921  
Sanborn Map Co.

1921



Figure 12



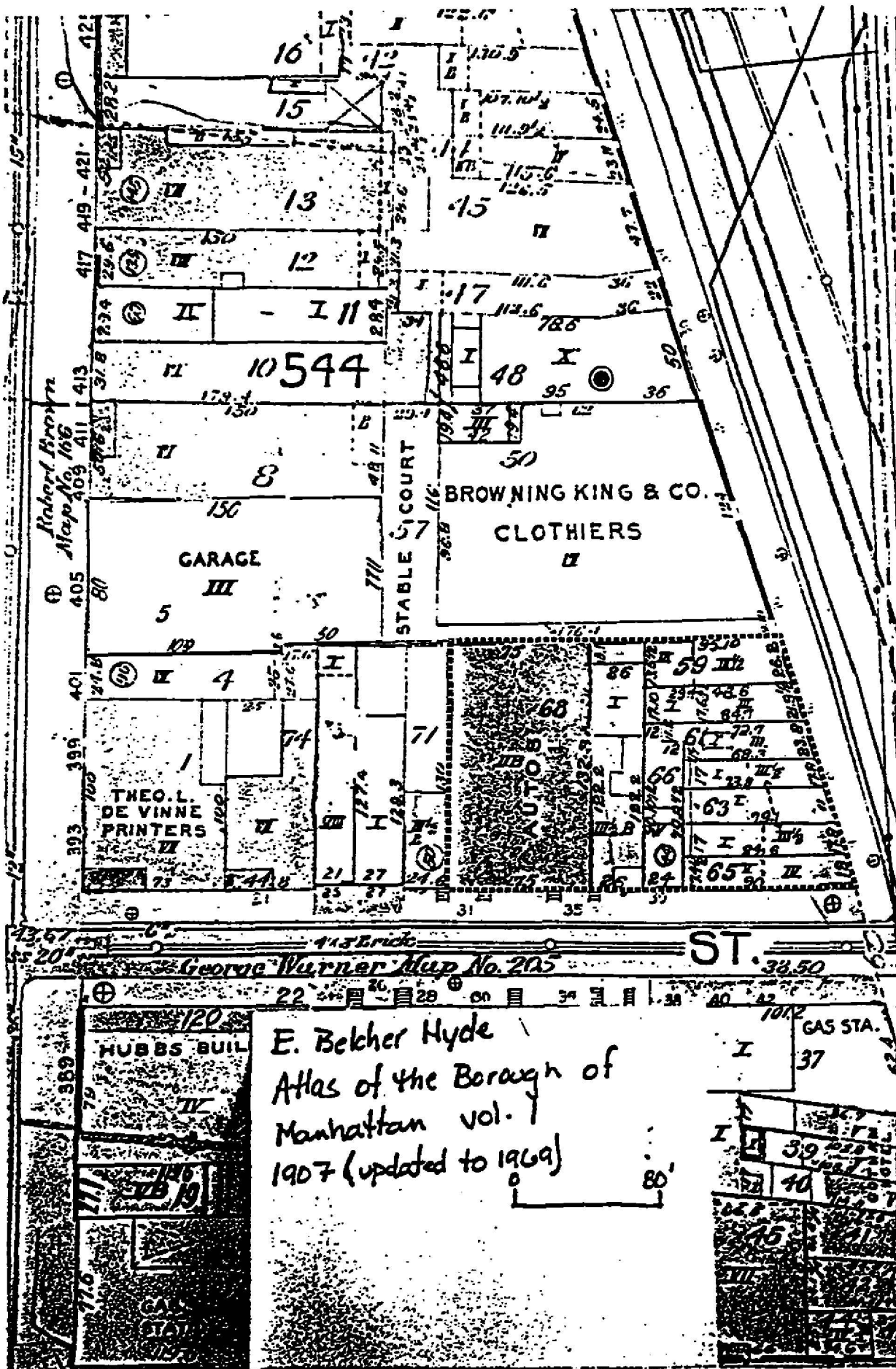
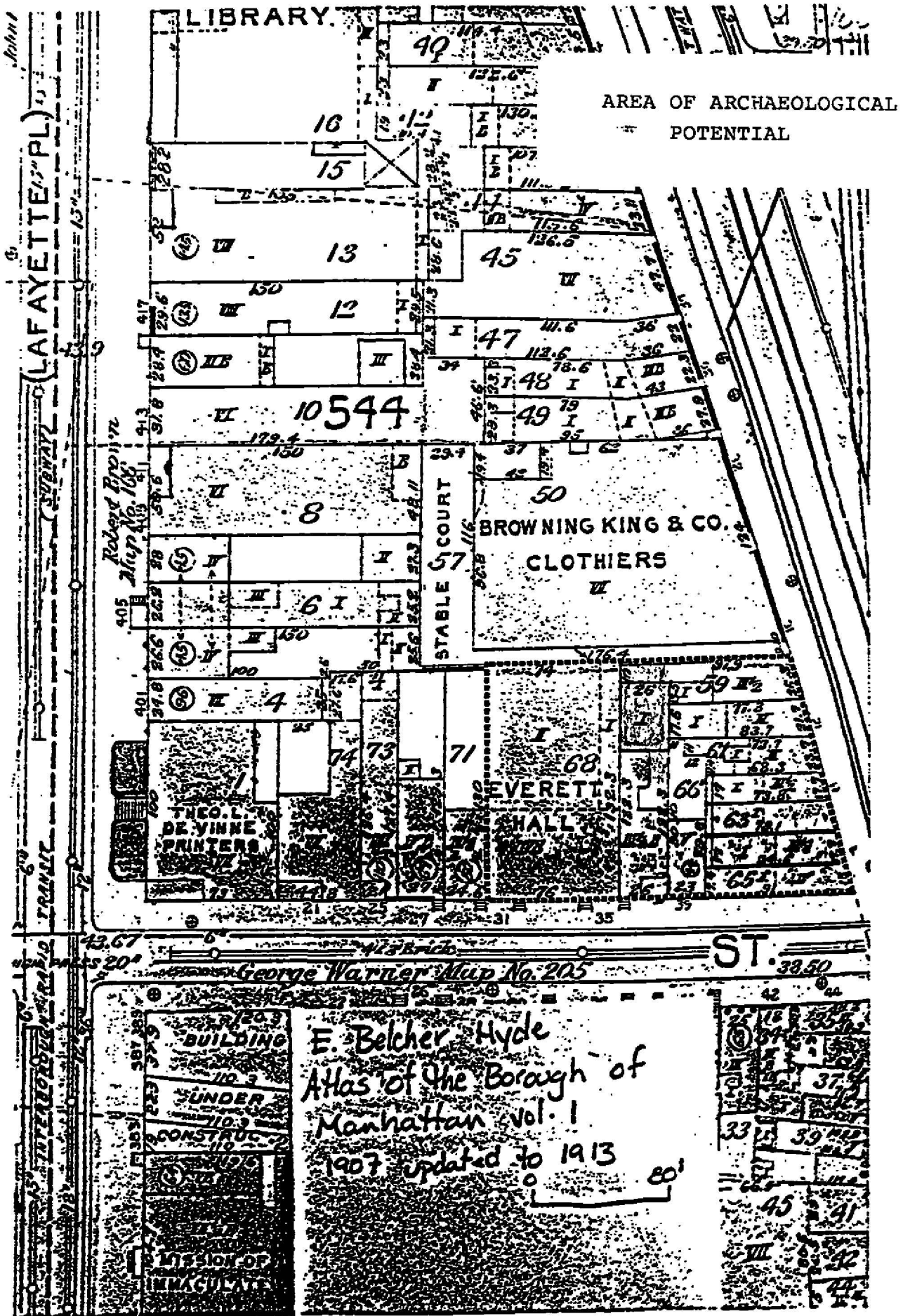


