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ARCHAEOLOGICAL AND HISTORICAL INTENSIVE DOCUMENTARY RESEARCH
CONFERENCE HOUSE PARK, STATEN ISLAND, NEW YORK
NYC PARKS/PRE-CEQR R

BY
ARNOLD PICKMAN

Submitted To
Jackson & Kihn/South Street Design Company

November 1997

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I. INTRODUCTION

A. Background

Conference House Park is a 227 acre site at located at the southwestern tip of Staten Island. The Park is bounded by the Arthur Kill and Raritan Bay and by mapped streets designated as Satterlee Street, Massachusetts Street, Clermont Avenue, Swinnerton Street, Billop Avenue, and Surf Avenue to a point just east of Richard Avenue (see Figure 1).

This report presents the results of topic intensive documentary research into the history and archaeology of the property now included within Conference House Park. It is one of a series of reports which are being prepared in response to comments and questions pertaining to plans for development of the Park which were raised in a 1990 report of the New York City Landmarks Preservation Commission (Beckelman 1990).

A previously submitted interim report (South Street Design Company et al. 1996) summarized the existing conditions within the Park as well as its history and archaeology. It included a chart listing the historic period structures and visible features within the Park (see also Chapter VIII) as well as a series of maps showing the location of the structures. The present report, providing a detailed account of the results of the documentary research, is being submitted following the New York City Landmarks Preservation Commission's comments on the interim report (Santucci 1997).

The research results indicate that in addition to portions of the Park in which archaeological resources listed on the National Register of Historic Places are known to exist, there are other portions which have the potential to yield additional National Register eligible resources. The interim report presented a preliminary plan for archaeological shovel testing of these areas to determine whether such resources are in fact present. This plan will be discussed further in a subsequent scope-of-work for field testing.

B. Overview

The human occupation of the Conference House Park area encompasses a span of some 8000 years, beginning in that portion of the prehistoric era known as the Early Archaic period and extending through the present. The Park contains the largest archaeological site in the New York City area, as well as the Conference or Billop (also spelled "Billopp") House, whose occupation began in the latter portion of the 17th century and continued through the early 20th century. The Park also includes within it a number of sites which were occupied beginning in the early 19th century, and which, taken together, reflect aspects of

the historical development of the area during the 19th century.

Information about prehistoric occupations within the Park is known only through the results of often poorly reported archaeological investigations which began in the nineteenth century, as well as more recent and more thoroughly documented excavations. A summary of existing archaeological research and survey reports, mainly covering the portion of the park which extends along the Arthur Kill, is included in Chapter II. To assess the archaeological sensitivity of other portions of the Park, in which there have been no reported archaeological excavations, we have compared the Park's topographical and physiographical characteristics with those of known sites located elsewhere in the southwestern portion of Staten Island. These data are also discussed in Chapter II.

Research on the history of the Park, beginning with the first European-American occupation by Christopher Billop in the 17th century and continuing through the early portion of the 20th century, has been conducted utilizing the results of previous studies and other secondary sources, as well as historic period maps and other primary sources. The latter include deeds, census and tax records, wills, directories, and other archival material. Research on the ownership and occupation of the various tracts included within Conference House Park is detailed in Chapters III - VI. Various aspects of the history of land use within the Park are discussed in Chapter VII. Chapter VIII presents a research summary and conclusions.

C. Prior Studies

Aspects of the history and archaeology of several portions of Conference House Park have been the subject of several prior studies. The extensive prehistoric archaeological deposits in the Burial Ridge and Billop's Ridge areas were discussed in Jacobson's (1980) monograph. This study reviewed the known information about the deposits based mainly on reports of 19th and early 20th century excavations and examinations of museum and private collections. The results of other excavations conducted in the 1960's were also included in the Jacobson report. Unfortunately, many of the early excavations were not thoroughly reported, and some of the collections have been lost. In conducting research for the present report, we have not sought to reexamine all of the sources cited by Jacobson. However, several sources not cited in his monograph have been reviewed.

