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# STAGE 1A ARCHAEOLOGICAL ASSESSMENT

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ENVIRONMENTAL REVIEW

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LANDMARKS PRESERVATION  
COMMISSION

32-40 BOND STREET

MANHATTAN,

NEW YORK

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Stage 1A Archaeological Assessment  
32-40 Bond Street  
Manhattan,  
New York

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## I. INTRODUCTION AND METHODOLOGY

As directed by the Landmarks Preservation Commission (LPC) in a letter dated June 17, 2002, a Stage 1A archaeological assessment has been prepared for a proposed development at 32-40 Bond Street (Block 530, Lot 48; see Figure 1). The proposed project would entail the construction of a 15-story residential building with retail space at the ground level. The project Block (530) is bounded to the north by Great Jones Street, to the east by Bowery, to the south by Bond Street, and to the west by Lafayette Street. Lot 48 is comprised of five historic lots on the south side of the block fronting onto Bond Street (formerly 32-40 Bond Street). At present, the project site is a paved parking lot (Photographs A-D).

Historical Perspectives, Inc. was retained to conduct the Stage 1A archaeological assessment. The purpose of this assessment is to provide an archaeological sensitivity rating for the project site based on the evaluation of historic documentary materials, comparative archaeological literature, site file search results, and a site inspection. As part of the assessment, the sources of documentary data identified below were consulted in order to determine the site's topography over time, to compile an overall site history, and to assess the character of potential cultural resources

### *Primary and Secondary Source Review*

Numerous local and regional histories were examined for relevant data to help place the site within a historical context. One of the most helpful historical resources was I. N. P. Stokes' *Iconography of Manhattan Island*, which yielded abundant information on the early historic development of Manhattan.

Land records, city directories, real estate valuations, and census material were examined for data relevant to the historical development of the lots within Block 530. Many of these resources were found in the New York Public Library's Local History Room, the New York City Municipal Archives, the Land Records Office, and the Old Merchant's House Museum. A review of Block and Lot files at the New York City Building's Department was also conducted. Unfortunately, no files for the construction of early buildings on the project site were found.

### *Cartographic Analysis*

In order to determine the original topography and compile a disturbance record for 32-40 Bond Street, all available cartographic resources were examined. The maps and atlases examined provided invaluable information on the changing topography of the study area, as well as the site's building history. Much of the information was gathered at the New York Public Library's Map Division.

### *Site Files Review*

Site files at the New York State Museum (NYSM) and the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) were reviewed for information regarding recorded archaeological sites in and around the project area (Appendix 1). Finally, various archaeological reports on sites in the project neighborhood were consulted for specific information on any identified historical sites near the present project Block.

### *Informant Interviews*

A visit to the Old Merchant's House Museum, located two blocks north of the project site, was conducted during the course of this research. The museum staff was questioned regarding personal knowledge of the project area and any information about cultural resources that had been previously identified and/or collected in the neighborhood. In addition, the museum's research files were examined. Records of excavations conducted in the rear yard of the museum were thoroughly examined during the course of this investigation.

### *Site Inspection*

A site visit was conducted (12/13/2002) and a photographic record of current conditions was made (Photographs A-D).

## II. ENVIRONMENTAL SETTING

Manhattan Island lies within the Hudson Valley region and is considered to be part of the New England Upland Physiographic Province (Schuberth 1968:10). The underlying geology is made up of "gneiss and mica schist with heavy, intercalated beds of coarse grained, dolomitic marble and thinner layer of serpentine" (Scharf 1886:6-7). During the three known glacial periods, the land surface in the Northeast was carved, scraped, and eroded by advancing and retreating glaciers. With the final retreat during the Post-Pleistocene, glacial debris, a mix of sand, gravel, and clay, formed the many low hills or moraines that constitute the present topography of the New York City area. Along these low hills many rivers, streams, lakes, and ponds were formed. The constant flow of these rivers and streams as well as the corresponding rise in sea level continued to mold the landscape. Manhattan, a low lying island marked by hills, is surrounded by rivers and a large protected deep water bay, and was formed following the last of the three glacial periods.

The project site is located in what is today's Manhattan's Lower East Side neighborhood (see Figure 1). During the late Precontact and early Historical Periods the project site was primarily meadowland with rolling low-lying hills (Figure 2). The closest creek to the project site was a small watercourse located approximately 1/5 of a mile west of the site, on the west side of Washington Square Park. As the city expanded and the population grew, residential development extended north, transforming the landscape from an agricultural to an urban setting.

The Diamond Drilling Company, Inc, under the supervision of TRC Environmental Corp. conducted soil tests during June and July 2000. A total of six soil borings were installed within the project site (TRC Environmental Group 2000). Three borings were located in the southern portion of the project site, and three were placed adjacent to a wood and chain-link fence that separates the site from the abutting properties. Soil samples were collected at five-foot intervals. These tests found that a layer of "urban fill" was present under the asphalt to a depth of 10 feet at the north end of the lot and to depths of 15 feet on the south side. The fill strata were composed of silty sand and contained fragments of concrete and brick. Unfortunately, the tests do not distinguish between historic materials *in situ* and those representing fill deposits or demolition rubble. In a separate study, Langan Engineering did not find any visual evidence of buried storage tanks, wells, or hazardous waste during their assessment of the project site (May 2000).

There are no standing structures on the project site, which is surrounded by a chain-link fence. The site visit revealed that the ground is almost entirely covered with asphalt pavement; and in some places an uneven surface and potholes

were observed. In a few locations, such as the northwest and southeast corners, no pavement is present. The most recent U.S.G.S. topographical map shows the project area as a well-defined urban setting at an elevation approximately 40 feet above sea level (see Figure 1).

### III. HISTORICAL OVERVIEW

#### A. Historical Cultural Chronology – Bond Street

In a few short pages it is difficult to compress the history of one of the world's leading cities. Manhattan Island was and is the commercial center of New York City. Four centuries of flourishing commercial and industrial ventures encouraged the development of the City at a rapid pace. In the early seventeenth century, Europeans were attempting to establish world-wide trade connections. The Dutch West India Company, formed by a group of merchants, focused their attention on the Americas. In 1623 the Company received a grant for all of the land rights on Manhattan Island (Buttenwieser 1987: 25). After setting aside parcels of land for Company use and the colony's fortifications, land was granted to individual settlers for private homes and gardens. The majority of these settlers were merchants and fur traders who needed access to shipping routes. As a result, much of the land granted was located along the rivers and at the tip of the island.

During the early years of European settlement in Manhattan, both the new immigrants and the remaining native peoples continued the use of the old Native American pathways and sites. In an effort to classify data on Native American sites and pathways in New York City, Robert Grumet assembled information from historical documents and the work of previous scholars. One of the results of his efforts was the creation of maps identifying the location of these resources (Figure 3). The closest identified pathway to the project site ran roughly along the route of Bowery in this area. However, no specific sites were identified within the project neighborhood.

Historic documents and maps identify the project block as once being part of the Elbert Herring (Haring) Farm (Figure 4). Herring was baptized in March 1704 and following his father's death inherited his New York City farm (Stokes 1915, Vol. 1: 106). No deeds have been recovered documenting the original land grant. During his lifetime Herring amassed more land and built a house on his farm. The house may be one that is shown on the Ratzer Map in the northeast corner of the project block and the Great Jones Street roadbed (Ibid). When Herring died in 1773 he left his estate to his wife and ten children. When the estate was divided, his son-in-law Samuel Jones was granted the southern half of Block 530. Early maps indicate that the project site was vacant land until the third decade of the nineteenth century (Figures 5 and 6).

Bond Street runs between Broadway and Bowery south of Cooper Square, in the location where the two are approximately 1000 feet apart. In 1805 the City officially opened Bond Street, although it was not paved until 1826 (Stokes 1915, Vol. 4: 1440). Between 1820 and 1850, Bond Street was one of the most famous

residential addresses in New York City. In 1820 Jonas Minturn was the first to build a row house on the block, at 22 Bond Street (Lockwood 1972: 40). The house was built in a Federal-style design, with a startling, white marble front. By 1835, almost 60 houses stood on both sides of the street. The houses were described as the "familiar three story-and-basement type with dormered windowed attics. Some had marble fronts, but most of them were brick" (Dunham 1917: 208). The houses on the street led one New York newspaper to exclaim, "the elegance and beauty of this section cannot be surpassed in the country" (Lockwood 1972: 40). One of the most famous things about Bond Street was the large trees planted along its route in the 1820s. Two trees stood in front of each house, and by the 1850s "they were so tall and dense that from the roadway only the stoops of the houses could be seen" (Ibid).

An 1833 advertisement for a house in the Bond Street neighborhood stated:

The building is 25 feet, front and rear, and 54 feet deep. The lot is 125 feet deep. The house was erected in 1830, in the most elegant, and substantial manner, and is three stories high, of brick and a slated roof. There is a building in the rear containing a tea room and a library, and a well and cistern in the yard. The house is every way calculated for a large and fashionable private family (Ibid: 45).

Numerous advertisements, similar to the one above are found in newspapers and directories. Almost every one refers to the presence of cisterns and wells with "excellent" water in the back yard. Fresh water was a concern to all New Yorkers until the massive Croton Water system was constructed in the late 1840s-1850s. It is likely that most of the houses in this neighborhood were built in a similar manner, with back yard wells, cisterns, and privies (now called shaft features) installed at the same time. The introduction of the public sewer system on Bond Street in 1847 would have also ended the practice of constructing and cleaning privies (Annual Report of the Croton Aqueduct Department 1857: 115).

By 1850, Bond Street began its slow decline as a favored residential enclave. The neighboring streets were altered to commercial districts with the appearance of new shops and hotels. By 1855 Bond Street had become a favorite address for dentists' and doctors' offices. In fact, one magazine observed that Bond and Bleecker Streets, "once the *ultima thule* of aristocracy, are now but plebian streets" (Ibid: 46).

The sensational murder of Dr. Burdell at 31 Bond Street highlighted Bond Street's fall from favor. In January 1857, Dr. John Burdell was found dead in his office at his home. John J. Burchell, who was employed by the doctor, discovered the body in "a sea of blood" (Dunham 1917: 263). Dr. Francis, who lived at No. 1



Bond Street was summoned and found that Burdell had been strangled and stabbed at least 15 times. Mrs. Emma Cunningham, who had been engaged as the doctor's housekeeper, surprised everyone at the inquest when she announced that she had been married secretly to the doctor and should receive his life insurance. New Yorkers considered the testimony, given by witnesses and former lodgers over the next two weeks to be scandalous as the relationship of those living in the house was exposed. By the end of the inquest the coroner's jury decided that Mrs. Cunningham and one of the boarders, Mr. Eckel, "knew more about the matter than they had disclosed" (Ibid: 264). They both were put on trial for the crime, but because of the Coroners apparent ineptitude, no additional evidence could be found. Further, Mrs. Cunningham's adult daughters gave testimony that they had both slept in the same bed with her on the night of the murder, and a "not guilty" verdict was delivered.

Although acquitted, this was not the end of Mrs. Cunningham. Not long after the trial, she attempted to gain control of the doctor's entire estate by procuring a newborn child and stating that it was her child by Dr. Burdell. The Bellevue doctor who had initially consented to aid in the scheme had an attack of conscience and told the District Attorney about her plan. Once exposed as a fraud, she and her daughters left New York.

Many of the over two million Irish immigrants to New York during the early to mid nineteenth century, settled in the Lower East Side between 1846 and 1860. Not all of the structures they lived in were as slum-like and notorious as the infamous Five-Points, as many found lodgings in the elegant houses on Bond Street. Most of the new immigrants found work along the waterside as carpenters, joiners and caulkers. Others were servants to the middle class residents who remained in the neighborhood. The flood of new residents caused the population of Manhattan to double between 1840 and 1860. Many of the older residents of the area moved to northern Manhattan, leaving the Bond Street area to the immigrants and commercial establishments. An article in the *New York Times* describes

Bond-street, once the head-quarters of fashionable society, and only a few years ago filled exclusively with private residences, is yielding to the restless tide of business. Two or three businesses have already invaded its precincts, and they will have followers and imitators rapidly (Stokes 1926, Vol. 6: 1884).

After the wave of Irish immigrants, thousands of Germans began to settle in this area. Unlike their predecessors, many were skilled workers who supported the trade union movement. The German families created a tight knit community and were known as furriers, jewelers, traders and clothing manufacturers.

Census records identify numerous German immigrants living on Bond Street by 1880. Throughout the rest of the century, the flood of immigrants continued from Russia, Greece, Turkey, Poland, Romania, and Italy. Many of the former residences were torn down in order to make way for larger loft structures. In addition, many of the remaining houses were completely altered to provide loft space.

During the twentieth century the Bond Street neighborhood remained a commercial district. Almost all of the row houses constructed in the early nineteenth century were razed in order to build larger structures and storage facilities, or to create parking lots. The late Federal-style building at 26 Bond Street is the last of the early nineteenth century residences still standing on the southern half of Block 530.

### **B. Known Historical Sites in the Project Area**

A site file search at the NYSM and the NYSOPRHP identified several historical sites and four previous surveys within a one-mile radius of the project site (Appendix I). These sites are listed below.

<u>Site Identifier</u>	<u>Site Description</u>
A061.01.1273	Sheridan Square Site, 18 <sup>th</sup> and 19 <sup>th</sup> century features
A061.01.1286	Sullivan Street, Early 19 <sup>th</sup> century resource
A061.01.7671	Broome Street Historic Site
A061.01.9530	19 <sup>th</sup> century horse stable, brick drains and cobble floor

No additional historical sites were referenced to in the four archaeological surveys identified during the site file search.

The closest historic site in the project neighborhood is the Old Merchant's House, located at 29 East 4<sup>th</sup> Street. The development of this property occurred at the same time as 32-38 Bond Street (40 Bond Street was developed slightly later). Joseph Brewster built the late Federal-style house in 1832 (Wall 1991: 9). After living there for only three years, he sold the house to Seabury Treadwell, a hardware merchant, for \$18,000. The Treadwell family lived in the house until Treadwell's daughter Gertrude died in 1933. A nephew who formed a non-profit organization to administer the house as a museum purchased the property.

From 1991 to 1995 Diana Wall and students from the Department of Archaeology at The City College of New York conducted a series of short-term field investigations in the back lot of the museum. The excavation concentrated on and encountered extensive evidence of the garden layout. The archaeologists also found evidence of a brick drainage feature. Finally, the excavation produced a large assemblage of domestic artifacts.

## C. Cartographic Review and Lot Histories

### 32 Bond Street (Lot 52)<sup>1</sup>

Land records indicate that the Jones family sold this lot to Knowles Taylor in 1831 (Appendix III). Two years later the property was sold to Thomas Lord. At that time, Lord had been the head of the prominent investment firm Lord and Lees (44 Exchange Place) since 1822 (Dunham 1917: 264). During his career, he was also a director of the Farmers Insurance and Loan Company and the president of the Columbia Marine Insurance Company. Just after purchasing the Bond Street lot, tax assessment records indicate that Lord had a house constructed on it. He and his wife Elizabeth moved there from their former residence at 521 Broadway. After eight years the family moved to University Place and the Bond Street property was sold to Samuel Ward III.

Samuel Ward III was the only son of the prominent banker Samuel Ward II. After finishing school he joined the banking house of Prime, Ward, and King. In 1838 he married Emily Astor, the daughter of William B. Astor, and the two moved to the house at 32 Bond Street. Unfortunately, Emily died not long after the move. The 1840 federal census identifies seven individuals living at the residence. Samuel Ward, 20-30 years old, was the head of the family. The record indicates that five women were living in the house at that time; one under 5 years of age, which was likely his daughter, one 15-20 years old, and three between the age of 20 and 30 years. In addition, a "Free Colored" male between the ages of 24 and 36 was also living with the family.