Figure 14





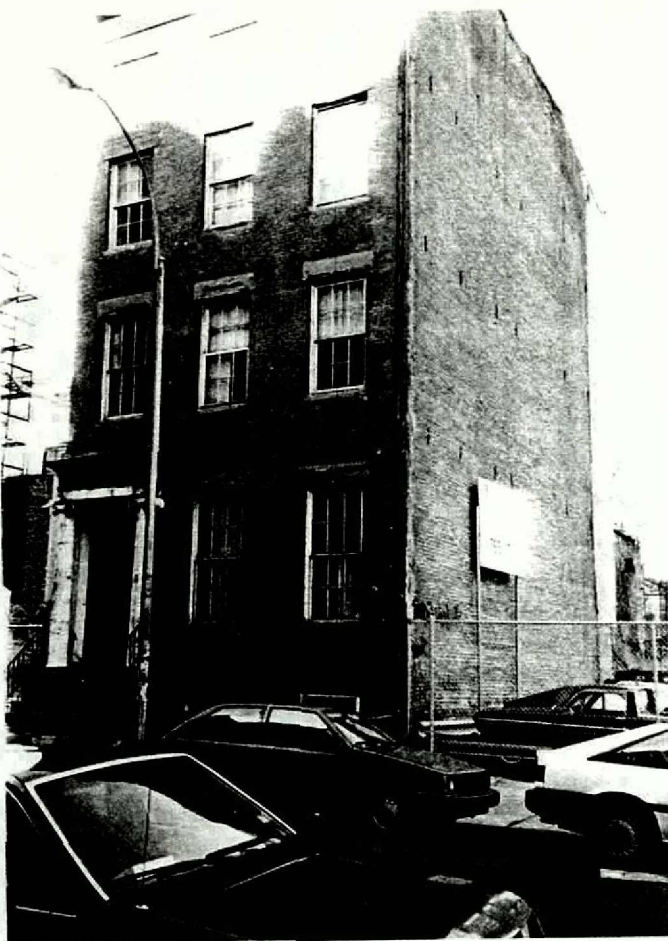


Photo 1: The Skidmore House, #37 East 4th St. Looking north from the south side of 4th St.

Photo 2: Looking south/southwest toward East 4th Street from the parking lot which fronts Cooper Square. Note Skidmore House to the right





Photo 3: (above) Looking south/southeast toward the corner of Cooper Square and East 4th St. from the parking lot near the rear of the Skidmore House.