Since the publication of Jacobson's monograph, several archaeological surveys have been conducted within and adjacent to the Park boundaries. These have yielded additional prehistoric material, particularly the survey conducted for the Oakwood Beach Water Pollution Control Project (Pickman and Yamin 1984). In addition, excavations were conducted in 1979 and 1980 in the immediate vicinity of the Conference House. These produced archaeological material associated with both historic and

prehistoric period occupations of the area. The results were included in Zavin et al.'s (1980) report and have been more fully reported in a more recent report prepared by Baugher et al. (1991).

Historical studies of the Conference House Park area have been largely focussed on the Conference House itself. The first such study was that prepared by Davis (1926). Additional information was included in the historic structures report prepared by Zavin et al. (1980).

The information contained in most of the sources noted above was utilized in the preparation of a National Register of Historic Places nomination form for the Ward's Point Conservation Area (Florance 1982). The boundaries of this National Register District extend from the Burial Ridge area on the south to the Billop Ridge area on the north as defined by Jacobson (see below). The nomination form cites the historic period as well as prehistoric period archaeological research potential as contributing to the significance of the site. Prior to this 1982 nomination, a National Register nomination form for the Conference House itself had been prepared by Greenwood (1975). More recently the Ward's Point Archaeological Site has been nominated for listing as a National Historic Landmark (Jacobson and Grumet 1992). The latter nomination emphasizes the site's potential to "reveal information of major scientific importance relating to Munsee Indian life along the Atlantic Coast during protohistoric and early historic times." The nominated district extends southward from the Conference House property to McDonald Court. It is thus included within the larger Wards Point Conservation Area National Register District.

In 1988, existing documentation was analyzed by Pickman and Yamin (1988) and used to define four zones of relative archaeological sensitivity within the Park. A summary of the data contained in the latter report was included in the Management Plan existing conditions document which was subsequently prepared (Jackson and Kihn et al. 1990). This document also included an analysis of shoreline changes within the Park.

The results of a pedestrian reconnaissance of the Park was incorporated into the 1988 study. A second reconnaissance was conducted for the present project. Observations made during both site examinations are included in the following sections.

D. Primary Source Research

Examination of historic period maps, as well as secondary sources, enabled us to identify portions of the Park in which historic period occupations may have resulted in the presence of archaeological remains. Primary records were examined pertaining to these properties and their occupants.

Land transfers for these tracts dating through the early 20th

century period were examined and the chain-of-title for these properties are included in Appendix A. Abstracts of selected deeds are included in Appendix E. The ownership history of the tract which includes the Conference House was included in Davis' (1926) study. We have reproduced the chain-of-title from this source in Appendix A. For the other properties, the chain of title has been reconstructed directly from the land records. Research indicated that some of the properties of interest had been assembled by the purchase of a number of smaller tracts. We have prepared maps, referenced in the text, indicating the approximate extent of these various tracts, as reconstructed based on the descriptions given in the various deeds. It should be noted that in some cases deeds were apparently unrecorded and/or unindexed and the full chain-of-title could not be determined.

Records of the decennial Federal census were examined for the period 1790 - 1920, with the exception of 1890. The records for the latter year no longer exist, having been destroyed in a fire. In addition records of the New York State Census were examined for the years 1835, 1855, 1865, 1875 and 1915. Census schedules for agriculture and manufactures included within the 1855 State census records were also examined. These data, as well as agricultural data included in the 1835 census records and in the 1724 will of Christopher Billop are presented in Appendix D. It should be noted that schedules of agriculture and manufactures are also included in the 1865 and 1875 State census. However, for the latter years the schedules for the first enumeration district of Westfield, in which the study area was located, are missing from the microfilmed census reels.

Data contained in the census records for the properties of interest are presented in Appendix B. It should be noted that spellings of names, ages of persons and other data are not always consistent among the various sets of census records examined. This is due to several factors. These include errors in reporting made by the census takers or respondents, difficulties in interpreting the handwriting of the census takers, and the fact that the microfilmed census records are in some cases very faint and difficult to read, leading to possible errors in transcription.

Reconstruction of the occupation history of some of the properties was made more difficult by the fact that for much or all of their history they were occupied by non-owners. Identification of property renters was complicated by the fact that for the study area most of the census records do not contain street names and or house numbers. We attempted to identify of the occupants of such properties based on the sequence of names listed in the census records. In analyzing these records we have made the assumption that census takers visited the structures in approximate geographical sequence. However, examination of the records suggests that in various years the census takers followed different routes along the area's streets and lanes, further complicating the task of identification.