Ward married the celebrated "beauty" Medora Grymes in 1843 ("Old Resident" 1889). Ward had been an excellent student who excelled not only in foreign languages, but also in the dead languages (Syriac, Sanskrit, and Indian dialects) (Ibid). He was an accomplished host whose Sunday dinner parties at the Bond Street house were watched with great interest by his neighbors. Although the property remained in the hands of the Ward family, Dr. Joseph Cogswell moved into the house in 1848 when Samuel Ward III moved to California.

Dr. Cogswell was the chief proponent of establishing a public library in the City of New York. While living at 32 Bond Street he helped persuade his friend, John Jacob Astor, to found the Astor Library. He was asked to be the first superintendent of the institution and while the building was being constructed, he stored the books he ordered for the library within his home. It was said that just before the library opened, that "32 Bond Street was packed with books from basement to garret" (Ibid: 268).

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<sup>1</sup> The lot numbers identified for each address are the historic lot designations.

The 1850 federal census appears to have skipped several residences on Bond Street. The census has identified only the occupants for 30, 38, and 40 Bond Street. Doggetts 1851 City Directory indicates that Cogswell was still living at 32 Bond Street at that time. The earliest map depicting individual houses on this block is the 1852 Dripps, which shows a house on the south half of the lot abutting Bond Street with no rear yard addition (Figure 7). The 1857 Perris Atlas depicts the house as a brick structure with a small rear wood addition (Figure 8).

The residents of 32 Bond Street are also not enumerated on the 1860-1880 federal censuses and the 1890 police census. The maps, however, indicate that changes were being made to the property, which according to real estate valuations and land records was still owned by members of the Ward family and/or the family business until well into the twentieth century (Figures 9-12). The house is consistently identified as a three-story brick building with a basement. The maps further indicate that the small rear addition was extended several times until it covered almost the entire rear lot (leaving only approximately 10 feet vacant). Maps reveal that the addition was a one-story frame structure without a basement. The 1916, 1925 and 1934 Bromley Atlases identify all of the buildings on the project site as "LOFTS." In 1921, the Sanborn map further identifies the contents of the addition as "RAGS" (see Figure 12). The last map that depicts the building is the 1951 Sanborn, which identifies the rear addition with the letter "B" (Figure 13). This is typically interpreted as the building having a complete or partial basement. However, no other 20<sup>th</sup> century map indicates that a basement was present within the addition. Further, the soil boring conducted in this area, found only 10 feet of "historic fill" and no evidence of a basement floor (TRC Environmental Group 2000). By 1955 the building had been razed and this portion of the project site was being used for automobile parking (Figure 14).

### **34 Bond Street (Lot 51)**

Although the lot passed through several hands during the early 1830s, it was not until 1834 that a house was built on the lot (Appendix III). Richard Auchmuty, an architect and philanthropist, had a brick three-story house built by that date. Auchmuty moved to Bond Street from 16 Leroy Place and married Miss Mary Schermerhorn, the daughter of a Bond Street neighbor (Dunham 1917: 271, Old Resident 1889). The following year, Robert Tillotson, purchased the property and almost immediately sold it to James Boyd (see Appendix III). Boyd was a merchant, who moved from 70 Greenwich Street to 34 Bond Street. The 1840 federal census identifies 15 residents (six men and nine women) of 34 Bond

Street<sup>2</sup>. Land records indicate that Boyd sold the property in 1847, but continued to pay the property taxes through 1848.

The property was sold in 1847 to Henry Leverich who, along with his brother Charles, was connected to the Bank of New York (Dunham 1917: 275). The 1850 federal census omitted this residence from enumeration. Doggetts 1851 City Directory indicates that both men were likely living there. That same year Charles and Lucretia Deming purchased the property from Henry Leverich. The 1852 Dripps Map depicts the house at that time as covering approximately half of the lot (see Figure 7). An open backyard is also present. Real estate valuations and land records indicate that Lucretia Deming remained the owner of the property until at least 1863, although she may not have lived in the house. The 1857 Perris Atlas depicts the house as a brick structure with a small rear wood addition (see Figure 8). The review of federal census records and city directories did not find any evidence of Deming living in this location.

Over the next decade the property had a series of owners until Laura Keene purchased it in 1870. It remained in her hands until 1889, with the exception of the years 1876 and 1877 when it was held in trust for her (see Appendices II and III). It is likely that both Deming and Keene used the property for rental income as the 1880 census identifies eight families, many with boarders, living at 34 Bond Street (see Appendix IV). It is likely that in order to house these families, the one-story addition, shown on the 1885 Bromley Atlas and later maps, had been built by 1880 (see Figures 9, 10, 11). According to these maps, the wood addition covered the entire rear lot and did not have a basement. In 1889 the trustees of Keene's estate sold the property to Mary Pringle, who continued to use the building as rental property. Although there were fewer residents listed on the 1890 police census, the transient nature of the building's occupants is observed, as not one individual from 1880 was still present (see Appendix IV).

The 1916, 1925 and 1934 Bromley Atlases identify all of the buildings on the project site as "LOFTS." The last map that depicts the building still standing is the 1951 Sanborn, which indicates that the addition now contains "RAGS" and also identifies the rear addition with the letter "B" (see Figure 13). Although this is typically interpreted as indicating that the building has a complete or partial basement, no other 20<sup>th</sup> century map indicates that a basement was present within the addition. Further, the soil boring conducted near this area found only 10 feet of "historic fill" and no evidence of a basement floor (TRC Environmental

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<sup>2</sup> They include one male between 5 and 10 years of age, four males between 20 and 30 years, one male between 50 and 60 years, two females between 10 and 15 years, two females between 15 and 20 years, 3 females between 20 and 30 years, one female between 40 and 50 years, one female between 50 and 60 years, and one female between the age of 80 and 90 years.



Group 2000). By 1955 the building had been razed and the lot was being used for automobile parking (see Figure 14).

### **36 Bond Street (Lot 50)**

The review of land records indicates that the Jones family sold this lot to Russell Nevins in 1831 (see Appendix III). The property was sold two more times before Samuel B. Ruggles constructed a house on it in 1833. Ruggles was a prominent lawyer and well-known as "one of New York's most public spirited citizens" (Dunham 1917: 276). During his career he was one of the directors of the New York & Harlem Railroad, the Erie Railroad, the Equitable Insurance Company, and the Bank of Commerce (Ibid). Ruggles was also a trustee of Columbia College and the Astor Library. As a philanthropist, Ruggles established Gramercy Park and donated the land in perpetuity for the use of the neighboring residents. In 1839, Ruggles and his wife Mary sold the residence at 36 Bond Street to Abraham Schermerhorn and moved to 24 Union Place (see Appendix III; Dunham 1917: 279). Schermerhorn moved to the Bond Street neighborhood from 1 Greenwich Street. He was a merchant and partner in his father's firm of Peter Schermerhorn and Sons. Just prior to moving to Bond Street, his father died and the business was renamed the P. and A. Schermerhorn Company (Ibid). Both of his daughters married into society; his oldest, Helen, married John T. Irving and his second daughter, Caroline, married William Astor<sup>3</sup>.

The 1840 federal census identifies 12 residents of the Schermerhorn household including four men and eight women.<sup>4</sup> Abraham Schermerhorn died in 1850 and his property was divided among his many heirs (see Appendix III). Although he was already dead, he is listed in Doggett's 1851 City Directory, likely because of the lag time between recordation and publishing (see Appendix V). Neither he nor his family is listed on the 1850 census.

The 1852 Dripps map depicts the Schermerhorn house extended across almost the entire lot. Real estate valuations indicate that the house was owned by his estate and later by his wife Helen until her death in 1912. It was likely used for rental income as the 1880 federal census and 1890 police census indicate that numerous families were the occupants of the house (see Appendix IV). Historic map research found that the house was a 3 to 4-story brick building with a 2-

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<sup>3</sup> Caroline Astor was described as the "leader of New York society" until her death in 1908. Her son was John Jacob Astor who was killed in 1912 aboard the *Titanic*.

<sup>4</sup> The 1840 Census identifies two men between 20 and 30 years of age, one man between 50 and 60 years, one "free colored" man between 24 and 36 years, one female between 5 and 10 years, three females between 10 and 15 years, one female between 20 and 30 years, one female between 30 and 40 years, one female between 40 and 50 years and one "free colored" female between 24 and 36 years.

story rear brick ell covering the majority of the lot (Figures 8-12). All of the maps examined from that time period indicate that both the house and the ell had a basement. Further, by 1904, another addition was built on the portions of the lot not already covered by the ell (see Figure 10). Real estate valuations indicate that the house remained in the hands of W. Schermerhorn until the 1940s. The building was razed sometime prior to 1951 and this portion of the project site became a parking facility (see Figures 13 and 14).

### **38 Bond Street (Lot 49)**

The lot at 38 Bond Street was sold by the Jones family in 1826 and passed through several hands until Eli Hart purchased it in 1832 (see Appendix III). Shortly after he bought the property, he erected a large 3-story brick house. Hart and his family then moved from their 44 Cortlandt Street residence to their new Bond Street home. Eli Hart was a wealthy merchant and the head of Eli Hart and Company located on Washington Street. During the recession of 1837 a large crowd had gathered in a city park to lament over the economic situation and the high price of foodstuffs. One of the protesters shouted "Eli Hart's got fifty thousand barrels of flour in his store" encouraging the throng to attack (Dunham 1917: 280). The mob broke into his establishment and threw barrels of dry goods into the street. Later, as one of the witnesses described it "the street was knee deep in flour and wheat" (Ibid). Although over forty people were arrested, only a few were convicted and all of the agitators escaped.

Prior to Eli Hart's death in 1847, Ernst Fiedler<sup>5</sup> and his family had moved into the house at 38 Bond Street. The 1840 federal census identifies both Eli Hart and Ernst Fiedler as the "head" of the family. The census further identifies 15 individuals living at 38 Bond Street.<sup>6</sup> Mrs. Hart remained living with the Fiedlers following her husband's death and his estate continued to pay the taxes on the property (see Appendix II). In 1850, the federal census enumerated the seven members of the Fiedler family, Mary Hart, and ten boarders living in the house (see Appendix IV). That same year a portrait was made of the Fiedler family in the residence (Figure 15). The portrait depicts a marble mantle adorned with Grecian caryatids and Ionic columns between the front and back parlors. An elaborate chandelier is hanging high above the heads of the family who are settled near the piano. Edward Fiedler, aged five, is sitting on the floor creating

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<sup>5</sup> Fiedler is also identified in documents as Fielder or Friedler.

<sup>6</sup> Individuals listed on the 1840 census include two males between 20 and 30 years of age, one male between 30 and 40 years, one male between 40 and 50 years, one male between 50 and 60 years, three females under 5 years, two females between 20 and 30 years, two females between 30 and 40 years, and three females between 40 and 50 years.



a castle of cards. Mary Hart is the only one of the residents listed in Doggett's 1851 City Directory.

The 1852 Dripps map depicts a house with a large rear ell at 38 Bond Street. Just five years later, the Perris Atlas depicts a large brick house, a smaller brick rear ell, with a large wood stable or shed protruding into the rear lot of the house on the opposite side of the block (see Figure 8). This wood shed doesn't appear in 1885 (Bromley). Although the Fiedlers might have remained in the house longer than 1860, they are not listed on the federal census for that year or for 1870. By 1880 the house appears to be occupied by the Glibel family (see Appendix IV). There is no listing for 38 Bond Street on the 1890 police census. Historical maps indicate that the majority of the lot was covered by a 3-4 story brick house and a 2 story brick ell. Both the house and ell are shown with basements on all of the maps between 1897 and 1951 (see Figures 9-13). The house was razed sometime prior to 1951, when this portion of the site became a parking lot (see Figure 14).

#### **40 Bond Street (Lot 48)**

Although this lot had many owners after it passed out of the Jones family's hands in 1830, no building was constructed on it until 1842, when James Foster purchased the property (see Appendix III). Foster had lived for several years in the residence at 30 Bond Street prior to moving into the house he had constructed (Dunham 1917: 256, 283). The 1840 federal census, taken just prior to Foster's purchase of the lots at 40 Bond Street, indicates that his household was comprised of 6 men and 5 women at that time. As with the other Bond Street residents, Foster was a well-known merchant. The 1850 federal census indicates that Foster had several servants and boarders living in his residence (see Appendix IV). Foster is listed in Doggett's 1851 Directory, although his boarders are not. The 1852 Dripps Map depicts the main Foster house with a large ell and attached shed covering almost all of the rear lot (see Figure 7). In fact, the shed actually extends into the lot fronting onto Great Jones Street.

In 1854 James Foster died and his estate retained the house until 1881 (see Appendix II). The Fosters were not enumerated on either the 1860 or 1870 federal censuses. Throughout the late nineteenth and early twentieth centuries, historic maps indicate that the lot was almost completely covered by a 3-4-story brick residence and a 2-story ell (see Figures 9-12). Each of these sections of the building was identified as having a basement on the majority of the maps reviewed.

It appears that, as with many of the houses on this block, the residence at 40 Bond Street was used as rental property in the late nineteenth through early twentieth centuries. The 1880 federal census identifies 22 individuals (five

families) and the 1890 police census lists 16 persons living in the building. The Fosters retained ownership of the lot until 1889 when it was sold to George Kitching. Real estate valuations indicate that Kitching, or his estate, owned the property until the late 1930s (see Appendix III). The building was razed prior to 1951 when this portion of the project site was converted into a parking facility (see Figures 13 and 14).

#### **D. Site Visit**

During the site visit, the remnants of the profile of the building at 32 Bond Street were observed on the east wall of the building next door (see Photograph C). The size and shape of the structure appear to mirror the design of the Old Merchants House Museum, located on 4<sup>th</sup> Street (see Photograph E). The rectangular profile of the building formerly located at 40 Bond Street was also observed on the western wall of the structure on the adjacent property (see Photograph D).

#### **E. Historical Sensitivity**

The cartographic review and documentary research conducted for this assessment have shown that the project site was open land until the 1830s. The presence of nineteenth century houses on the historic lots prior to the introduction of public utilities indicates that shaft features (wells, cisterns, and privies) and other cultural resources relating to the occupants of these structures were once present in the rear yards. Cartographic research found that three of the lots had substantial additions with basements covering almost the entire rear yard in each lot (36, 38, and 40 Bond Street). All of the historic maps concur that a basement was present under these two or three story additions. Cartographic examinations further indicate that two of the rear lots may not have been altered significantly over time (32 and 34 Bond Street). Although additions had been constructed on the back lots of 32 and 34 Bond Street, all of the maps examined in detail, except for the 1951 Sanborn, do not identify a basement under these structures.

During the soil boring examinations completed by TRC Environmental Group, only six test bores were completed within the project site. One of these was placed near the northwest corner of the lot, in the historic 32 Bond Street lot. The testing identified 10 feet of "fill" in this location and did not record the presence of a basement floor. In contrast, a boring conducted in the front of the lot, where a known basement was present, contained a deeper fill layer. (This was also the case to the east at 40 Bond Street, where at least 15 feet of fill was encountered in the front of the lot.) Because disturbance cannot be conclusively identified in the two rear lots at 32 and 34 Bond Street, these locations might have the potential for the recovery of historical cultural materials

relating to the early development of Bond Street as an affluent residential neighborhood (Figure 16). Further, the identification of known individuals and their families on these two lots provides additional context to any potential residential features.

#### IV. CONCLUSIONS AND RECOMMENDATIONS

The information collected during the course of this investigation indicates that potential historical archaeological resources dating from the 1830s-1850s development of Bond Street might be present within the former rear yards of two of the historic lots within the project site. Documentary research could find no conclusive evidence of disturbance within the former back lots of 32 and 34 Bond Street.

Further, the documentary research has identified specific individuals and families living at each property during an approximately 15-year occupation of the historic lots prior to the introduction of public utilities. In addition, although public utilities were introduced in many neighborhoods, some back yard shaft features were still utilized by families for several years.