Photo 4: (below) Looking west from the same parking lot toward the rear of the Skidmore House, #37 East 4th Street.





Photo 5: Looking east  
toward Cooper Square  
across the parking  
lot from the rear of  
the Skidmore House,  
#37 East 4th Street.

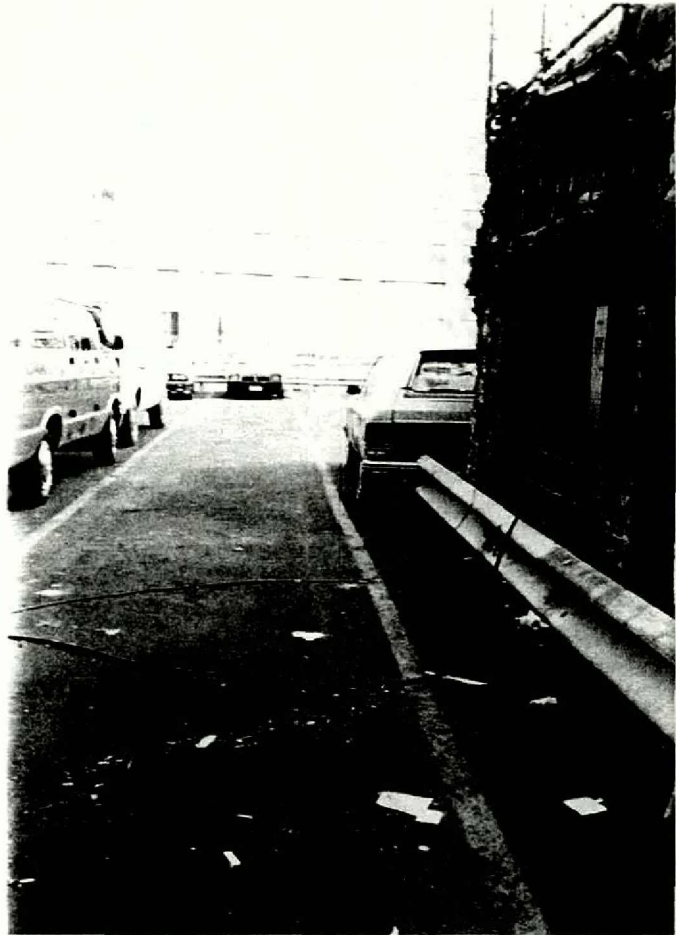


Photo 6: Looking  
south toward East  
4th Street from the  
vacant lot at #31-  
35 East 4th Street.  
The Skidmore House  
is at the extreme  
left.