Appendix C includes a transcription of selected early 20th century tax records in the collection of the New York City Municipal Archives. These records were examined for the years 1899, 1900, 1905, 1910 and 1915. It should be noted that in various years there were differences in the manner in which buildings were described. Some of the records include the dimensions of outbuildings and building extensions, while in other years their presence was noted but dimensions not given. It has also been noted that there are often discrepancies among the tax records, property atlasses, and land records in regard to the names of property owners and existence of structures. In particular, it would appear that the tax records sometimes lag in reflecting changes in ownership and construction.

Many of the primary documents pertaining to the property which includes the Conference House were discussed by Davis (1926), Zavin et al. (1980) and other secondary sources. Although we reexamined some of these sources, we have, for the most part, relied on the accounts of these documents provided by the previous authors. However, the data obtained from our review of the previously unexamined census records pertaining to the Conference House occupants have been included in the discussion of the Conference House property.

II. CONFERENCE HOUSE PARK - PREHISTORIC PERIOD

A. Burial Ridge/Billop Ridge Area

Nearly all of the known Conference House Park prehistoric archaeological deposits are located within the area designated in the 1988 study (Pickman and Yamin 1988) as "Zone I" (see Figure 2). This encompasses the Burial Ridge and Billop Ridge areas, which contain most of the deposits reported by Jacobson. However, indications of prehistoric activities have also been reported from adjacent areas, including the Conference House and Biddle house properties. The data discussed below are taken from Jacobson's 1980 monograph, except where otherwise noted.

1. Archaeological Excavations and Reported Finds - Ca. 1850's - 1970's

Drawing upon various sources of published and unpublished data Jacobson (1980) produced two maps (see Figures 3 and 4) showing the approximate locations of reported deposits on Burial Ridge and Billop Ridge and adjacent areas. The portions of the Park shown on Jacobson's maps were subsequently included within the Wards Point Conservation Area National Register District.

Burials of at least 72 individuals have been excavated within the boundaries of the National Register District since the mid-nineteenth century. Most of these were located in the vicinity of Burial Ridge, some 950 feet south of the Conference House, but burials have also been excavated in the area south of Burial Ridge and on Billop Ridge, north of the Conference House. There have also been reports of burials being found on the Conference House property.

Although the prehistoric archaeology of this area is often thought of mainly in conjunction with these burials, there is an extensive shell midden deposit, and at least 60 non-burial features (e.g. trash/storage pits, hearths) have also been reported.

The initial discovery of prehistoric burials in the Burial Ridge area occurred in 1858 during the excavation of the Cole house foundation (see also Chapter IV). In 1863, some 20 additional burials were excavated in the same vicinity during the construction of an extension to the Cole house. According to Pepper (1893), this cellar excavation covered an area of some 250 square feet. Additional skeletal material apparently remained intact in the immediate vicinity of these mid-19th century excavations, as partial skeletons were uncovered in 1959 immediately adjacent to the Cole house foundation. According to Jacobson, a burial was also encountered in 1959 immediately west of the Cole/Decker cistern. Later in the 19th century additional burials were found south of the Cole/Decker house. At least one of these was found as far south as the vicinity of the MacDonald

Court (see Figure 3). Pepper (1893) also notes that a skeleton was found during excavations of a cistern on the Appleby estate, "a low-lying strip of land facing the bay" immediately adjacent to the Cole tract on the south.

The first documented large scale archaeological excavations at Burial Ridge were conducted during the last decade of the 19th century by George Hubbard Pepper. These excavations were located immediately north of the northern boundary of the Cole estate. Five to ten burials were reportedly excavated at this time. Pepper (1894) describes his initial attempts at excavations as located "about 50 feet" north of the Cole cellar, but no finds were encountered at this location.