32 Bond Street:     Thomas Lord and family 1833-1839  
                         Samuel Ward and family 1839-1848

34 Bond Street:     James Boyd and family 1836-1847 or 1848  
                         Henry/Charles Leverich 1848-1849  
                         J. G. Cogswell                      1849-1853

Identifying and examining buried features associated with the nineteenth century occupation of these lots may reflect the daily activities of the residents and provide insight into cultural behavior as this part of Manhattan was transforming into an upper-class residential enclave. Typically, the back lots of dwellings have the potential to contain a myriad of buried cultural resources, and in most cases they are the location of domestic shaft features (wells, cisterns, privies) used by the residents prior to the advent of public utilities. These resources are easily identified and often the receptacle of household refuse, especially when they were no longer needed. The shafts were usually filled and capped providing stratified deposits within the feature. Because of the unique depth of these resources, the lowest levels are rarely disturbed even if the feature becomes truncated by subsequent historical activity. The deepest layers often act as a time capsule, preserving historical artifacts within the enclosed environment.

If undisturbed deposits of cultural material from the historic development of Bond Street do still exist in this location, they may have the potential to provide meaningful information regarding the lives of the people who lived there. When recovered from their original context and in association with a specific historical occupation, historical deposits can provide a wealth of information about

consumption patterns, consumer choice, gender relations, ethnicity, economic status, and other important issues. Therefore, further archaeological consideration in the form of Stage 1B archaeological field testing is recommended for the two historic rear lots considered potentially sensitive.

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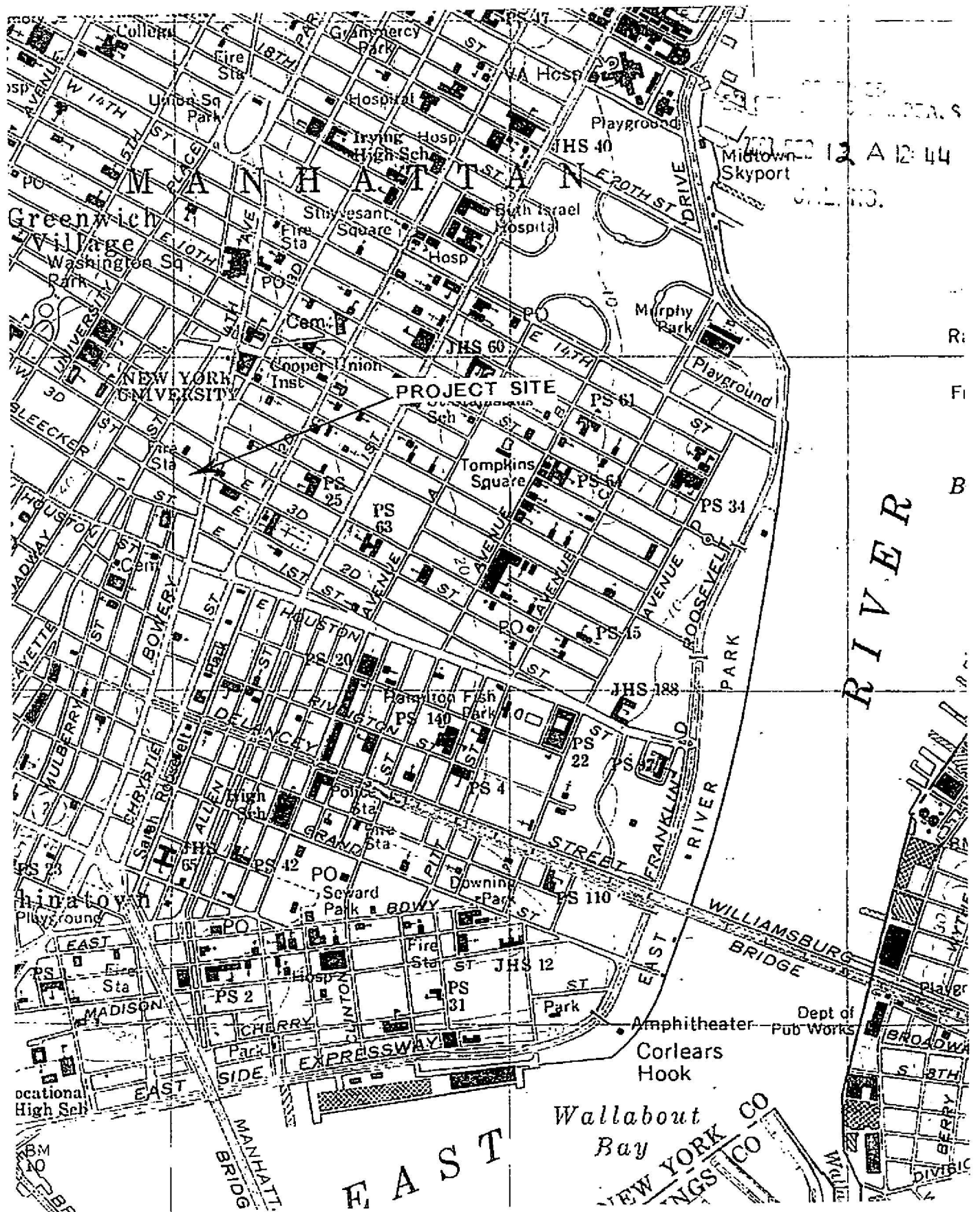


Figure 1. U.S.G.S. Map Showing Project Site Location.

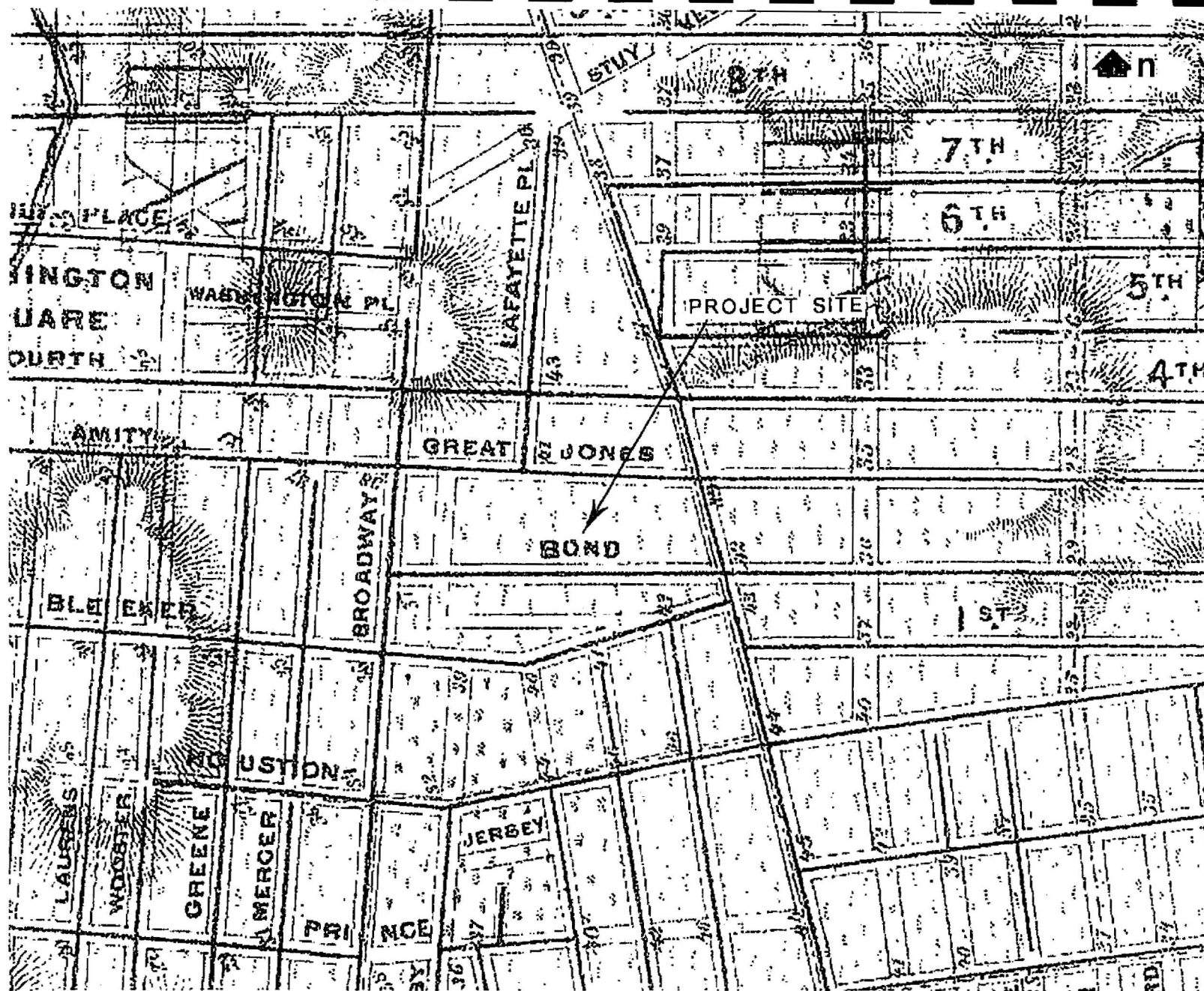


Figure 2. 1865 Sanitary and Topographic Atlas of the City of New York, Egbert Viele,





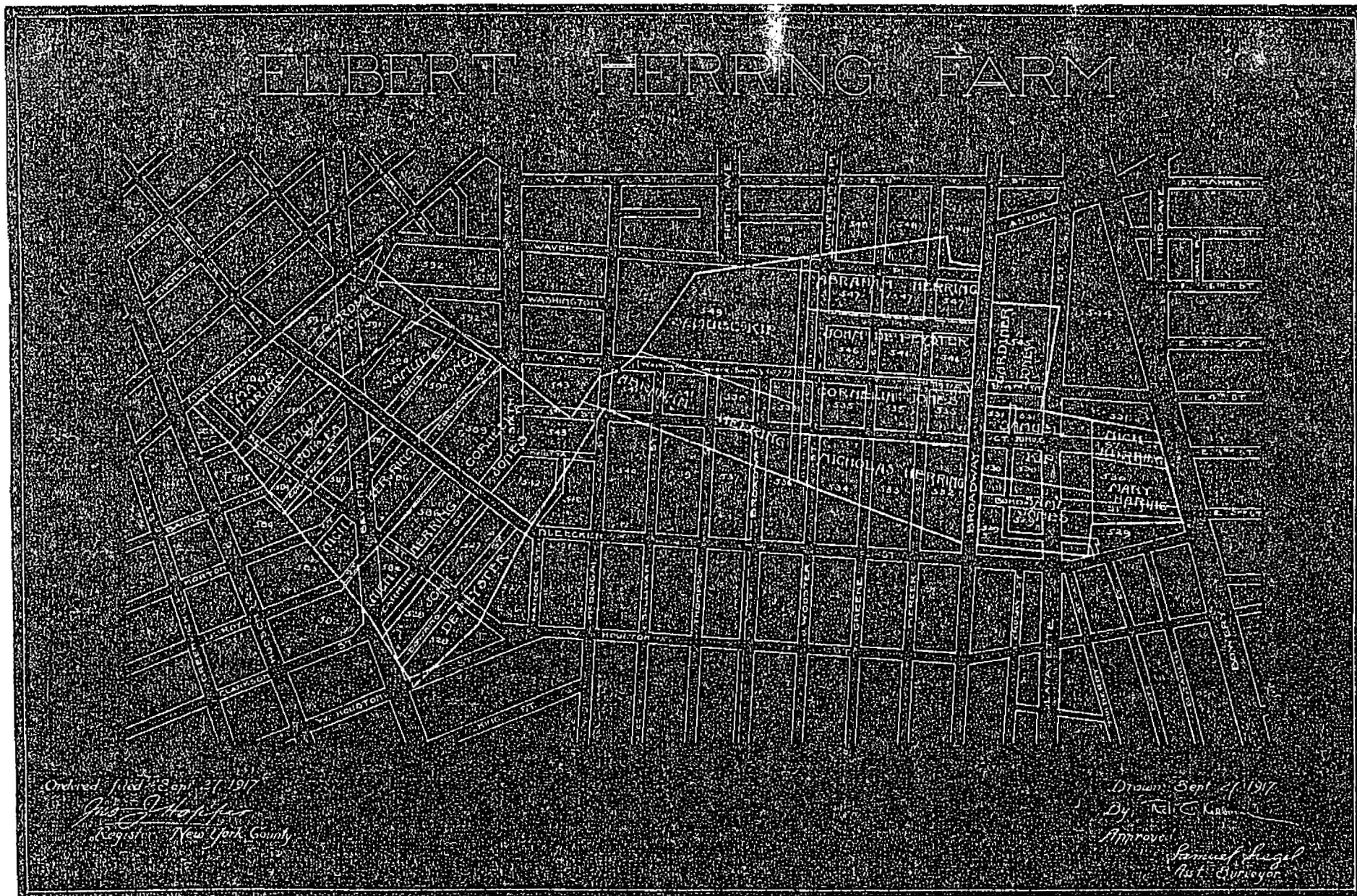


Figure 4. Herring Farm Division Map

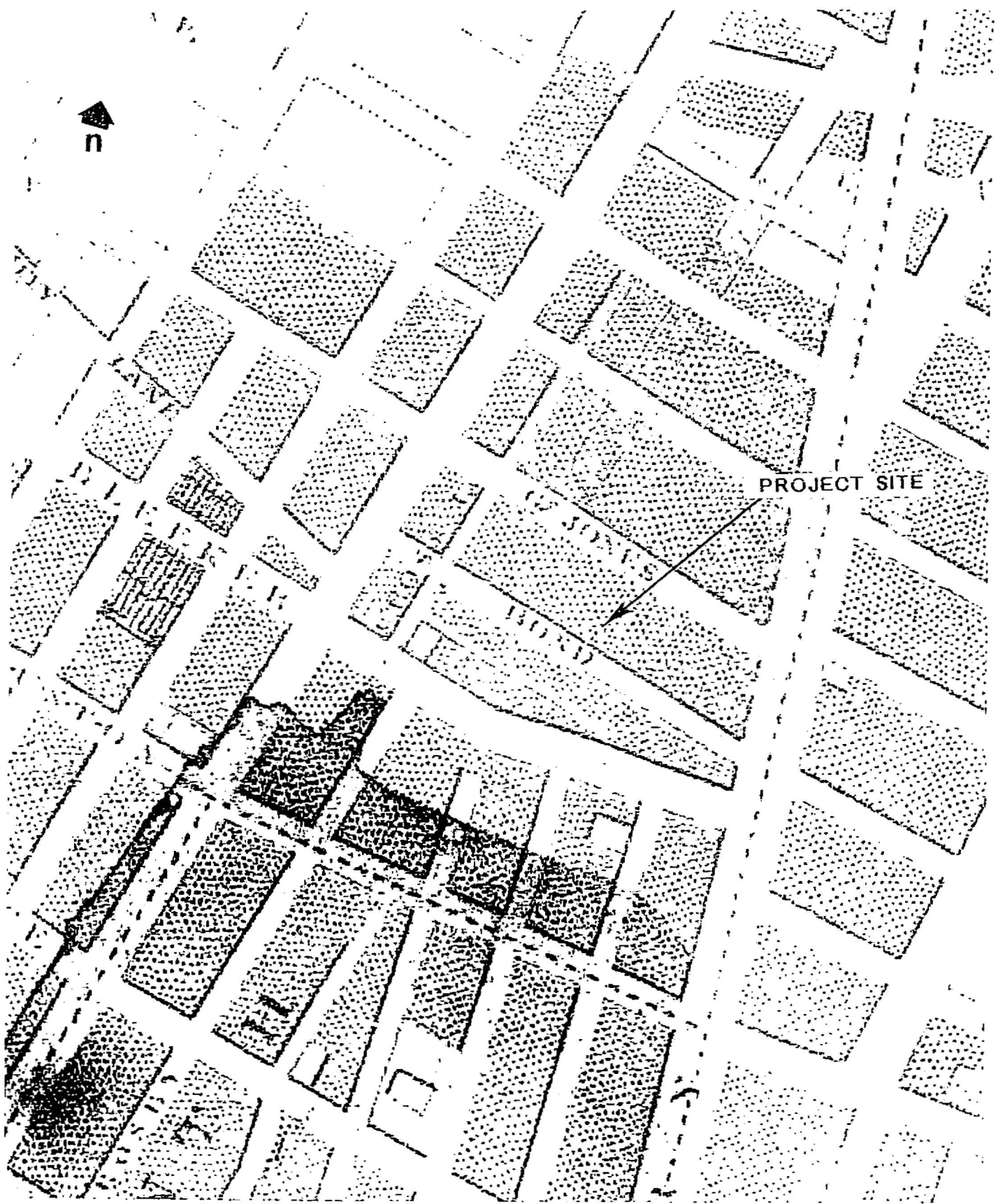


Figure 5. 1829 *Plan of the City of New York*, W. Hooker.  
Note: Lafayette Place is a paper street at that time.