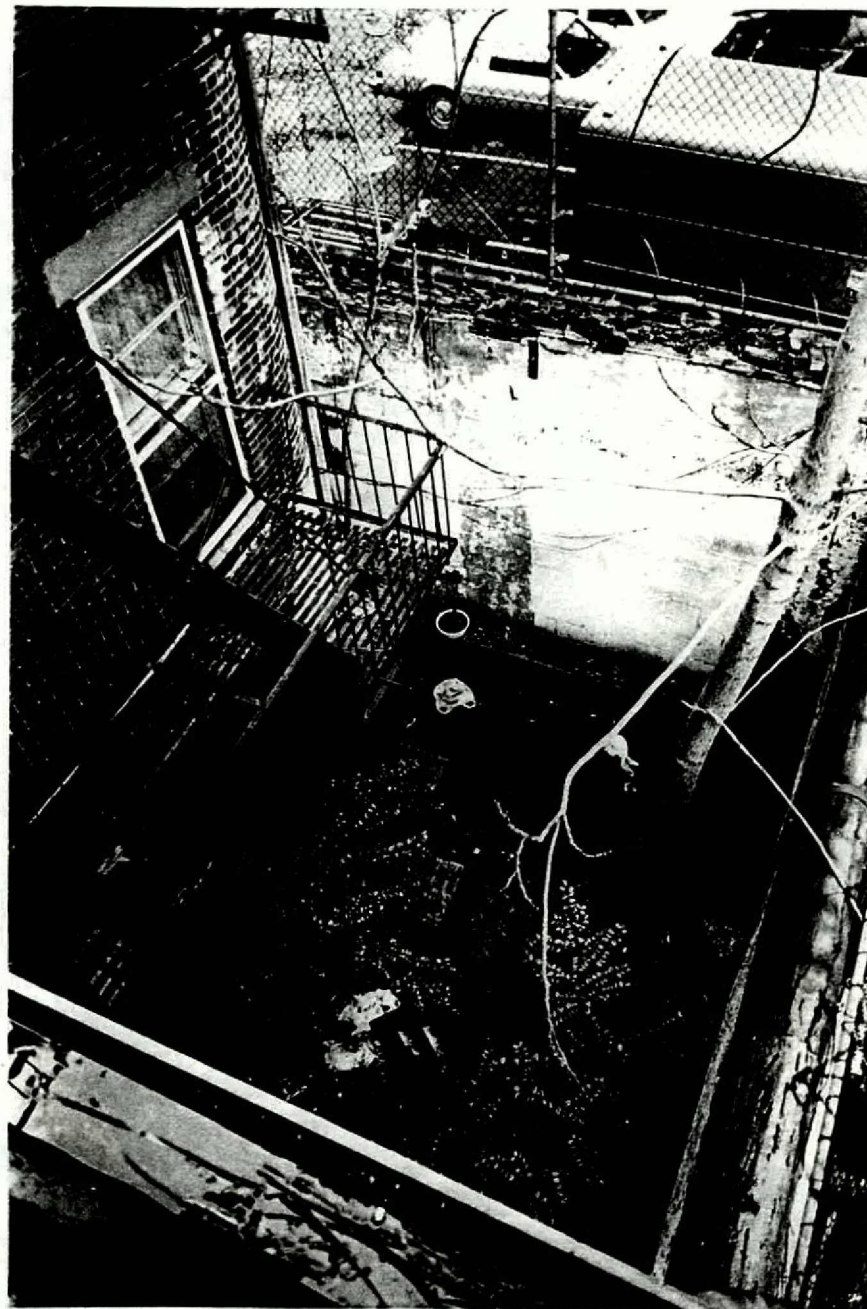




Photo 7: Looking west along East 4th Street. Showing the ground floor and main floor entrances to the Skidmore House.



Photo 3: Aerial view of courtyard  
adjacent to the Skidmore House.  
Cars are in the parking lot to  
the rear of the house.  
(Photo courtesy of Derryl Lang, AKRF, Inc.)



10-12 Cooper Square  
CEQR No. 89-087M

Block 544

# Owner Indexes List

The summary of the block states: "Parcels 7 and 8 are within the Yellis Mandeville Farm and passed to Matthew Buys in 1767 by deed recorded in 1843. Parcel 7 passed to George Warner, and was in the possession of his heirs, Ann Warner and others in 1825. Parcel 8 passed to John Norman, and was in the possession of the guardian of his infant heirs, Eliphalet Wheeler in 1820."

The block index map shows Parcel 7 began north of Lot 59 and extended south through the study area ending just north of E. 4th Street. Parcel 8 continued south through E. 4th Street and so included a narrow strip of the southern ends of the study area lots. George Warner had complete possession of the lots by 1825.

The following list is broken down according to present lot numbers. An asterisk (\*) marks a lease listing.

<u>GRANTORS</u>	<u>GRANTEES</u>	<u>LOT</u>	<u>DATE</u>	<u>LIBER</u>	<u>PAGE</u>
<u>All Lots</u>					
K. Perro et al.	Y. Mandeville	NL	1764	37	66
R. Ryckman	Y. Mandeville	NL	1764	37	68
J. Buyce, et al.	Y-M. Buyce	NL	1797	54	303
J. Buyce, et al.	Higgins/Compton	NL	1797	54	513
Higgins/Compton	J. Norman	NL	1813	103	508
R. Hopwood	J. Norman	NL	1813	103	514
Mayor, Aldeman et al.	G. Warner	1-3, 65-74	1825	192	413
A. Warner, Widow et al.	Partition Deed A.&S.F. Williams	59-67	1825	198	119
Y. & R. Mandeville	M. & M. Buys	NL	1843	436	446

## Lot 59

Includes old lots 59, 60, 61.

A.&S.F. Williams	Nichols/Warner	59, 60, 61	1848	506	417
E.H. Nichols	I. Merritt	61	1849	512	356
Merritt/Warner	Party Wall Agreement	60, 61	1849	520	467
E. & A. Warner	S. Frost	60	1850	536	228
Merritt/Frost	Party Wall Agreement	60, 61	1850	540	275

Lot 59 cont'd

I. Merritt	S. Frost	60,61	1850	540	276
E. & A. Warner	S. Frost	59	1850	540	155
Warner/Frost	Party Wall Agreement	59,60	1850	540	275
E. & A. Warner	F. Kinney	59	1851	565	43
E.H. Nichols	J. Hooper Examine	61-65	1851	565	260
F. Kinney	S. Frost	59	1852	594	88
J. Hooper	A. Upham Examine	61-65	1853	627	199
Exr. of I. Merritt	Merritt/Merritt	61	1873	1249	163
C. Merritt	S. Merritt	61	1890	2373	13
W. Langdon	H. Bartlestone	*59	1903	104	220
Exr. of S. Frost	M. Simon	*60	1909	191	277
Exr. of S. Frost	Pouker Realty Corp.	59	1917	3029	296
Pouker Realty Corp.	J. Tucker	59	1923	3374	191
J. Tucker	M. Simon	59	1923	3358	491
M.C. Simon	Mahsons Realty Corp.	59	1965	5317	189
Exr. of S. Frost	W. Wilson	60	1917	3030	262
W. Wilson	E. Heath, et al.	60	1917	3018	347
E. Heath, et al.	Mollie Simo	60	1918	3051	71
Mollie Simon	Morris Simon	60	1920	3139	260
M.C. Simon	Mahsons Realty Corp.	60	1965	5317	189
E. Merritt	H. Smith	61	1919	3071	475
H. Smith	M. Simon	61	1920	3149	117
R. Breitbart	M. Simon	61	1925	3476	341
M.C. Simon	Mahsons Realty Corp.	61	1965	5317	189

Lot 65

Included old lots 62, 63, 64, 65.