The location of the first burials which Pepper excavated are described as "in the shade of a cedar tree that is situated upon a knoll 85 feet from the Road and 84 feet from the Cole estate" (Pepper 1894). Jacobson shows the approximate location of the large trench subsequently excavated by Pepper on a map which is based on notes made by Raymond Harrington, a later excavator (see Figure 4). According to the map and Jacobson's description, the trench extended for a distance of 180 feet in an east-west direction immediately north of the Cole/Decker property line, beginning north of the eastern end of the Cole/Decker House site. The trench was 20 feet in width at its western end but was widened to 30 feet approximately 80 feet east of the latter point. As shown on Figure 4 there was a northward extension of the trench near its eastern end. While the depth of Pepper's trench was not recorded, some of the burials which it encountered were reportedly some 4-5 feet below the surface, indicating that the trench was excavated at least to this depth.

In 1897 Captain Robert D. Wainwright conducted excavations on Burial Ridge within the bounds of the Acker estate (i.e. the same tract referenced by Pepper as the Appleby property), which adjoined the Cole property to the south. The excavations on the Appleby/Acker property are designated by the numbers 5 and 6 on Jacobson's map (see Figure 3). The Wainright excavations uncovered some 19 burials. According to Wainwright "from the entrance of Mr. Acker's property and a little to the left is a raised eminence, which extends to his residence on the left and to the bluff beyond." Wainwright describes this ridge (which is shown on the 1911 Borough of Richmond topographic map - see Figure 29b) as the site of his major finds (Wainwright 1897).

The next major archaeological excavations were conducted in 1920 by Raymond Harrington. However, between the time of the Pepper/Wainwright and the Harrington excavations, extensive unauthorized excavations by local collectors were noted. Such excavations have continued until the present day.

The Harrington excavations encountered only three additional burials on Burial Ridge. Two burials were also excavated on Billop Ridge, north of the Conference House. However, Harrington's excavations were the first to locate non-burial

features. Thirty-five of these were noted on Burial Ridge and ten on Billop Ridge. Jacobson plotted the location of the Burial Ridge features (see Figure 4). However, his map does not include the Billop Ridge features. Jacobson's discussion indicates that Harrington's notes did not provide sufficient data to reconstruct the location of the latter features.

According to Jacobson's map (Figure 4), Harrington's trench on Burial Ridge was located just north of the western third of the Cole/Decker property fence. The trench extended for some 235 feet in a

> double dog-leg from the area of the Cole/Decker house, westward to the bluff ... with a northwest-southeast principal side trench 90 feet long. Trench widths were usually eight feet, with some widening to ten or 15 feet (Jacobson 1980:17).

Harrington also excavated a number of "test-holes" as well as this major trench. In addition to Burial Ridge and Billop Ridge, these tests were placed in an area located some 325-400 feet northeast of the Cole house foundation, indicated as "area 3" on Jacobson's map (Figure 3). This area is apparently located beneath and immediately to the east of the present bed of Satterlee Street. Examination of the 1911 topographic map (Figure 29b) suggests that this area lies at the northeastern edge of the knoll known as "Burial Ridge."

The next major reported discoveries were made after 1959. Between the latter year and 1967 avocational archaeologists Albert Anderson and Donald Sainz excavated eight additional burials within the boundaries of the former Cole/Decker property.

In 1960 Ralph Solecki and a Columbia University field class excavated a two foot wide "discontinuous exploratory trench" for a distance of 90 feet in an approximately east-west direction. A burial, designated as S-1 on Jacobson's map (Figure 4) was encountered and excavated at the eastern end of the trench, approximately 25 feet west of the Cole/Decker House foundation. This fixes the approximate location of the Solecki trench, which extended westward from this point. The base of the grave pit excavated by Solecki was reportedly only 15 inches below the surface (Harris 1980).

Also in 1960, Jacobson conducted additional excavations on Burial Ridge and the area immediately to the north. Jacobson does not give the location of his nine "single or paired five-foot test squares." However, the area which yielded the highest density of artifacts was more intensively tested by the excavation of eight additional five foot squares. This more intensively excavated area (indicated as #8 on Figure 3) is some 300 feet west-northwest of the Cole/Decker foundation. Five features and a portion of what appeared to be a sixth disturbed feature were encountered in this area.