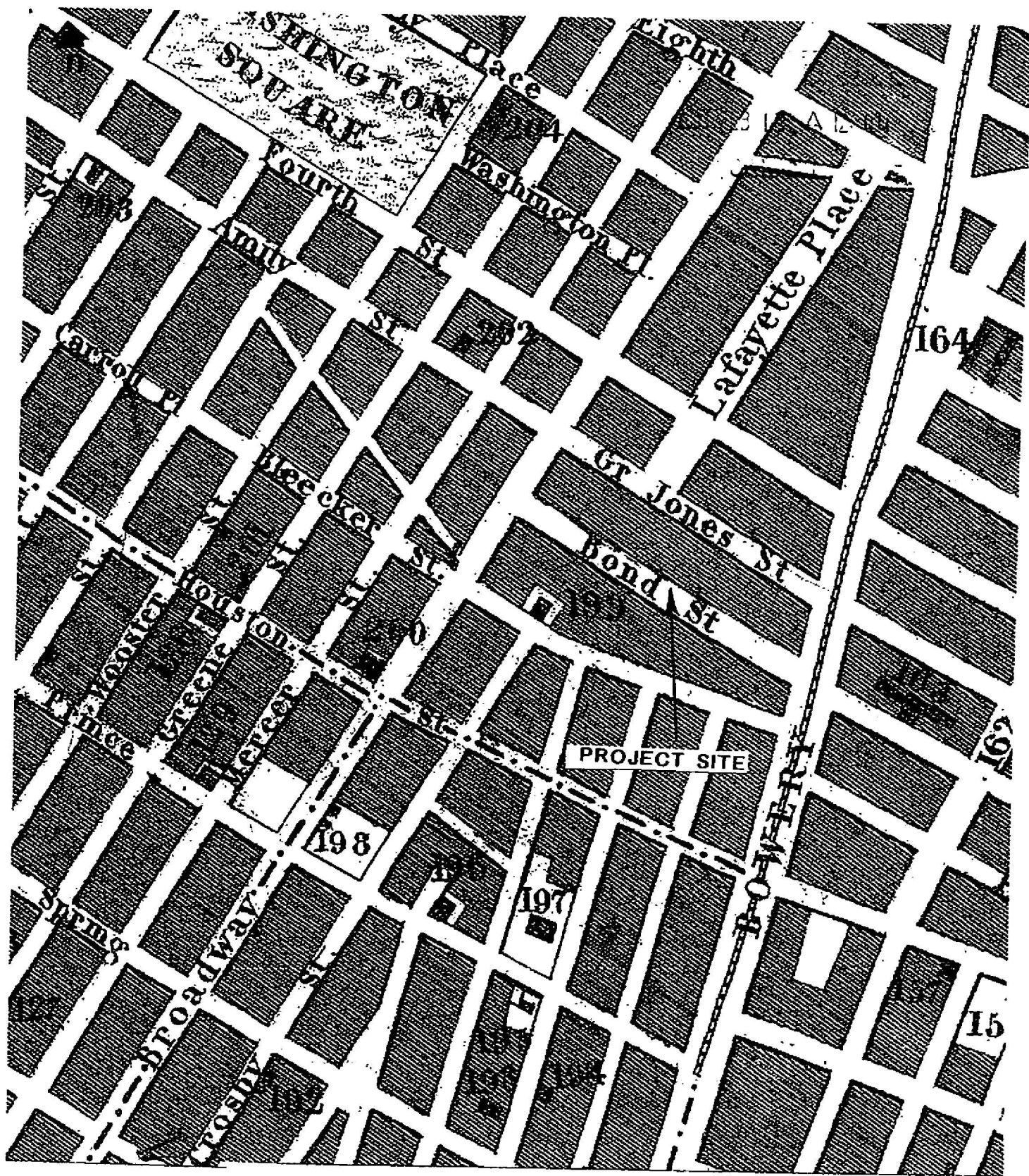


Figure 6. 1844 Plan of New York, Joseph Meyer.

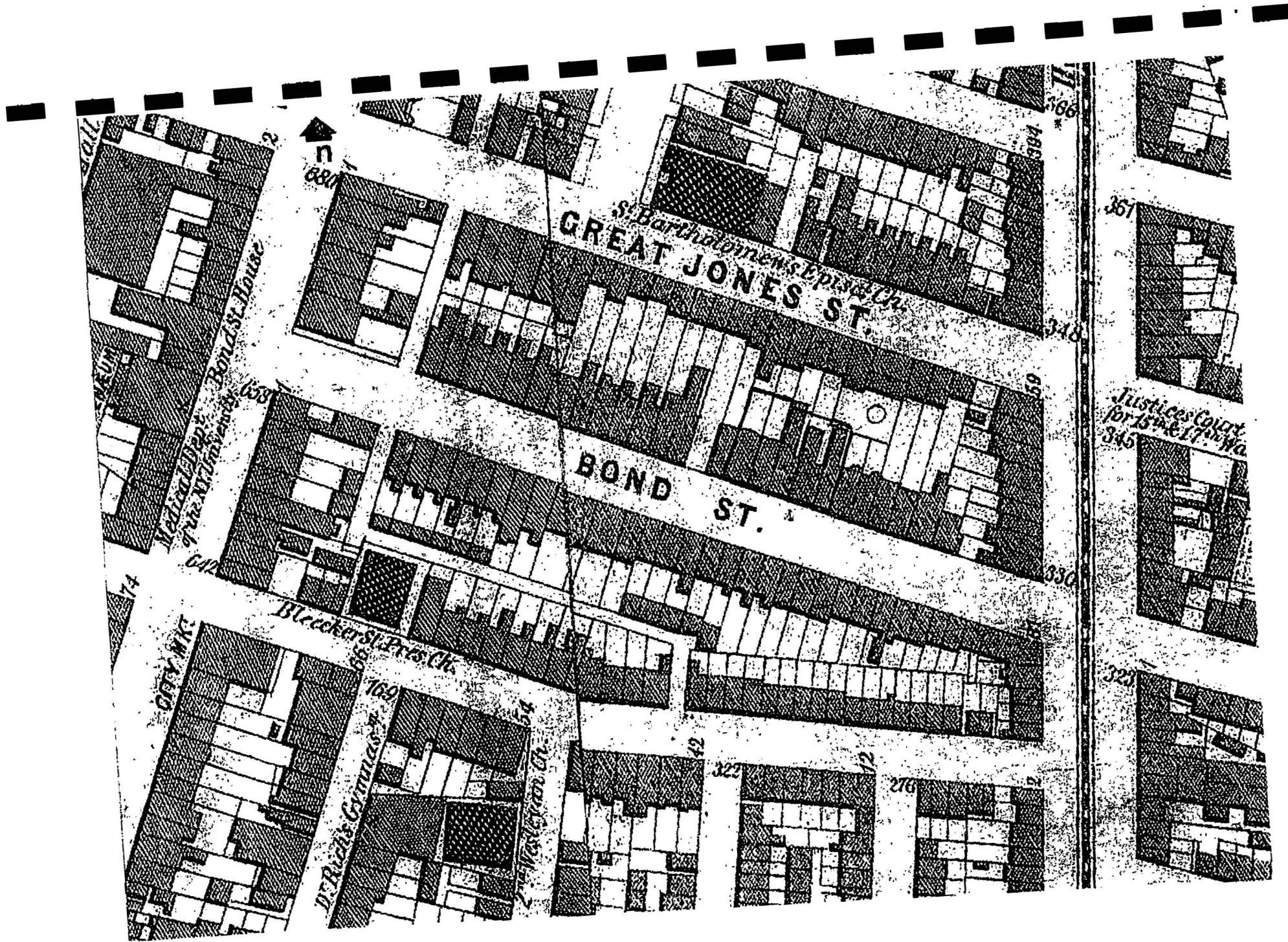


Figure 7. 1852 Map of the City of New York Extending Northward to 50th Street, Matthew Dripps.



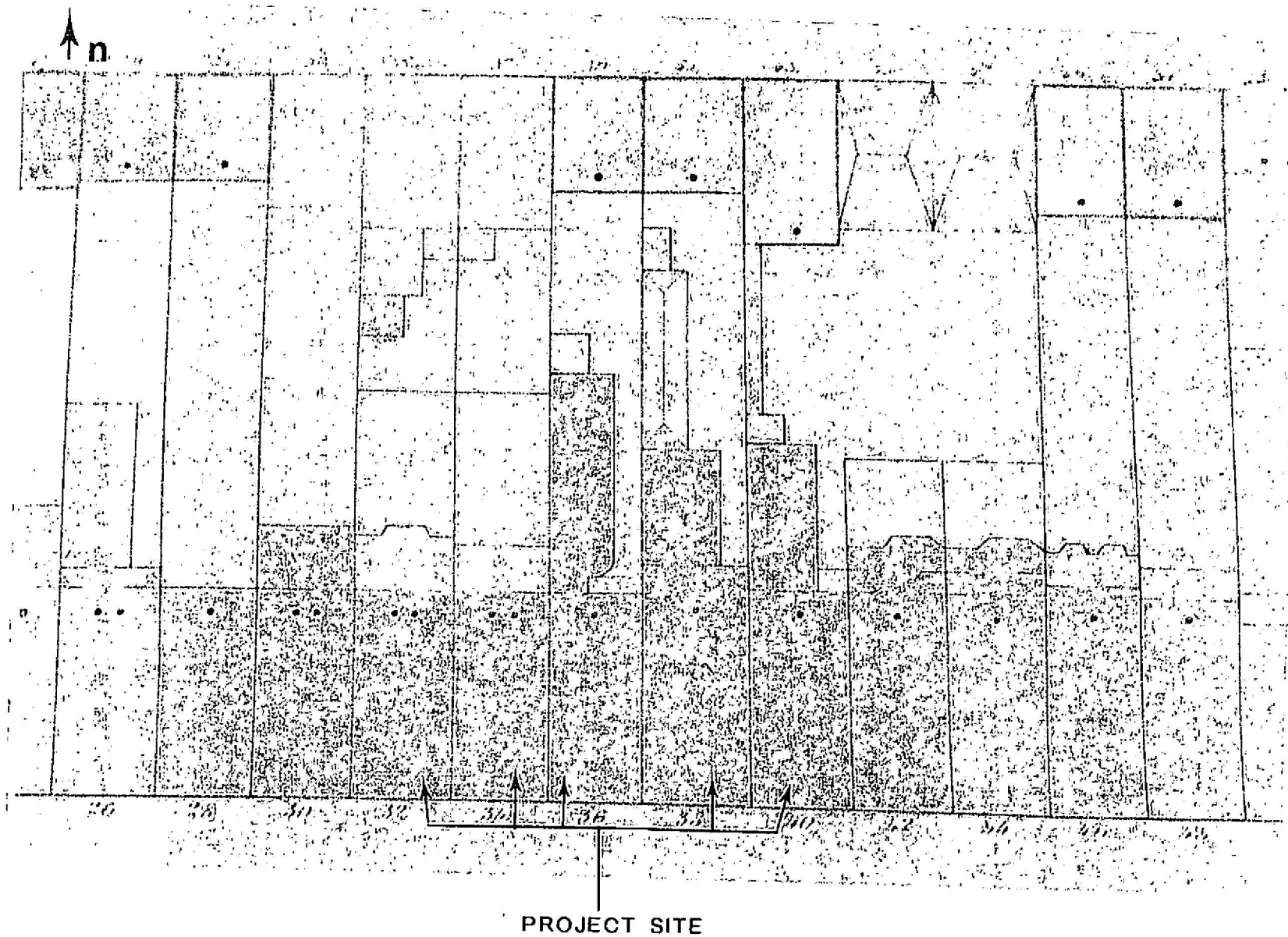


Figure 8. 1857 Maps of the City of New York, William Perris.



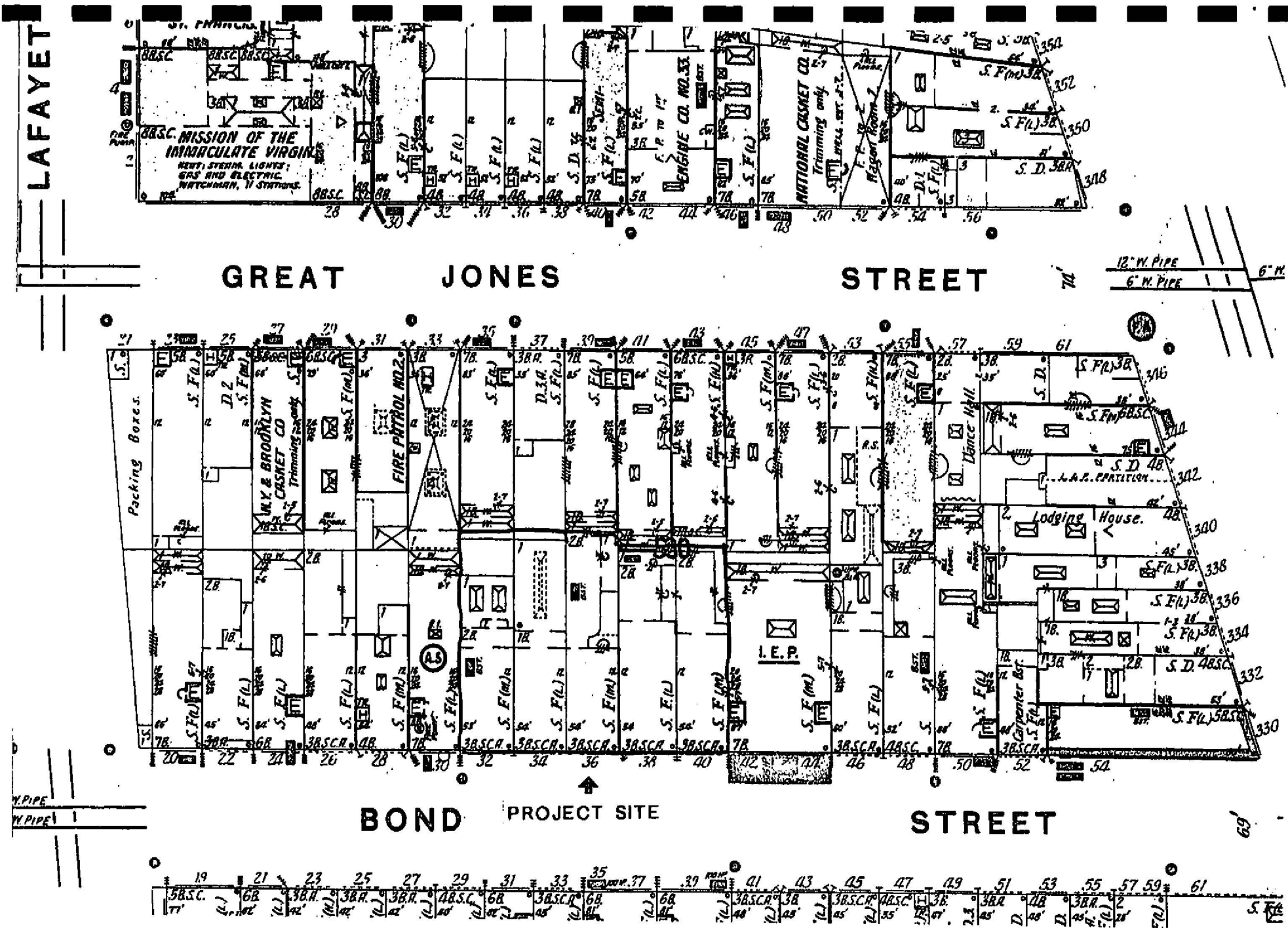


Figure 10. 1904 Insurance Maps, Borough of Manhattan, Sanborn.