A. & S. Williams	W. Woodcock	62-65	1842	424	412
E.H. Nichols	J. Hooper Examine	61-65	1851	565	260
J. Hooper	A. Upham Examine	61-65	1853	627	199
M. Woodcock	E. Mueller	*63	1903	101	407
Trst. of W. Woodcock	A. Markowitz	*64	1906	158	50
Trst. of M. & W. Woodcock	Barth/Krakower	62-65	1946	4480	43
A. Krakower	I. Krakower	62-65	1959	5101	103
I. Krakower	A. Krakower	62-65	1961	5138	358
Exr. of Barth/Krakower	Mahsons Realty Corp.	62-65	1965	5315	187



Lot 66

A. & S. Williams	Nichols/Warner	66	1848	506	417
E.H. Nichols	J. Hooper	66	1851	565	260
J. Hooper	A. Upham	66	1853	627	199
A. Upham	A.G. Upham	66	1873	1236	662
C. Upham	J. Sweeney	66	1885	1868	188
J. Sweeney	F. Upham	66	1885	1868	190
C.W. Upham	J. Blatt	*66	1891	3	333
Exr. of C.W. Upham	A. Weinstein	66	1893	20	2
Exr. of A. Weinstein	Weinstein/Marks	66	1913	225	251
Weinstein/Marks	Weinstein/Opler et al.	66	1914	228	370
S. Opler	D. Weinstein	66	1916	246	65
D. Weinstein	S. Opler	66	1919	3056	243
Opler/Weinstein	39 E.4th Street Corp.	66	1924	3444	25
39 E.4th Street Corp.	S. Bullowa	66	1934	3901	46
S. Bullowa	Beta Improvement Corp.	66	1935	3905	10
Beta Improvement	L. Freidman	66	1952	4773	559
L. Friedman	B. Barth	66	1955	4934	274
F. Barth	M. Hittner	66	1965	5353	234
M. Hittner	Marc-Bob-Jeff Realty Co.	66	1967	192	182

Lot 67

A.E. Skidmore	J.J. Urban	67	1883	1713	346
J. & M. Urban	M.A. Kessler	67	1887	2036	238
M.A. Kessler	P.L. Runkle	67	1889	2268	88
P.L. Runkle	C.M. O'Connor	67	1890	2328	241
C.M. O'Connor	H. Rosenber	67	1936	3937	238
H. Rosenberg	M. Simon	67	1936	3937	256
H. Rosenberg	M. Simon Pt. of	67	1937	3972	16
M.C. Simon	Mahsons Realty Corp.	67	1965	5317	189
S.C. Simon	L. Hackel	67	1965	5320	121
L. Hackel	R. Holmes	67	1965	5355	185
R. Holmes	Lenore Tawney	67	1966	72	180
L. Tawney	P. Kim	67	1968	124	1

## APPENDIX B

10-12 Cooper Square  
CEQR No. 89-087M

Block 544

# Tax Records

These are the old tax records from the NYC Municipal Archives files. They only run through 1897 and that is where the investigators stopped as after 1900 the properties listed begin to lose archaeological significance. The Everett Hall lots, 68, 69, and 70 were not examined beyond early records that placed them west of current lot 67.

Old Lots 554 and 554 1/2 fronting 4th Street were created from land Sarah F. Williams possessed and retained behind William Woodcock's 4 lots fronting the Bowery Road.

<u>Book/Page</u>	<u>Ward/Location</u> <u>Owner or Occupant</u>	<u>Description</u> <u>of Property</u>	<u>Value of</u> <u>Real Estate</u>	<u>Personal</u> <u>Estate</u>	<u>Remarks</u>
1789 p.28	Out Ward Matthew Buyce	ho [house?]	350	200	[This ward's listings consisted of farms; noted in lists]
1799 p.53	7th Ward John Buyce	Bowery above the line H & 2 acres	900	80	[Listed with Peter Stuyvesant's payments]
1802 NA	Ward 7 John Buyce	"The Sailors Snug Harbor" H & 3 acres	1800		[Only time this farm is mentioned; possible tax assessor error]
1807 p.4	Ward 8 George Warner	Bowery Road West Side to North Line H & about 1 1/2 acres	3600	1000	
1808 p.4	Ward 8 G. Warner	Bowery Lane below North Line H & 1 1/2 acres	3600		
1810 p.4	Ward 8 G. Warner	Bowery Lane below North Line 2H & 1 1/2 acres	5000	1500	
1814 NA	Ward 8 G. Warner	Bowery Lane West Side 2H & 16L	10,000	3000	
1817 p.3	Ward 8 G. Warner	Bowery Lane West Side H & 16L	10,000	7000	
1821 NA	Ward 8 G. Warner	Bowery Lane West Side between 4th & Art H & 16L	9000	6000	
1825 p.4	Ward 8 Estate of George Warner	Bowery Lane West Side between 4th & Art H & 18L	15,000		
1826 p.30	Ward 9 Azarius Williams	Bowery West Side between 4th & 8th H & 5L	9,000		