In 1967 Albert and Robert Anderson discovered a stratified early Archaic component in the area immediately south of Burial Ridge designated as #9 on Jacobson's map (Figure 3). These investigators and Robert Hollowell excavated a total of approximately 1600 square feet in 1969 and 1970. The excavations are described by Ritchie and Funk (1971, also included in Jacobson 1980) as located on the "lower slope of a low sand knoll" south of Burial Ridge. Although the exact location is not given, the area is noted by Jacobson by the designation "A-H 1969-70" on the map included here as Figure 4. The early Archaic occupation apparently extended beyond the area excavated since Ritchie and Funk (1971:4) note that the "the remaining portion of the site is being damaged by unauthorized and careless digging on the part of persons unknown."

In addition to the burials encountered by Harrington on Billop Ridge, north of the Conference House, burials on the Conference House property were reported by Richard Christopher, who occupied the building during the late 19th century. One of these burials, of a child, was reportedly encountered during the excavation of a "post-hole a few feet south of the ancient building" (Morris 1892 cited in Zavin et al. 1980:183). Another burial was found west of the Conference House during an attempt to locate a supposed tunnel connecting the house with the beach. Although this skeleton was described by Morris (1893, cited in Zavin et al. 1980:184) as "probably a British soldier or a Continental prisoner," no evidence for this conclusion is provided and it is more likely that this represents another Native American burial. Christopher also reported that "when I dug that duck pond over by the fence, I must have turned out a cart load of bones. Some were big ones too" (Evening Post, Jan 4 1886 cited in Zavin et al. 1980:39). The location of the "duck pond by the fence" is uncertain. In addition to these 19th century finds, a human pelvis was reportedly recovered approximately 100 feet north of the Conference House during shovel testing conducted in 1983 (Baugher 1983; Morgan, personal communication 12/8/95).

According to Zavin et al. (1980:95) "excavation for Hylan Boulevard in the area south of the Conference House during the 1920's uncovered some burials." However, these authors do not provide further references for these finds.

In addition to the reported excavations, extensive surface collecting and unauthorized excavations have occurred from the 19th century to the present time. Some of the artifacts deriving from these collections have found their way into the Museum and private collections discussed by Jacobson. Altogether Jacobson estimates that at least 5000 Native American artifacts have been found in the Wards Point area. However, the provenience of the vast majority of these artifacts is unrecorded or poorly documented, reducing the usefulness of this material for archaeological research.

a. Stratigraphy and Dating of Deposits

The Jacobson monograph contains several descriptions of the Wards Point stratigraphic sequence. A generalized sequence for the area south of the Conference House was based on the data contained in reports of the early excavators. The upper most stratum in this sequence consists of a layer of "topsoil, humus, sand, and/or leaf mold." In one reference this deposit is termed a "plow zone." This uppermost layer is reported as being in general ca. 2-6 inches thick. At one location it was reported as some 12 inches thick and in the area designated by the reference numbers 5 and 6 on Jacobson's map (Figure 3), this upper layer was apparently absent. Jacobson states that the artifacts recovered from this uppermost layer indicate "historic and possible late pre-contact occupation."

The second stratum in this area consists of a layer of shell often mixed with earth which

> extends along the bluff...at least as far south as what appears on current maps as Duncan Court, near where the 'Point' turns toward the east. From west to east this layer of shells--mostly oyster--runs inland from the bluff that rises from the beach, to somewhere beyond the Craig Avenue-Surf Avenue line (Jacobson 1980:18).

The area covered by the shell layer totals some forty acres. The reported thickness of this deposit ranges from 4-6 inches to 18-20 inches. The artifacts recovered from this stratum are considered to derive from prehistoric occupations of the area dating to the Middle and Late Woodland periods.

The general description of the deposit underlying the shell layer as given by Jacobson is "yellow sand, sometimes stained tan." Artifacts from this latter deposit appear to derive from Archaic through Middle Woodland occupations.

The features at Wards Point "seem to have been dug during or immediately preceding the period during which the village layer [i.e. the shell layer] was accumulated" (Jacobson 1980:19).