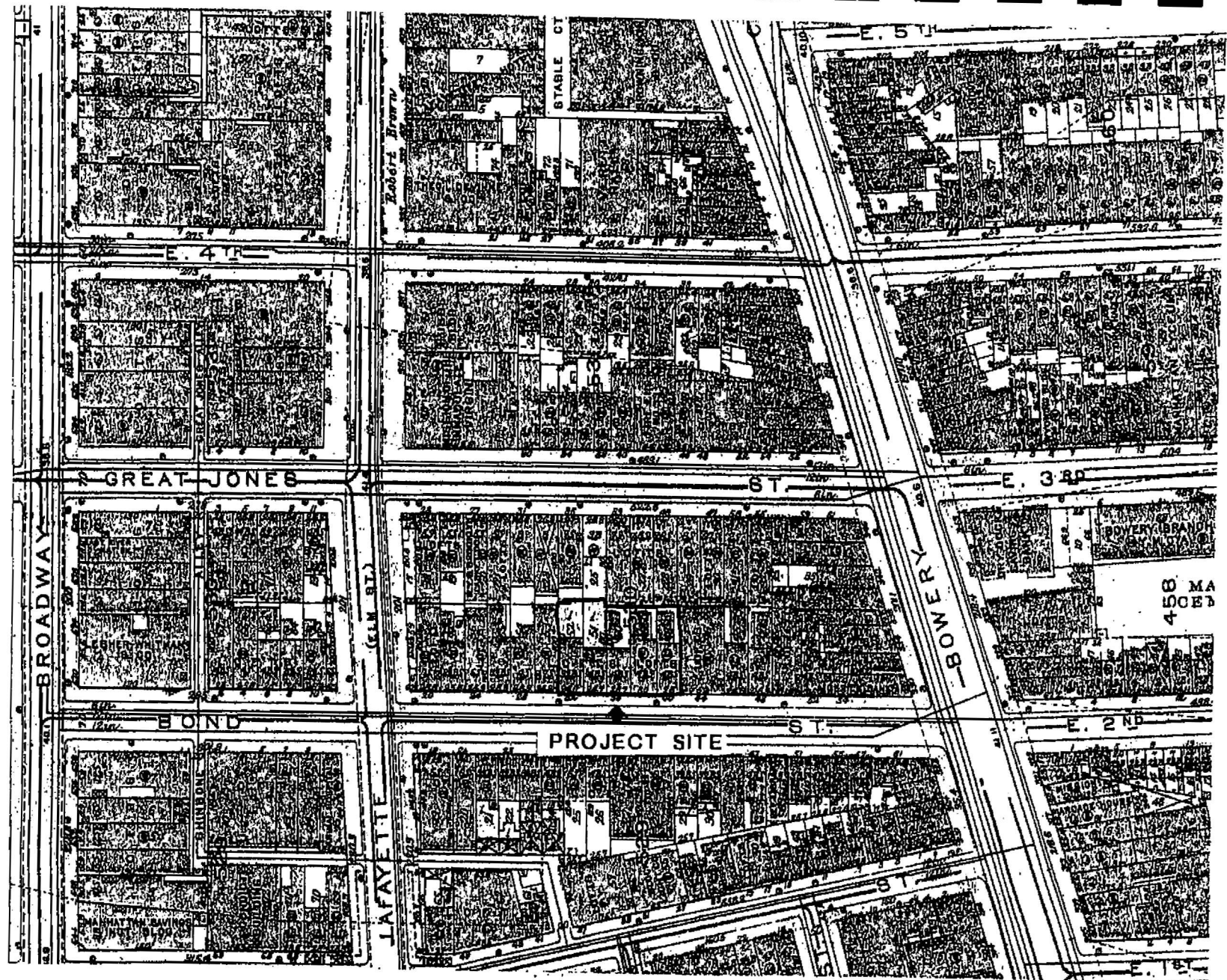


Figure 11. 1916 Atlas of the City of New York, G. W. Bromley

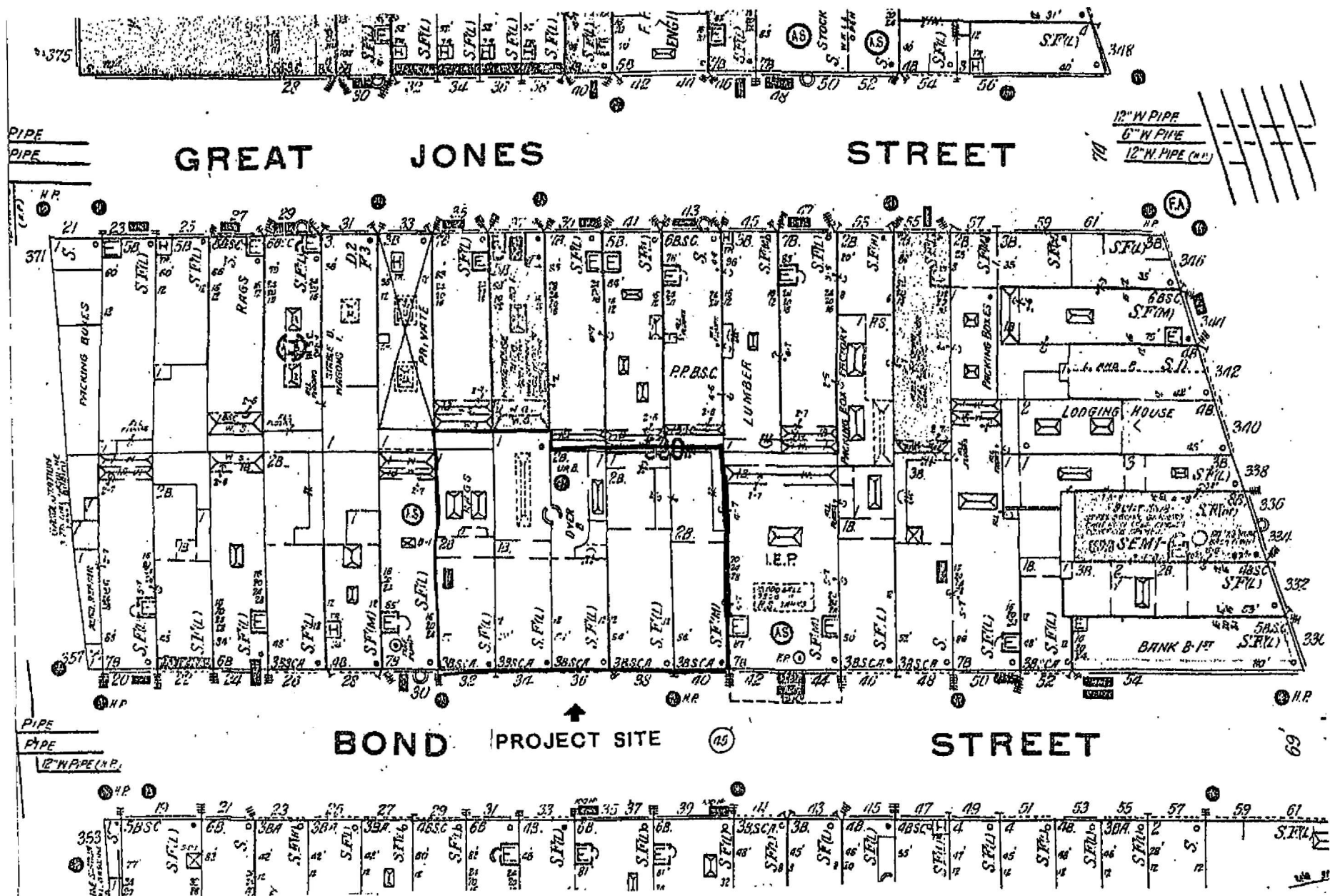


Figure 12. 1921 Insurance Maps, Borough of Manhattan, Sanborn.





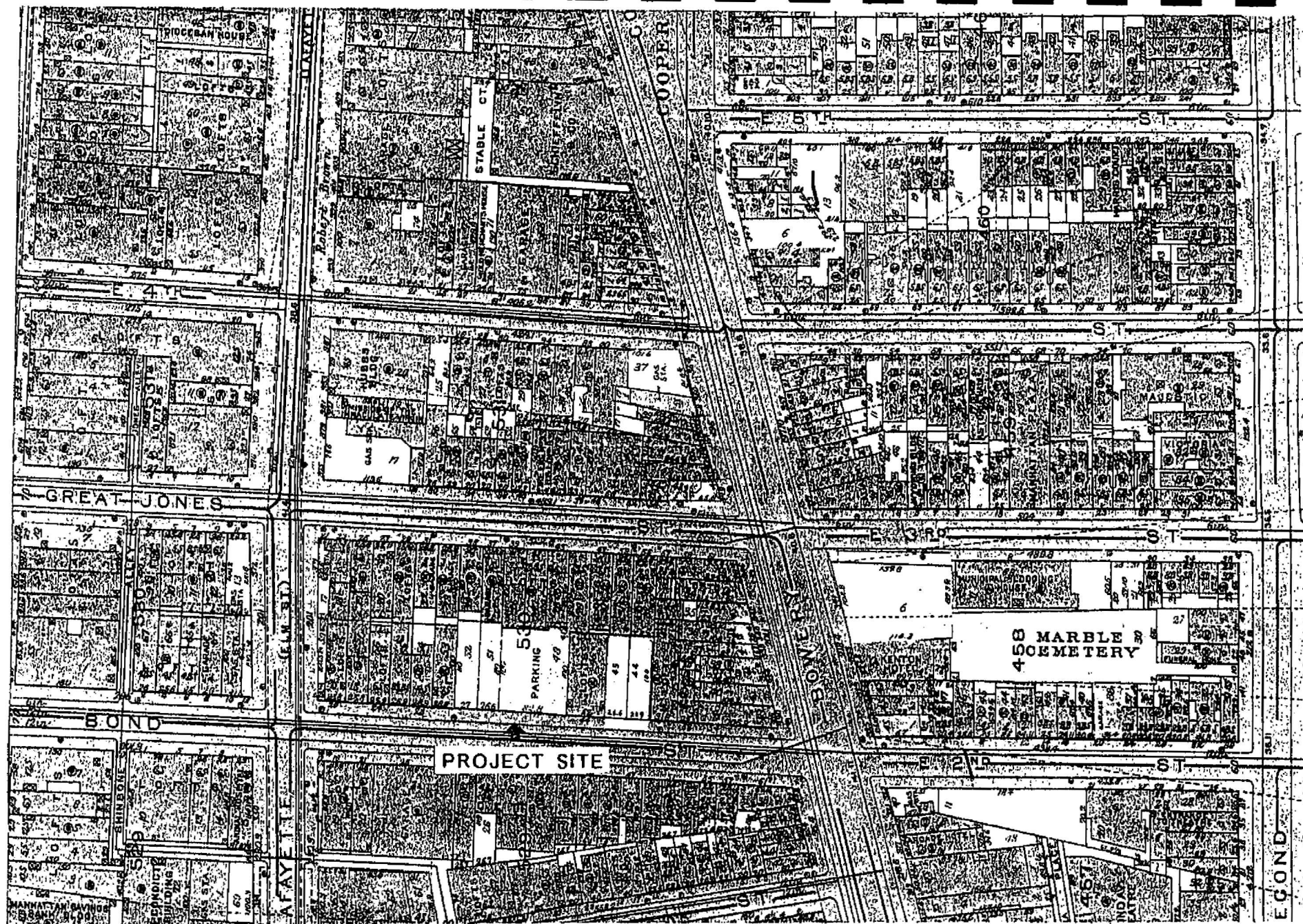
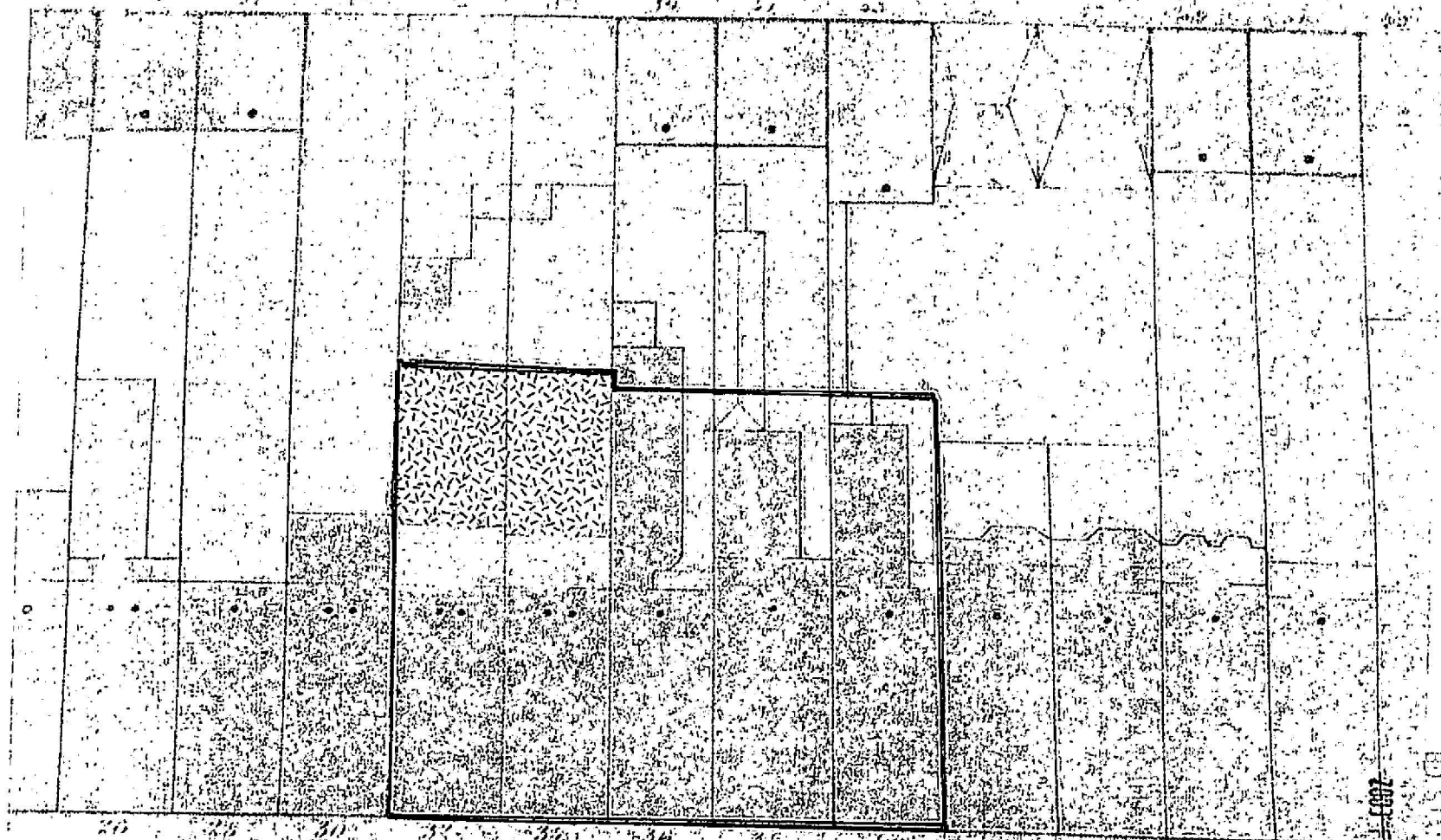


Figure 14 1955 Atlas of the City of New York, G. W. Bromley





Figure 15. Portrait of Ernst Friedler and Family at 38 Bond Street.  
Original located at the Museum of the City of New York.