1826 p.44 4th St. North Side between Broadway & Bowery  
Thomas Murphy 1L 1200  
Samuel Nichols 2L 2400  
Effingham Warner 8L 9600  
Ann Warner 3L 3600 foundation  
[Warner heirs included to show distribution of land  
and absence of recorded structures; lots are west of  
project area]

1827 NA Ward 9 Bowery West Side between 4th & 8th  
A.F. Williams H & 5L #374 12,000 5,000

1828 NA Ward 9 Bowery West Side between 4th & 8th  
A.F. Williams H & 5L 12,000 corner  
Effingham H. Warner L or a 2? 2,500

1829 p.51 Ward 9 Bowery West Side between 4th & 8th  
E.H. Warner H & 6L 11,000 3,000 c [corner lot]

1832 p.2 Ward 15 Bowery between Art & 4th  
Widow Sarah Williams H & 6L #374 15,000 c

1834 p.2 Ward 15 Bowery between Art & 4th  
E.H. Warner 2L 5,000  
Sarah Williams H & 6L #374 16,000 c

1835 p.2 Ward 15 Bowery West Side between 4th & 8th  
E.H. Warner 3L  
S.F. Williams H & L #374 8,500 6,900  
" L 3,500 2,400  
" L " "  
" L " "  
" L " "  
" L 4,500 3,000

1838 p.2 Ward 15 Bowery West Side between 4th & 8th  
John H. Contoit Stable & rear ground 3,000 1496-1494  
S.F. Williams H & 5L 21,000 1492-1488 inclusive  
[No mention of #1493 or E.H. Warner]

p.40 4th Street North Side between Lafayette & Bowery [on project site]  
Samuel Nichols 1L 4,500 553  
Sarah F. Williams 1L 3,800 554  
[554 was created from land retained by Mrs. Williams behind the lots she  
owned fronting Bowery, 553 is west of the project site.]

Book/Page	Ward/Location Owner or Occupant	Description of Property	St. Nos.	Lot Nos.	Value of Real Estate	Remarks
1841 p.2	Ward 15 Bowery West	Side between 4th & 8th				
	[J. Contoit has #376 one line above "stable & rear lot" listing]					
	S.F. Williams	H & 2L	#374	1492	9,500	
	"	1L	#372	1491	3,000	
	"	1L	#370	1490	"	
	"	1L	#368	1489	"	
	"	1L	#366	1488	3,500	

p. 4 No change on 4th Street lots

1842 p.2	Ward 15 Bowery West Side between 4th & 8th					
	S.F. Williams	H & 2L	#374	1492	9,500	
	"	1L	#372	1491	3,200	
	Willm P. Woodcock	1L	#370 1/2	1490	2,750	
	"	1L	#370	1489	"	now
	"	1L	#368	1488	"	building
	"	1L	#366		3,000	
	No change on 4th Street lots					
1843 NA	No change on Bowery lots					
p.41	4th St. North Side between Lafayette & Bowery					
	Sarah F. Williams	1L	NA	554	3,200	
	"	1L	NA	554 1/2	3,000	
1844 p.2	Ward 15 Bowery West Side between 4th & 8th					
	S.F. Williams	H & 2L	#374	1492	9,500	
	"	1L	#372	1491	3,200	
	Willm P. Woodcock	H & L	#370 1/2	1490	5,200	
	"	H & L	#368	1489	"	4 Houses
	"	H & L	#366	1488	"	on 3 Lots
	"	H & L	#366		6,000	
p.40	4th St. North Side between Lafayette & Bowery					
	S.F. Williams	1L	#369	554	3,500	
	"	1L	NA	554 1/2	"	
1845 NA	No change on Bowery lots					
	4th St. North Side between Lafayette & Bowery					
NA	Samuel T. Skidmore	H & L	#369	554	11,000	
	Mrs. Williams	1L	#371	555	4,000	
1846 p.2	Ward 15 Bowery West Side between 4th & 8th					
	J.C. Contoit	House & Stables	#378			
	"	Brewery	#376 1/2 ---	14931/2	11,500	
	"		#376			Bldg in rear
	S.F. Williams	H & L	#374	1493		
	"	1L	#372	1492	3,000	
	W.P. Woodcock	H & L	#370	1491	5,000	
	"	H & L	#368	1490	"	
	"	H & L	#366	1489	"	
	"	H & L	#364	1488	6,000	
NA	No change on 4th St. lots					
1850 NA	Ward 15 Bowery West Side between 4th & 8th					
	J. Contoit	alley & rear bldg		14931/2	2,300	
			#374 1/2	14931/4	7,000	
	Sarah F. Williams	H & L	#374	1493	8,000	4,500 E.H. Warner
	Mr. Merritt	H & L	#372	1492	5,500	Saml. Frost
	W.P. Woodcock	H & L	#370	1491	6,300	
	"	H & L	#368	1490	"	
	"	H & L	#366 1/2	1489	"	
	"	H & L	#364	1488	8,000	