Jacobson provides a more detailed description of the stratigraphy in the area which he excavated in 1960 (Figure 3, #8). The surface layer consisted of two inches of black humus which yielded "recent refuse, 19th century material and an occasional aboriginal artifact." This stratum was followed by a 9-12 inch thick plow zone of brown loam containing roots, oyster shell fragments, and cultural debris. This stratum "included items of both Euro/ and Native American origin, none datable with certainty to earlier than the Late Woodland" (Jacobson 1980:79). The yellow sand stratum immediately underlay the plow zone in this area, with a maximum four inch thick, irregular light brown stained transitional zone immediately below the plow zone. "In some places, the top of the [underlying] yellow sand was marked by groups of whole or broken shells that lay flat on a somewhat

compacted soil" (Jacobson 1980:79). This suggests that nearly all of the shell layer, at least partially intact in other portions of the site, had been removed by plowing in Jacobson's area #8.

Five features excavated by Jacobson in this area contained Late Woodland material and extended downward from the plow zone into the yellow sand.

Cultural materials were encountered in the yellow sand to a depth of 22 inches below the surface. This stratum, which yielded a low density of material, appeared to represent a Late Archaic component.

The other available stratigraphic description pertains to the area south of Burial Ridge in which the Early Archaic component was encountered. Here, the uppermost dark-brown to black "humus" averaged 14 inches in thickness and yielded "scanty traces of Late woodland occupancy" (Ritchie and Funk 1971:50). It is possible that this layer actually represents two separate deposits, recently formed humus and the underlying plow zone which was noted by Jacobson.

A thin layer of shell underlay the topsoil layer in a portion of the site, possibly representing the remains of a midden truncated by plowing. No artifacts were noted in this layer. It was underlain by a thin dark-brown "leached sand" stratum, yielding Middle Woodland material. Underlying this stratum were some 12 inches of yellow/brown sand yielding transitional Archaic/Woodland Orient Fishtail points. This stratum was followed by an approximately 13 inch thick zone of mottled red/brown and light brown sand which yielded the Early Archaic material. In addition to artifacts, a number of "hearths" were noted in this layer. The Early Archaic occupational layer was underlain by culturally sterile reddish sandy clay, with a deposit of sterile light yellow sand interposed between the occupational layer and the underlying sandy clay in the northern part of the site. Radio-carbon dates obtained from charcoal recovered from two hearths yielded dates of 5310 B.C +/-125 years and 6300 B.C. +/-140 years for the Early Archaic component.

The depth of the recorded burials at Wards Point varies. In the Burial Ridge area the average depth was three feet, but some were as shallow as eight inches below the surface and others as deep as approximately five feet. Burials on Billop Ridge were recorded at only six and 12 inches below the surface. Many of the burials would appear to be associated with a Late Woodland occupation, but at least one Middle Woodland burial has been recorded.

In recent years Ceci (1990) has reported on the C-14 dating of material from Museum collections which derives from four of the Ward's point human burials, as well as a dog burial and a shell pit. Two of the human burials, including an elaborate child burial containing Hopewellian-type grave goods, yielded dates falling within the Middle Woodland period. The other dates appear to reflect Late Woodland occupations.

Based on associated artifacts, two of the Burial Ridge interments apparently date to the contact period. Three pit features have also yielded Euro-American artifacts including a Spanish coin dating to 1685-1700 recovered from the upper portion of one such feature. Other contact period artifacts, including five metal projectile points, have been recovered from the humus and plow zone layers.

2. Additional Archaeological Excavations and Testing

There are no reports of additional archaeological excavations in the Burial Ridge area after those reported in Jacobson's monograph. However, additional excavations and shovel tests have been conducted within the area designated in the 1988 study (Pickman and Yamin 1988) as Zone 1. These were located within the Conference House property and to the north along the western side of Satterlee Street. They indicate that the prehistoric deposits reported from Billop Ridge continue within the Conference House property and also extend north of Billop Ridge to the Park boundary at the northern edge of the Biddle property.

a. Conference House Excavations

Excavations on the Conference House property were conducted in 1979 and 1980 by Baugher. Partial reports of these excavations were included in Zavin et al. (1980) and Florance (1982). A more comprehensive report has recently been prepared by Baugher et al. (1991). These excavations resulted in the recovery of prehistoric artifacts as well as historic period deposits apparently associated with the occupation of the Conference House.