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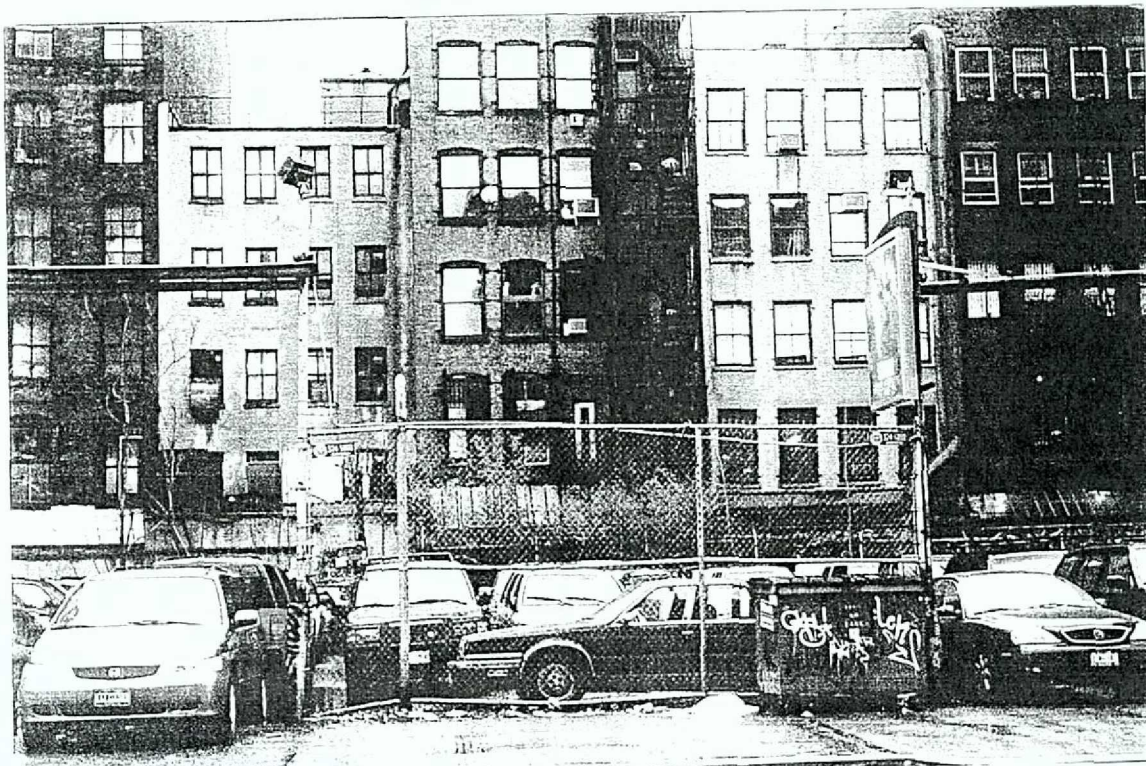
Figure 16. Archaeological Sensitivity Map. Source: Perris, *Maps of the City of New York*, 1857.

 = Location of Potential Historical Sensitivity





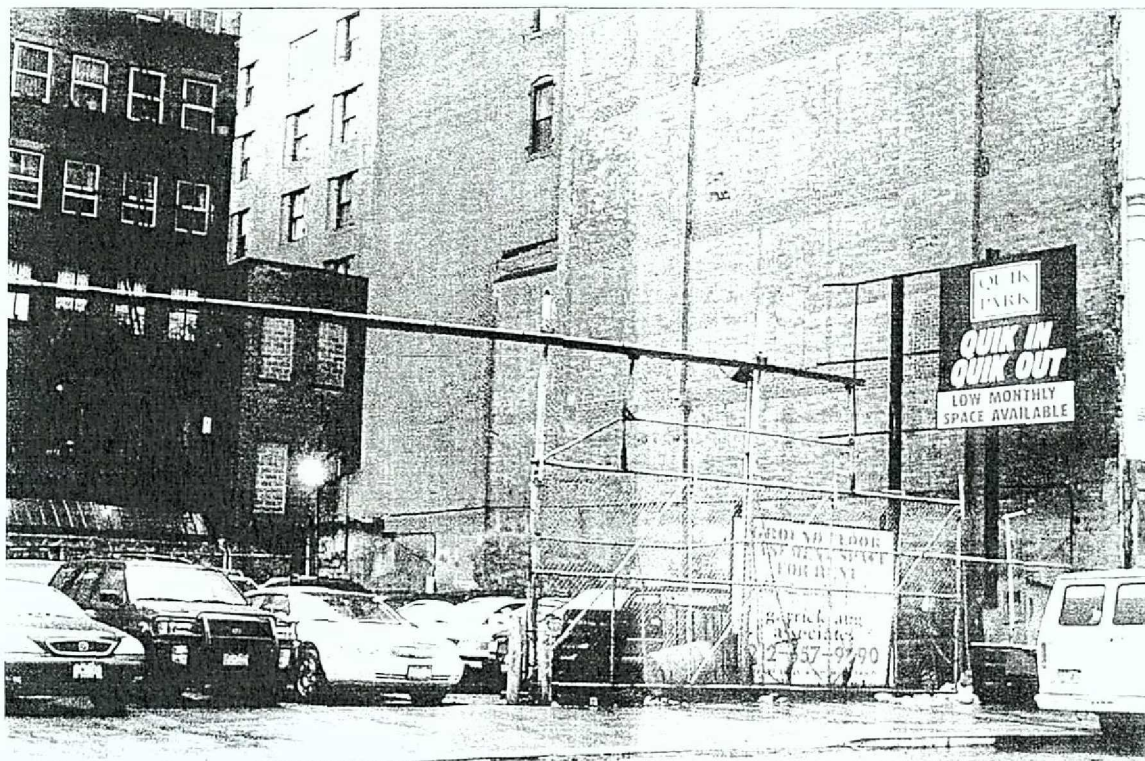
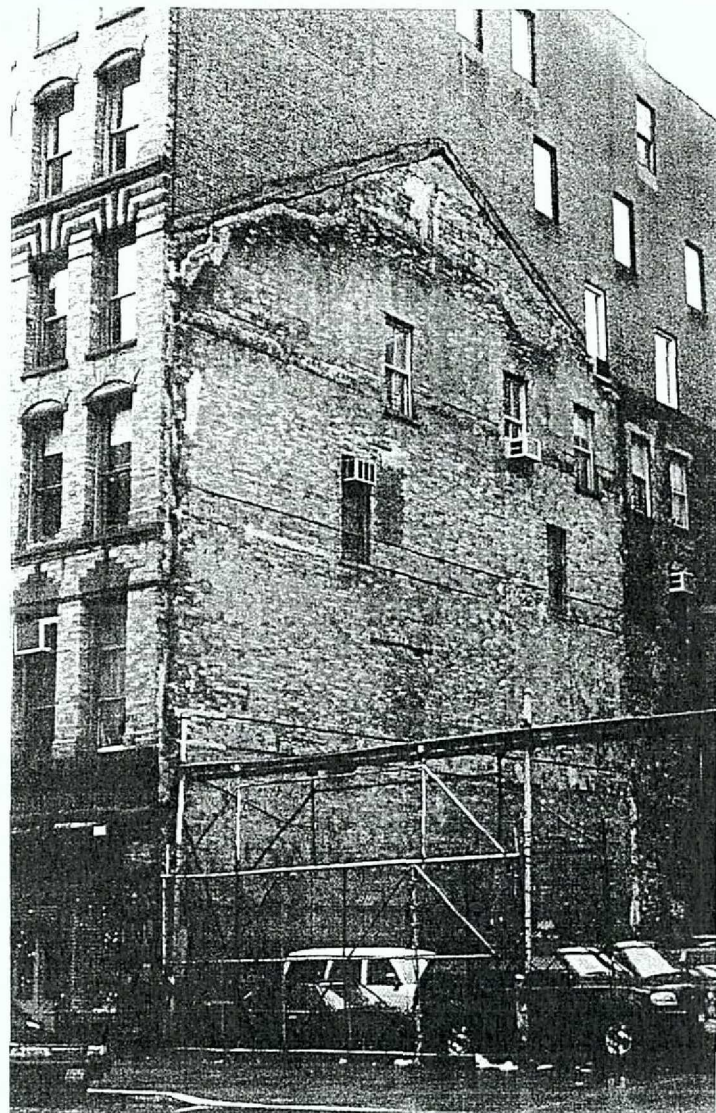
Photograph A: 32-40 Bond Street, Looking North.



Photograph B: 32-40 Bond Street, Looking North.

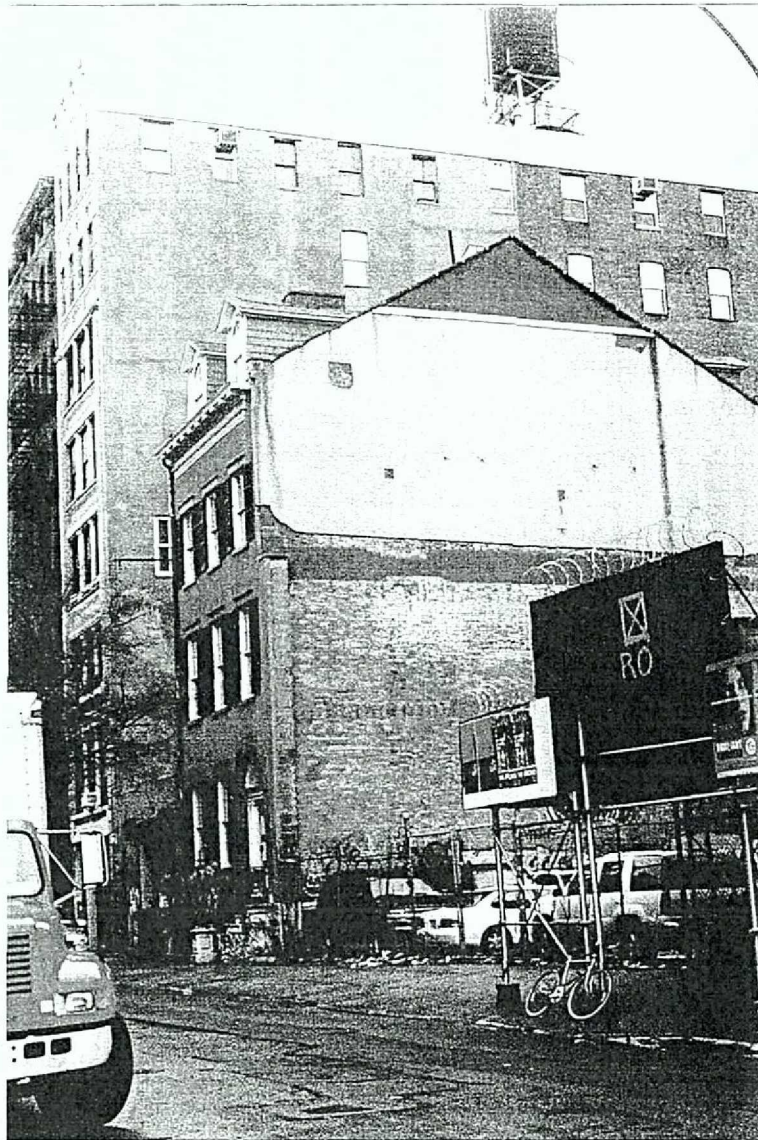


Photograph C: 32-40 Bond Street  
Site, Shadow of the Former House at  
32 Bond Street.



Photograph D: 32-40 Bond Street, Shadow of the Former House at 40 Bond Street.





Photograph E: The Old Merchants House, 29 East 4<sup>th</sup> Street.



APPENDIX I

Project Name

HAA Project Number

Client

Village \_\_\_\_\_

1088-11

County: Alameda

## Quadsheets

Brooklyn + Jersey City

Conducted by:

Date 2.20.02

NEW YORK STATE MUSEUM

# Sites

**SIPO**

# Sites

		1-A061.01.1273	
		2-A061.01.7671	← missing form
		3-A061.01.9530	
		4-A061.01.1286.	
		In computer:	
		Historic Site	
		576 Broom St., Historic Site.	



SITE #	SITE NAME OTHER SITE # DHP #	PHASE/TRADE FINDINGS	OD SOURCE FIELD	ITEM STRATIG	ISCS 15' USGS	TOWN	..EPC...R ORIG/REPO	PRO... PUB.	GRAPHIC FILES	ACCESSION SF ENTRY DA
4056 NO INFO	ACP NYRK 6A NO INFO	NO INFO NO INFO	INDIAN TRAIL NO INFO	CENTRAL PARK HARLEM	NEW NEW YORK	PARKER, A.C. BOLTON?; SKINNE PARKER /1922 R?	NO INFO	NO INFO	NO	0
		..AROUND ROCKS.. (ACP) EXAMINED 1804.. WORN >1" DEEP IN ROCK..				..AT N. END ISLAND FROM THE DYKEMAN VILLAGE SITE (#3?) TO MOUTH OF SPUYTEN IDUYVIL CREEK.. CREEK ON OLD SF MAP.				NO INFO
4057 NO INFO	ACP NYRK 7: ACP BRNX NO# NO INFO	NO INFO NO INFO	MIDDENS(SH ELL) NO INFO	YONKERS HARLEM	NEW NEW YORK	PARKER, A.C. BOLTON?; SKINNE PARKER /1922 R?	NO INFO	NO INFO	GLOC	0
		ACP MAP, SITE IN BRONX.				..E. OF FEILDSTON (SIC FIELDSTON) RD. ..N. OF W. 247 ST.. LOCAT. DISCREPANT.				NO INFO
4058 NO INFO	ACP NYRK 8: ACP BRNX NO# NO INFO	NO INFO NO INFO	MIDDEN(SHE LL) NO INFO	YONKERS HARLEM	NEW NEW YORK	PARKER, A.C. BOLTON?; SKINNE PARKER /1922 R?	NO INFO	NO INFO	NO	0
		ACP MAP, SITE IN BRONX.				..N. OF W. 247 ST. + W. OF PASCAL AVE.. NO PASCAL ON MAP.				NO INFO
4059 SHELL POINT	ACP NYRK 9 NO INFO	NO INFO NO INFO	VILLAGE: MID DENS(SHELL) NO INFO	JERSEY CITY STATEN ISLAND	NEW NEW YORK	PARKER, A.C. BOLTON?; SKINNE PARKER /1922 R?	NO INFO	NO INFO	NO	0
		.. ON A SMALL LINE(SIC?) OVERLOOKING A SMALL LAKE.. CALLED SHELL PT... LARGE DEPOSITS OF SHELL..				..NEAR CANAL ST..				NO INFO
4060 NO INFO	ACP NYRK NO#, ACP NYRK 9? NO INFO	NO INFO NO INFO	VILLAGE NO INFO	BROOKLYN BROOKLYN	NEW NEW YORK	PARKER, A.C. BOLTON?; SKINNE PARKER /1922 R?	NO INFO	NO INFO	NO	0
		UN#ED VILLAGE ON PARKER MAP.								NO INFO
4061 NO INFO	ACP NYRK NO# NO INFO	NO INFO NO INFO	TRACES OF OCCUPATION NO INFO	CENTRAL PARK HARLEM	NEW NEW YORK	PARKER, A.C. BOLTON?; SKINNE PARKER /1922 R?	NO INFO	NO INFO	NO	0
										NO INFO
4062 NO INFO	ACP NYRK NO# NO INFO	NO INFO NO INFO	MIDDENS(SH ELL) NO INFO	CENTRAL PARK HARLEM	NEW NEW YORK	PARKER, A.C. BOLTON?; SKINNE PARKER /1922 R?	NO INFO	NO INFO	NO	0
										NO INFO
4063 NO INFO	ACP NYRK NO# NO INFO	H; +? NO INFO	VILLAGE, CAMP? NO INFO	CENTRAL PARK HARLEM	NEW NEW YORK	PARKER, A.C. BOLTON?; SKINNE PARKER /1922 R?	NO INFO	NO INFO	NO	0
		VILLAGE ON ACP MAP. SAME? AS ..ONE OF LARGER CAMPS OR FISHING PLACES.. OF THE RECKGAWAWANCKS.. ACP PART 2, P. 626.				..CAMP OR FISHING PLACE.. AT MONTAGNE'S PT., ON SHORE HELL GATE, JUST OFF 110TH ST.. ACP PART 2, P. 626.				NO INFO

## NEW YORK STATE HISTORIC ARCHAEOLOGICAL SITE INVENTORY FORM

For Office Use Only--Site Identifier A061-01-1273Project Identifier Sheridan Square ProjectDate 03/17/83Your Name Anne-Marie Cantwell

Phone (

BOSTON STANDARD AREA S

Address

Zip

2003 FEB 12 A 12:44

Organization (if any) Rutgers University

CAL. NO.