1850 NA No change on 4th St. lots

1851 NA Ward 15 Bowery West Side between 4th & 8th  
 E.H. Warner Rear bldg. 14931/2 2,500  
 " H & L #3741/2 14931/4 8,000  
 Samuel Frost H & L #374 1493 5,000  
 Mr. Merritt H & L #372 1492 5,500  
 W.P. Woodcock H & L #370 1491 6,300  
 " H & L #368 1490 "  
 " H & L #3661/2 1489 "  
 " H & L #364 1488 8,000

NA 4th St. North Side between Lafayette & Bowery  
 Samuel T. Skidmore H & L #385 554 10,000  
 Mrs. Williams 1L #387 555 4,000

1852 NA Ward 15 Bowery West Side between 4th & 8th  
 No change on Bowery lots

p.46 4th St. North Side between Lafayette & Bowery  
 Samuel T. Skidmore H & L #385 554 10,000  
 John Hooper H & L #387 5541/2 6,000 adjusted to 8,500

1853 NA No change on Bowery lots

NA 4th St. North Side between Lafayette & Bowery  
 Dr. Upham H & L #387 5541/2 10,000 [no other changes]

Book/Page	Ward/Loc.	Owner	Dimensions Lot Bldg.	No. of Stys.	No. of		Value	Remarks
					Bldgs. On Lot	St. Nos.		
1858 NA	Ward 15 Bowery West Side between 4th & 8th							
	S. Frost	24x88 24x75	3	1	#3741/2	14931/4	8,500	
	"	20x84 20x67	3	1	#374	1493	5,500	
	Merritt	22x77 22x50	3	2	#372	1492	6,000	
	W. Woodcock	17x70 17x60	4	1	#370	1491	6,500	
	"	17x79 17x47	4	1	#368	1490	6,300	
	"	17x84 17x45	4	1	#3661/2	1489	"	
	"	17x91 17x52	4	1	#366	1488	8,500	
NA	4th St. North Side between Lafayette & Bowery							
	S. Skidmore	25x122 25x18	2	2	#385	554	13,000	
		and 25x50	4					
	Dr. Upham	24x85 24x44	5	1	#387	5541/2	11,000	
1871 NA	Ward 15 Bowery West Side between 4th & 8th							
	S. Frost	26'3"x88'	754	1	#376	14931/4	8,500	
	"	21'7"x84'	NA3	1	#374	1493	5,500	covered lot
	Merritt	23'7"x72'	503	2	#372	1492	6,000	
	W. Woodcock	17'7"x70'	474	1	#370	1491	6,500	
	"	17'7"x79'	474	1	#368	1490	6,300	
	"	17'7"x84'	454	1	#3661/2	1489	"	
	"	18'5"x91'	NA3	2	#366	1488	8,500	covered lot
		and 4						

No change on 4th St. lots

1887 NA	Same for all Bowery lots except:			
	S. Frost	26x97		#376
	"	21'7"x77		#374
	and			
	W. Woodcock	No other changes		#364
	4th St. North Side between Lafayette & Bowery			
	S. Skidmore	No other changes		#37 by 1875
	A. Upham	No other changes		#39 by 1875
1888 NA	No change on Bowery lots [Real estate values increase]			
p.77	4th St. North Side between Lafayette & Bowery			
	M.A. Kessler	26x122 26x18 2	2	#37 554 15,000
		and 26x50 4		
	A. Upham	24x79'8"	No other changes	
1889	No change on Bowery lots			
	4th St. North Side between Lafayette & Bowery			
	M.A. Kessler	26x122 26x18 2*	1	#37 554 15,000
		and 26x50 4		
	[*This represents the 1854 2 story addition]			
	A. Upham	24x79'8" 23x44 5	1	#39 5541/2 14,000
1890	No change on Bowery lots			
	Same for 4th St. lots except:			
	P.S. Runkle	No other changes		#37
1891	No change on Bowery lots			
	Same for 4th St. lots except:			
	C.M. O'Connor	No other changes		#37
1892	No change on Bowery lots			
	Same for 4th St. lots except:			
	Chas. W. Upham	No other changes		#39
1894	No change on Bowery lots			
	Same for 4th St. lots except:			
	A. Weinstein	No other changes		#39
1897 p.32	Ward 15 Bowery West Side between 4th & 8th			
	S. Frost			#376 59
	"			#374 60
	Merritt			#372 61
	W. Woodcock			#370 62
	"			#368 63
	"			#366 64
	"			#364 65
	4th St. North Side between Lafayette & Bowery			
	C.M. O'Connor			#37 67
	A. Weinstein			#39 66

APPENDIX C

Information from New York City Directories

The households and/or businesses that persisted at one address for at least ten years were:

385 Fourth Street

1812 Fourth Street not included in directory  
1840 Skidmore Samuel T merchant 131 Pearl h. 5 Mott  
1851 S.T. Skidmore 385 Fourth Street  
1861 S.T. Skidmore pres 60 Wall h 385 Fourth

393 Fourth Street

1812 Fourth Street not included in directory  
1840 Simpson & Kemp bakers  
1851 Simpson & Kemp, bakers

\*Andrew Simpson

\*William Kemp

["A \* affixed to a name signifies that the person is a member of the preceding firm" (Doggett's 1851:9)]

[At this point on p. 177 of Doggett's 1851 reverse directory it reads: "Here Bowery intersects...." which suggests that, in 1851, 393 Fourth Street was on the west side of Bowery Lane or Road/Fourth Avenue and, therefore, on the project site.]

1861 Simpson & Kemp not listed  
Andrew Simpson baker, 366 Bowery h 391 Fourth

[See also 366 Bowery.]



### 364 Bowery

1812 Bowery for the project site was unnumbered ["Where houses are not numbered, they are given in rotation as they follow the street." (Elliott's 1812:i)]. It may be that some of the eight names between Nicholas Schureman and Benjamin Romaine listed in the 1812 reverse directory could be attached to plots of land on the west side of the Bowery on what was to become Block 544.

[See the 1830 map for the arc that marked the 2 mi radius from City Hall referred to in the 1812 reverse directory.]

1840 Blackett Wm hardware 364 Bowery & 642 Broadway  
Blackett J. & W. hardware dealers and brush  
manufacturers 364 Bowery and 642 Broadway  
Blackett John hardw. 364 Bowery 642 Bway h 10 Amity  
1851 William Blackett, hardware  
1861 William Blackett not listed  
Blackett John hardware 215 Third Ave  
Blackett John Jr hardware 215 Third av h Tremont  
Blackett J & J hardware 215 Third av

### 366 Bowery

1812 see 364 Bowery for notes

1840 Robert Coddington not listed

W.B. Willis not listed at 366 Bowery

Willis William B. sailmaker 193 South h. 90 Elm

Simpson & Kemp not listed at 366 Bowery

Simpson Andrew baker 47 Christopher

William Kemp not listed at 366 Bowery

1851 Robert Coddington, books

W.B. Willis

Simpson & Kemp, bakers

\*Andrew Simpson

\*William Kemp

["A \* affixed to a name signifies that the person is a member of the preceding firm" (Doggett's 1851:9)]

William Kemp not listed at 364 Bowery

Kemp William leather 52 Ferry h. 49 Roosevelt

1861 Robert Coddington, books, 366 Bowery

Simpson & Kemp bakers not listed at 366 Bowery

Andrew Simpson baker, 366 Bowery h 391 Fourth

William Kemp not listed at 366 Bowery

William Kemp listed at three other addresses.

[The occupations listed are: drugs, ice, carpenter, and goldleaf.]

[See also 393 Fourth Street.]

There was a search through 75 years of New York City directories (1804-1879) looking for Effingham H. Warner and Sarah F. Williams at 374 Bowery. Between 1827 and 1849 one or both of them were given the 374 Bowery address. Neither name at that address showed up from 1851 through 1879. The following list notes which years 374 Bowery was given as either and/or both Warner's and Williams' address.

374 Bowery

1827 Williams Sarah F. 374 Bowery  
1828 Warner Effingham H. drug Maiden-lane h. 374 Bowery  
Williams Sarah F. 374 Bowery  
1829 Warner Effingham H. 83 Maiden-lane h. 374 Bow.  
Williams Sarah F. 374 Bowery  
1830 Warner Effingham H. drug 83 Maiden-lane h. 374 Bowery  
Williams Sarah F. 374 Bowery  
1831 Warner Effingham H. drug. 83 Maiden-l. h. 374 Bowery  
Williams Sarah F. 374 Bowery  
1832 Williams Sarah F. 374 Bowery  
1833 Williams Sarah F. 374 Bowery  
1834 Williams Sarah F. 374 Bowery  
1835 Williams Sarah F. 374 Bowery  
1836 Williams Sarah F. 374 Bowery  
1837 Williams Sarah F. 374 Bowery  
1838 Warner Effingham H. 90 Broad h 374 Bowery  
Williams Sarah F. 374 Bowery  
1839 Williams Sarah F. 374 Bowery  
1840 Williams Sarah F. 374 Bowery  
1841 Williams Sarah F. 374 Bowery  
1842 Williams Sarah F. 374 Bowery  
1843 Williams Sarah F. 374 Bowery  
1844 Williams Sarah F. 374 Bowery  
1845 Williams Sarah F. 374 Bowery  
1846 Williams Sarah F. 374 Bowery  
1847 Williams Sarah F. 374 Bowery  
1848 Williams Sarah F. 374 Bowery  
1849 WARNER EFFINGHAM H. agent 5 Wall, h. 374 Bowery  
1850 volume not on shelf

Once a personal or business name disappears from the city directories it is very difficult to follow any particular address because, like our telephone directories, the volumes are arranged alphabetically by personal or business name. There are two exceptions, though. These "reverse" or street directories (1812 and 1851) are organized by street names with street address numbers listed in ascending number. In Doggett's 1851 "reverse" directory, the entry for 374 Bowery reads:

374 Isaac Son, laces  
----- Kayser, dentist

Selected sampling of later city directories indicates that Isaac Son and ----- Kayser were not listed in 1858, 1861, and 1864 city directories.