1. Site Identifier(s) Sheridan Square Site2. County New York One of following: City Manhattan

Township

Incorporated Village

Unincorporated Village or

Hamlet

3. Present Owner

Address

Zip

4. Site Description (check all appropriate categories):

Structure/site Features & Artifacts from the 18th & 19th cent.Superstructure: complete partial collapsed not evident ☒Foundation: above below ☒ (ground level) not evidentStructural subdivisions apparent Only surface traces visible☒ Buried traces detected

List construction materials (be as specific as possible):

## Grounds

Under cultivation Sustaining erosion Woodland UplandNever cultivated Previously cultivated Floodplain PasturelandSoil Drainage: excellent good fair poorSlope: flat gentle moderate steep

Distance to nearest water from structure (approx.)

Elevation:

5. Site Investigation (append additional sheets, if necessary):

Surface--date(s)

Site Map (Submit with form\*)CollectionSubsurface--date(s) July 1982Testing: shovel ☒ coring other unit size 2x2'no. of units 10 (Submit plan of units with form\*)Excavation: unit size 5x5 or 10' no. of units 23

(Submit plan of units with form\*)

\* Submission should be 8 1/2"x11", if feasible

Investigator Anne-Marie Cantwell, Arnold Pickman & Diana Nickman

Manuscript or published report(s) (reference fully):

1983 (September 27) Archaeological Investigations at Sheridan Square.  
A Preliminary ReportPresent repository of materials NYU Anthro. Dept.



## NEW YORK STATE HISTORIC ARCHAEOLOGICAL SITE INVENTORY FORM

For Office Use Only--Site Identifier A061-01-1286Project Identifier Expansion of NYU Law Library Date 7/15/84  
Your Name Sarah Bridges Phone ( ) \_\_\_\_\_  
Address \_\_\_\_\_

Zip \_\_\_\_\_

Organization (if any) \_\_\_\_\_

1. Site Identifier(s) Early 19th Century Suburban Area  
2. County New York One of following: City New York  
Township \_\_\_\_\_  
Incorporated Village \_\_\_\_\_  
Unincorporated Village or Hamlet \_\_\_\_\_  
Located in Sullivan St. between Washington Square South on the north and west 3rd St. on the south3. Present Owner \_\_\_\_\_  
Address \_\_\_\_\_  
Zip \_\_\_\_\_

## 4. Site Description (check all appropriate categories):

## Structure/site

Superstructure: complete partial collapsed not evidentFoundation: above below (ground level) not evidentStructural subdivisions apparent Only surface traces visible

Buried traces detected \_\_\_\_\_

List construction materials (be as specific as possible): \_\_\_\_\_

## Grounds

Under cultivation Sustaining erosion Woodland Upland  
Never cultivated Previously cultivated Floodplain PasturelandSoil Drainage: excellent good fair poorSlope: flat gentle moderate steep

Distance to nearest water from structure (approx.) \_\_\_\_\_

Elevation: \_\_\_\_\_

## 5. Site Investigation (append additional sheets, if necessary):

## Surface--date(s)

Site Map (Submit with form\*)

Collection \_\_\_\_\_

## Subsurface--date(s)

Testing: shovel coring other \_\_\_\_\_ unit size \_\_\_\_\_  
no. of units \_\_\_\_\_ (Submit plan of units with form\*)Excavation: unit size \_\_\_\_\_ no. of units \_\_\_\_\_  
(Submit plan of units with form\*)

\* Submission should be 8½"x11", if feasible

Investigator Sarah BridgesManuscript or published report(s) (reference fully): \_\_\_\_\_  
NYU Law Library

Present repository of materials \_\_\_\_\_

## NEW YORK STATE HISTORIC ARCHAEOLOGICAL SITE INVENTORY FORM

For Office Use Only--Site Identifier AD-61-01.009530

Project Identifier \_\_\_\_\_

Your Name REBECCA YAMINDate Oct. 23, 1997Address JOHN MILLER ASSOCIATESPhone (212) 561-76371214 ARCH ST  
ZIP PHILA, PA 19107Organization (if any) JOHN MILLER ASSOCIATES1. Site Identifier(s) CITY2. County NEW YORK One of following: City \_\_\_\_\_

Township \_\_\_\_\_

Incorporated Village \_\_\_\_\_

Unincorporated Village or  
Hamlet \_\_\_\_\_3. Present Owner Bernard M. Baruch CollegeAddress 17 Lexington AveNew York City  
ZIP 10010

4. Site Description (check all appropriate categories):

Structure/site

Superstructure: complete partial collapsed not evidentFoundation: above below (ground level) not evidentStructural subdivisions apparent Only surface traces visibleBuried traces detectedList construction materials (be as specific as possible): brickGrounds drains + cobbled floor 1194c. horse stablesUnder cultivation Sustaining erosion Woodland UplandNever cultivated Previously cultivated Floodplain PastureSoil Drainage: excellent good fair poorSlope: flat gentle moderate steep

Distance to nearest water from structure (approx.) \_\_\_\_\_

Elevation: \_\_\_\_\_

5. Site Investigation (append additional sheets, if necessary):

Surface--date(s) \_\_\_\_\_

Site Map (Submit with form\*)A college building now stands  
at the site.Collection

Subsurface--date(s) \_\_\_\_\_

Testing: shovel coring other

unit size

no. of units \_\_\_\_\_

(Submit plan of units with form\*)

Excavation: unit size variable no. of units 12 backhoe trenches

(Submit plan of units with form\*)

\* Submission should be 8 1/2"x11", if feasible

Investigator Rebecca Yamin, Robert Fitts, Claudia Milne

Manuscript or published report(s) (reference fully):

A Stage II Archeological Investigation of the Bernard M. Baruch College Site B (89PR0746) Manhattan, New York County by Rebecca Yamin, Robert Fitts, and Claudia Milne. John Miller Associates, prepared for Edwards and Kelcey Engineers, Inc. 1997.

YEAR	32 BOND ST.	34 BOND ST.	36 BOND ST.	38 BOND ST.	40 BOND ST.
1851	John Ward & J.G. King Jr. (Trustee)	H.L. Leverich	Estate of A. Schermerhorn	Estate of Eli Hart	James Foster
1852	J. Ward & I.G. King Jr.	H.L. Leverich	Estate of A. Schermerhorn	Estate of Eli Hart	James Foster
1853	John Ward & J.G. King	Charles Deming	Estate of A. Schermerhorn	Estate of Eli Hart	James Foster
1854	John Ward & J.G. King	Charles Deming	Estate of A. Schermerhorn	Estate of Eli Hart	James Foster
1855	John Ward & J.G. King	Charles Deming	Estate of A. Schermerhorn	Estate of Eli Hart	Estate of James Foster
1856	John Ward & J.J. King	Lucretia Deming	Estate of A. Schermerhorn	Estate of Eli Hart	Estate of James Foster
1857	John Ward & J.J. King	Lucretia Deming	Estate of A. Schermerhorn	Estate of Eli Hart	Estate of James Foster
1858	John Ward & J.J. King	Lucretia Deming	Estate of A. Schermerhorn	Estate of Eli Hart	Estate of James Foster
1859	John Ward & J.J. King	Lucretia Deming	James J. Jones Trustee/Est. of A. Schermerhorn	Estate of Eli Hart	Estate of James Foster
1860	John Ward & J.J. King	Lucretia Dorning (sp)	James J. Jones Trustee/Est. of A. Schermerhorn	Estate of Eli Hart	Estate of James Foster
1861	John Ward & J.J. King	Lucretia Deming	James J. Jones Trustee/Est. of A. Schermerhorn	Estate of Eli Hart	Estate of James Foster
1862	John Ward & J.J. King	Lucretia Deming	James J. Jones Trustee/Est. of A. Schermerhorn	Estate of Eli Hart	Estate of James Foster
1863	John Ward & J.J. King	Lucretia Deming	James J. Jones Trustee/Est. of A. Schermerhorn	Estate of Eli Hart	Estate of James Foster
1864	John Ward & J.J. King	Lucretia Deming	James J. Jones Trustee/Est. of A. Schermerhorn	Estate of Eli Hart	Estate of James Foster
1865	John Ward & J.J. King	Lucretia Deming	James J. Jones Trustee/Est. of A. Schermerhorn	Estate of Eli Hart	Estate of James Foster
1866	John Ward & J.J. King	Lucretia Deming	James J. Jones Trustee/Est. of A. Schermerhorn	Estate of Eli Hart	Estate of James Foster

YEAR	32 BOND ST.	34 BOND ST.	36 BOND ST.	38 BOND ST.	40 BOND ST.
1867	John Ward & J.J. King	Francis A. Sully	James J. Jones Trustee/Est. of A. Schermerhorn	Estate of Eli Hart	Estate of James Foster
1868	John Ward & J.J. King	Francis A. Sully	James J. Jones Trustee/Est. of A. Schermerhorn	Estate of Eli Hart	Estate of James Foster
1869	John Ward & J.J. King	Francis A. Sully	James J. Jones Trustee/Est. of A. Schermerhorn	Estate of Eli Hart	Estate of James Foster
1870*	Ward & King	Laura Keene	H. Schermerhorn	Estate of Eli Hart	Estate of James Foster
1871	Ward & King	F. A. Cutting	H. Schermerhorn	Estate of Eli Hart	Estate of James Foster
1872	Ward & King	Laura Keene	H. Schermerhorn	Estate of Eli Hart	Estate of James Foster
1873	Ward & King	Laura Keene	H. Schermerhorn	Estate of Eli Hart	Estate of James Foster
1874	Ward & King	Laura Keene	H. Schermerhorn	Estate of Eli Hart	Estate of James Foster
1875	Ward & King	Laura Keene	H. Schermerhorn	Estate of Eli Hart	Estate of James Foster
1876	Ward & King	Laura Keene	H. Schermerhorn	Estate of Eli Hart	Estate of James Foster
1877	Ward & King	Mrs. Emma Remsen	H. Schermerhorn	Estate of Eli Hart	Estate of James Foster
1878	Ward & King	Laura Keene (Trustee)	H. Schermerhorn	Estate of Eli Hart	Estate of James Foster
1879	Ward & King	Laura Keene (Trustee)	H. Schermerhorn	Estate of Eli Hart	Estate of James Foster
1880	Ward & King	Laura Keene (Trustee)	H. Schermerhorn	Estate of Eli Hart	Estate of James Foster
1881	Ward & King	Laura Keene	H. Schermerhorn	Estate of Eli Hart	James Foster
1882	Est. of H. Ward	Laura Keene	H. Schermerhorn	Estate of Eli Hart	James Foster
1883	Est. of H. Ward	Laura Keene	H. Schermerhorn	Estate of Eli Hart	James Foster

YEAR	32 BOND ST.	34 BOND ST.	36 BOND ST.	38 BOND ST.	40 BOND ST.
1884	Est. of H. Ward	Laura Keene	H. Schermerhorn	Estate of Eli Hart	James Foster
1885	Est. of H. Ward	Laura Keene	H. Schermerhorn	Estate of Eli Hart	James Foster
1886	Est. of H. Ward	Laura Keene	H. Schermerhorn	Estate of Eli Hart	James Foster
1887	Est. of H. Ward	Laura Keene	H. Schermerhorn	Estate of Eli Hart	James Foster
1888	Est. of H. Ward	Laura Keene	H. Schermerhorn	Estate of Eli Hart	James Foster
1889	John Ward	Mary A. Pringle	H. Schermerhorn	Joseph Kauffman	Margaret Foster
1890	John Ward	Mary A. Pringle	H. Schermerhorn	Joseph Kauffman	George Kitching
1891	John Ward	Mary A. Pringle	H. Schermerhorn	Joseph Kauffman	George Kitching
1892	John Ward	Mary A. Pringle	H. Schermerhorn	Joseph Kauffman	George Kitching
1893	John Ward	Mary A. Pringle	H. Schermerhorn	Joseph Kauffman	George Kitching
1894	John Ward	Mary A. Pringle	H. Schermerhorn	Joseph Kauffman	George Kitching
1895	John Ward	Mary A. Pringle	H. Schermerhorn	Joseph Kauffman	George Kitching
1896	John Ward	Mary A. Pringle	H. Schermerhorn	Joseph Kauffman	George Kitching
1897	John Ward	Mary A. Pringle	H. Schermerhorn	Joseph Kauffman	George Kitching
1898	John Ward	Mary A. Pringle	H. Schermerhorn	Joseph Kauffman	George Kitching
1899	John Ward	Mary A. Pringle	H. Schermerhorn	Joseph Kauffman	George Kitching
1900	John Ward	Mary A. Pringle	H. Schermerhorn	Joseph Kauffman	George Kitching
1910	C. H. Ward	M. A. Pringle	H. Schermerhorn	Joseph Kauffman	George Kitching

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YEAR	32 BOND ST.	34 BOND ST.	36 BOND ST.	38 BOND ST.	40 BOND ST.
1920	Francis E. Ward	Vilmont Realty Co.	W. C. Schermerhorn	Wm. C. Flanagan Est.	George Kitching Est.
1930	A. Aaront	Jacob Sugarman	W. Schermerhorn Est.	A. Aaront	George Kitching Est.
1940	Jennie Platt	F. Zitrin Et. Ano.	W. C. Schermerhorn	Morris Goldshore	Morris Goldshore

### APPENDIX III: LAND RECORDS

#### 32 Bond Street (Lot 52)

<u>Date</u>	<u>Grantor</u>	<u>Grantee</u>
9/26/1807	Jones, Samuel & Cornelia	Jones, David S.
4/2/1831	Jones, David & Susan LeRoy	Taylor, Knowles
5/1/1833	Taylor, Knowles & Eliza L.	Lord, Thomas
5/6/1833	Pearson, Isaac Green & Eliza	Lord, Thomas
5/10/1839	Lord, Thomas, & Elizabeth P.	Ward, Samuel, Jr.
9/15/1847	Ward, Samuel	Ward, John & King, James Gore, Jr.
7/30/1867	Ward, Samuel	Ward, Henry Hall
1/25/1888	McClure, David (Referee) Ward, William G. et al. (defendants)	Ward, John
6/1/1905	Burdick, Francis M. (Special Master) Ward, Charles H. (Plaintiff) Against Ward, Maria E. G. McK. (defendant)	Ward, Charles H.
5/8/1906	Ward, Charles H. & Fanny B.	Ward, Francis E.
5/12/1905	Ward, Henry H. & Lucy B.	Ward Francis E.

**34 Bond Street (Lot 51)**

<u>Date</u>	<u>Grantor</u>	<u>Grantee</u>
9/26/1807	Jones, Samuel & Cornelia	Jones, David S.
4/23/1831	Jones, David & Susan	Nevins, Russell H.
11/17/1831	Nevins, Russell H.	Pearson, Isaac Green
6/12/1834	Nevins, Russell H.	Pearson, Isaac Green
6/12/1834	Pearson, Isaac Green & Eliza	Jones, David S. (Trustees for) Auchmuty, Richard T.
11/7/1835	Jones, David & Auchmuty, Richard T. Trustees of Auchmuty, Mary A. And Richard T.	Tillotson, Robert
10/1/1836	Tillotson, Robert	Boyd, James Jr.
5/3/1847	Ruggles, Philo T. (Master in Chancery Robert Tillotson et al. Defendants)	Leverich, Henry S.
6/10/1851	Leverich, Henry S. & Margaret D.	Deming, Charles
2/20/1863	Deming, Lucretia	Lutz, Francis A.
1/11/1864	Lutz Francis A. & Mary Ann	Lutz, John S.
5/3/1870	Lutz, Francis A. & Mary A.	Keene, Laura
4/24/1876	Hayward, Robert S. (Trustee)	Rawson, Emma
12/3/1888	Lutz, Mary A. Francis A. Nellie S. Samuel S. Mary Ida Howard, Clement W. Addie M. Litz, Lillie P. Devises of Lutz, Francis A.	Pringle, Mary Alice

**34 Bond Street (Lot 51) continued**

12/3/1889	Rawson, Emma (Executors of)	Pringle, Mary Alice
4/13/1898	Pringle, Mary A. (lease)	Autenrieth, Charles
8/2/1905	Pringle, Mary A.	Wilmurt Realty Co.

### 36 Bond Street (Lot 50)

<u>Date</u>	<u>Grantor</u>	<u>Grantee</u>
9/26/1807	Jones, Samuel & Cornelia	Jones, David S.
11/4/1824	Jones, Samuel & Catherine	Sandford, Charles
4/23/1831	Jones, David & Susan	Nevins, Russell
11/17/1831	Nevins, Russell H.	Pearson, Isaac Green
2/13/1833	Pearson, Isaac Green & Eliza	Ruggles, Samuel B.
3/14/1835	Ruggles, Samuel B. & Mary R.	Schermerhorn, Abraham
11/1/1839	Schermerhorn, Abraham Trustees of will of Shermerhorn, Abraham Schermerhorn, Archibald Bruce Jones, James J. & Elizabeth Suydam, Charles & Anne W. Welles, Benjamin S. & Catherine Irving, John T. & Helen Astor, William & Caroline W. Schermerhorn, Helen	Irving, John & Helen
7/17/1855	Jones, James J. Schermerhorn, Helen Banker, Edward & Trustees Schermerhorn, Archibald Bruce Suydam, Charles & Anne W. Welles, Benjamin S. & Catherine Astor, William & Caroline W.	Irving, John & Helen PARTITION DEED
4/22/1895	Irving, Cortlandt Theresa R. Helen C. Frances R. John Josephine Walter Bessie L. Henry Josephine K.	Irving, Charles E.



**38 Bond Street (Lot 49)**

<u>Date</u>	<u>Grantor</u>	<u>Grantee</u>
11/4/1824	Jones, Samuel & Catherine	Sandford, Charles
2/28/1825	Sanford, Charles & Mary S.	Tillotson, Robert
10/13/1826	Tillotson, Robert & Emily	Roosevelt, James
12/18/1830	Roosevelt, James & Harriet	Kneeland, Charles
5/1/1832	Kneeland, Charles & Joanna	Hart, Eli
9/12/1848	Fielder (sic), Ernest & Helen M.	Hart, Mary
8/4/1879	Fiedler, Helen M.	Fiedler, Edward C. (Trustee)
6/28/1886	Fiedler, Edward C. Trustee of Fiedler, Helen M.	Fiedler, Helen M. (Executor & Trustee of Butler, William Allen [Trustee])
7/20/1886	Fiedler, Helen M. Executor & Trustee of Butler, William Allen [Trustee])	Fiedler, Edward C.
4/6/1900	Fiedler, Edward C., & Eliza Withrop	Flanagan, William C.

# **40 Bond Street (Lot 48)**

<u>Date</u>	<u>Grantor</u>	<u>Grantee</u>
4/23/1830	Jones, William & Kezia	Jones, David S.
12/18/1830	Jones, David & Susan	Kneeland, Charles
11/17/1831	Nevins, Russell H.	Pearson, Isaac Green
5/1/1832	Kneeland Charles & Joanna	Hart, Eli
8/9/1832	Hart, Eli & Mary	Nevins, Russel H.
12/30/1833	Nevins, Russell	Howland, Samuel S.
6/1/1842	Howland, Samuel S. & Joanne E.	Foster, James
9/12/1848	Fielder, Ernest & Helen M	Hart, Mary
1/11/1877	Foster, Clinton (46-48 included)	Hough, Benezet A.
1/11/1877	Hough, Benezet A.	Foster, Margaret
7/11/1883	Town, Charles H. (46-48 included) (w/drawel from Trust)	Foster, James Stagg, Anna- Stoutenberg
7/11/1883	Foster, James & Anna S. (formerly Stagg)	Roche, Theodore M. appt. of new trustee
3/17/1887	Kearney, James (Referee) Theodore Roche et al.	Foster, Margaret
3/17/1887	Theodore Roche (Trustee) (46-48 included)	Foster, Margaret
3/17/1887	Foster, James Clinton Foster, James A. Foster, Anna S.	Foster, Margaret
3/17/1887	Kearney, James (Referee) Theodore Roche et al. Defendants	Foster, Margaret
1/4/1889	Lydecker, Charles E. (Referee) Foster, Margaret et al. Defendants	Kitching, George E.

# APPENDIX IV: CENSUS RECORDS<sup>1</sup>

1850 Federal Census: 38 Bond Street

Family #	Name	Sex	Age	Occupation	Place of Birth
804	Fielder, Edward	M	42	Merchant	Germany
	Hart, Mary	F	65		
	Fielder, Hellen	F	35		New York
	Fielder, Edward	M	5		New York
	Fielder, Mary	F	13		New York
	Fielder, Hellen	F	11		New York
	Fielder, Louisa	F	9		New York
	Fielder, Anastasia	F	2		New York
	Kain, William	M	20	Waiter	Ireland
	Rey, Thomas	M	26	Coachman	Ireland
	Bogaret, Mary	F	30		Ireland
	Ryan, Hellen	F	35		Ireland
	Ryan, Eloisa	F	38		Ireland
	Conoly, Mary	F	40		Ireland
	Christiane, Lena	F	34		Germany
	Sholl, Ulick	M	45	Shoe Maker	Germany
	Sholl, Louisa	F	39		France
	Sholl, Teresa	F	10		New York

<sup>1</sup> Federal Census Records from 1810-1900 were examined. All identified individuals living at the Bond Street lots were recorded. In many cases the Federal Census Records did not enumerate all of the houses on the Block. The 1890 New York City Police Census was also examined.

1850 Federal Census: 40 Bond Street

Family #	Name	Sex	Age	Occupation	Place of Birth
805	Foster, James	M	55	Merchant	New York
	Foster, Julia	F	50		New York
	Foster, Margaret	F	19		New York
	Foster, James	M	14		New York
	Foster, Clinton	M	11		New York
	McClune, Patrick	M	55	Coachman	Ireland
	MacDermott, Burnett	M	30	Waiter	Ireland
	Nolan, Julia	F	60		Ireland
	Lee, Ann	F	25		Ireland
	McAllister, Jane	F	22		Ireland
	Groven, Margaret	F	25		Ireland
	Cartrow, Charlott	F	35		England

## 1880 Federal Census: 34 Bond Street

Family #	Name	Sex	Age	Relationship to head of household	Occupation	Place of Birth
253	Hult, Hugo	M	43		Restaurant Keeper	Prussia
	Hult, Lina	F	39	Wife	Keep House	Prussia
	Hult, Olga	F	22	Daughter		Prussia
	Becker, Peter	M	28	Servant	Sevant	Prussia
254	Banhahm, August	M	42		Tailor	Hanover
	Banhahm, Paulina	F	41	Wife	Keeping House	Frankfurt
	Banhahm, Gustav	M	17	Son	Tailor	New York
	Banhahm, Paulina	F	11	Daughter	Scholar	New York
255	Rice, Laurence	M	29		Clerk in Office	England
	Rice, Lucas	M	3	Son		New York
256	Herman, Fred	M	21		Kid Glove Cutter	Prussia
	Herman, Annie	F	21	Wife	Keeps House	New York
	Frank, Francis	M	30	Boarder	Baker	Prussia
	Fleischer, Adam	M	28	Boarder	Book-keeper	Prussia
	Grinkel, William	M	19	Boarder	Furniture Maker	New York
	Connelly, Francis	M	20	Boarder	Clerk in Store	Ireland
	Sharkey, Michl	M	26	Boarder	Carpenter	Ireland
257	Newman, Samuel	M	40		Merchant Tailor	Poland
	Newman, Franciska	F	42	Wife	Keeping House	Hungary
	Newman, Emile	M	14	Son	Scholar	Austria
	Newman, Sophie	F	11	Daughter	Scholar	New York
	Newman, Rosa	F	8	Daughter	Scholar	New York
	Newman, Eugene	M	4	Son		New York
	Baskowitz, Franz	M	25	Boarder	Tailor	Prussia
258	Schmidt, Jacob	M	40		Tailor	Prussia
	Schmidt, Jacob	M	3	Son		New York
	Schmidt, Pauline	F	1	Daughter		New York
	Foster, William	M	42	Boarder	Painter	England
	Parnell, Charles	M	45	Boarder	Painter	Ireland
259	Kelmer, Alexander	M	36		Saloon Keeper	Prussia
	Kelmer, Augusta	F	30	Wife	Keeping House	Prussia
	Saml, Alicia	F	40		Keeping House	Massachusetts
260	Pamphilon, Edward	M	21			New York
	Pamphilon, Henry W.	M	27	Brother	Book Publisher	New York



1880 Federal Census: 36 Bond Street

Family #	Name	Sex	Age	Relationship to head of household	Occupation	Place of Birth
247	Stubbs, Mary J.	F	30		Librarian	Maine
248	Johannsen, Carl	M	35		Shoemaker	Sweden
	Johannsen, Mary	F	33	Wife	Keeping House	Sweden
	Ernstadt, Charles	M	22	Boarder	Shoemaker	Sweden
	Linguister, Jolina	M	25	Boarder	Shoemaker	Sweden
249	LeRoux, Renny	M	35		Embroidery Manifr.	France
	LeRoux, Ursula	F	30	Wife	Keeping House	France
	Rensom, David	M	2	Adopted son		New York
250	Kane, Peter	M	42		Gold Pen Maker	Ireland
	Kane, Elizabeth	F	40	Wife	Keeping House	Ireland
	Stanley, Edgar	M	60	Boarder	Journalist	England
251	Razier, Françoise	F	67			France
252	LeCunic, Amelia	F	33		Embriodery Manfr.	France
	LeCunic, Alfred	M	11	Son	Music Printer	New York

1880 Federal Census: 38 Bond Street

Family #	Name	Sex	Age	Relationship to head of household	Occupation	Place of Birth
246	Gleibel, Max	M	39		Paper Merchant	Prussia
	Gleibel, Susan Rita	F	37	Wife	Keeps House	Hesse-Casul
	Gleibel, Minnie	F	9	Daughter	Scholar	New York
	Gleibel, Ada	F	5	Daughter		New Jersey
	Gleibel, Johanna	F	3	Daughter		New Jersey
	Peschki, Franz	M	22	Servant	Servant	Saxony
	Praeger, Annie	F	17	Servant	Servant	Prussia

1880 Federal Census: 40 Bond Street

Family #	Name	Sex	Age	Relationship to head of household	Occupation	Place of Birth
241	Bauer, Louis	M	48		Cabinet Maker	France
	Bauer, Josephine	F	35	Wife	Keeping House	New York
	Heinmann, George	M	28		Sc-- Artist	Hesse-Cassel
	Frederickson, William	M	32		Chemical Dealer	Prussia
	Lee, Agnes	F	18	Boarder	Human Hair Maker	California
	Ross, Minnie	F	21	Boarder	Flower Maker	California
	Smith, Henry	M	26	Boarder	Actor	New York
	Rose, Charles	M	24	Boarder	Actor	New York
242	Brooks, Henry	M	34		Book-keeper	Hanover
	Brooks, Mina	F	34	Wife	Keeps House	Hanover
	Brooks, Elizabeth	F	12		Scholar	New York
243	Sepe, Paul	M	40		Stone Cutter	Prussia
	Sepe, Catherine	F	30	Wife	Keeps House	Ireland
	Sepe, Mary	F	4	Daughter		New York
	Sepe, Paul	M	1/2yr	Son		New York
244	Fischer, Henry	M	35		Butcher	Badin
	Fischer, Mary	F	30	Wife	Keeps House	Prussia
	Fischer, Naly	F	14	Daughter	Scholar	New York
	Palmer, Ella	F	25	Boarder		New York
	Schusck, Katonia	F	23	Boarder		Prussia
245	Schuman, Lizzie	F	30		Seamstress	Ireland
	Schuman, Mary	F	11	Daughter	Scholar	New York

# 1890 Police Census

ADDRESS	NAME	SEX	AGE
32 Bond	No Record		
34 Bond	Herman Toepfer	M	53
	Lena Toepfer	F	50
	Isarel Kosak	M	32
	Hanna Kosak	F	32
	Nettie Kosak	F	1
	Freddie Kosak	M	6
36 Bond	David Gruschu	M	41
	Gustava Gruschu	F	34
	Adolf Gruschu	M	14
	Rosie Gruschu	F	12
	Annie Gruschu	F	11
	Marie Gruschu	F	3
	Morris Gruschu	M	2
	Annie Veronca	F	17
	Pincus Jacobowsky	M	26
	Amilia Jacobowsky	F	
	Max Jacobowsky	M	12 days
	Clara Lusters	F	22
40 Bond	Benjamin Stern	M	45
	Rosa Stern	F	45
	Joseph Stern	M	12
	David Stern	M	8
	Emma Vlasch	F	26
	Fannie Davis	F	38
	Lewis Tusth	M	30
	Edward Mesh	M	22
	John Lyons	M	25
	Joseph Wachner	M	33
	Burt Bean	M	23
	Lewis Bobecker	M	28
	Charles Bobecker	M	23
	Celia Davis	F	10
	Mario Davis	M	8
	Alfred Davis	M	5

## APPENDIX V: Doggett's NYC 1851 New York City Directory

- 20 Bond – Maria Banyar
- 21 Bond – Agnes Gibson, school
- 22 Bond – Frederick Coolidge
- 23 Bond – H.H. Ward
- 24 Bond – J.P. Hall
- 25 Bond – Albert Hicks
- 26 Bond – Benjamin De Forest
- 27 Bond – Effingham Cock
- 28 Bond – (Vacant lot)
- 29 Bond – J.S. Ware, dentist
- 30 Bond – S.W. Parmly, dentist
- 31 Bond – John Lovejoy, dentist
- 32 Bond – J.G. Cogswell
- 33 Bond – Mrs. Amelia Staples
- 34 Bond – Henry Leverich, Charles Leverich
- 35 Bond – Amos Johnson, dentist
- 36 Bond – Abraham Schermerhorn
- 37 Bond – Gilbert Davis
- 38 Bond – Mary Hart
- 39 Bond – Robert McCoskry
- 40 Bond – James Foster
- 41 Bond – J.K. Warren
- 42 Bond – Joseph Faulke
- 43 Bond – Mrs. Smith
- 44 Bond – Sydney Brocks
- 45 Bond – Lemuel Covell, dentist
- 46 Bond – Arthur Bronson
- 47 Bond – Maria Earle, boarding
- 48 Bond – Silas Holmes
- 49 Bond – Robert Mintum
- 50 Bond – I.U. Coles