In 1979 Baugher placed 35 shovel tests in an area of the Conference House lawn located north of the house (see Figure 5). The stratigraphy encountered included uppermost strata of humus and dark brown soil followed by a layer of brown to orange/brown soil. These strata yielded mainly historic period materials, with datable ceramics apparently associated with the 18th and 19th century occupation of the Conference House. However, chert and jasper flakes resulting from Native American stone tool manufacture were recovered from these strata in nine of the shovel tests. These two strata were underlain by culturally sterile orange to red/brown sand.

Baugher concluded that disturbance of the shovel tested area had occurred during the 1930's when pathways were installed and other construction related to the Conference House restoration occurred.

In 1980 Baugher excavated sixteen three foot squares along the north side of the Conference House foundation (see Figure 6). A report on these excavations was completed in 1991 (Baugher et al. 1991). Three strata were recognized in these tests. The uppermost was a 9-12 inch thick layer of gray-brown sandy soil. This was

followed by a 6-12 inch thick stratum of sandy soil with a heavy concentration of shell, which contained both historic and prehistoric artifacts. The third stratum consisted of orange sand which continued to the base of the test units. The uppermost twelve inches of this deposit yielded historic and prehistoric period artifacts. Below this depth prehistoric material was recovered from the sand stratum to a depth of ca. 48 inches below the surface. The sand reportedly continued below this depth but was culturally sterile.

In total the sixteen units excavated by Baugher yielded a total of 177 prehistoric artifacts, which represents a low to moderate density of prehistoric material. The artifacts included eight lithic tools (including six utilized flakes) and 153 pieces of lithic debitage. Fourteen pottery sherds were also recovered, one of which was typologically dated to the Late Woodland period. A Late Woodland period clay tobacco smoking pipe fragment was also recovered. In addition, a sheet of mica was recovered from the yellow sand stratum. It is possible that this artifact was associated with a Middle Woodland occupation which also resulted in the Burial Ridge Middle Woodland child burial noted in the previous section, which yielded a cut mica ornament.

In 1983 Baugher conducted 15 additional shovel tests prior to the installation of a rose garden at the Conference House. A report on the test results was apparently never prepared. However, in a letter to the American Indian Community House, Baugher (1983) reported that one of the shovel tests encountered a burial at approximately 25 inches below the surface; pelvic and vertebral bones were recovered. The burial was encountered "only one hundred feet north of the house." The other shovel tests encountered "late 19th and early 20th century material" (Baugher 1983). According to Daniel Pagano (personal communication, January 5, 1996) Baugher conducted additional shovel tests east of the Conference house which also remain unreported. These tests yielded additional prehistoric material from the yellow/orange sand stratum, which was also encountered by the other tests in the Conference House area.

b. Oakwood Beach Survey

In 1984, shovel testing along the route of the proposed Oakwood Beach sewer was conducted by Pickman and Yamin (1984). A total of 24 tests were placed west of Satterlee Street between Hylan Boulevard and the northern edge of the Biddle property. The locations of the 1984 tests are shown on Figures 7a and 7b.

i. Conference House Property

Within the Conference House property, two tests placed on either side of the Conference House driveway yielded considerable densities of prehistoric lithic material. The stratigraphy noted in these tests appears to be similar to that noted in Baugher's 1980 excavation units (see above). In the test south of the driveway (AF-4), a layer of brown/orange sand containing pieces

of clam and oyster shell was encountered beneath the uppermost ca. three inches of humus and extended to a depth of 10 inches. This stratum apparently represents "fill" associated with construction or repair of the driveway. Underlying this fill was a deposit of dark brown sand containing a high density of shell which continued to a depth of some 19 inches beneath the surface. This was followed by a three inch mottled transitional stratum which also contained a large amount of shell. While three flakes were recovered from the shell layer and three from the transitional layer, historic period artifacts were also recovered from these strata. Furthermore, according to Jacobson, the shell layer ("village" layer) south of the Conference house (discussed above) contained mostly oyster shell, while approximately three quarters of the shell recovered from the Conference House driveway shovel tests was clam shell. The shell layer noted near the Conference House driveway, and elsewhere on the Conference House lawn may be associated with the historic period occupation of the house, and may not represent the same prehistoric midden deposit which apparently exists in the Burial Ridge area. Beneath the transitional stratum, shovel test AF-4 encountered a stratum of orange sand to a depth of 49 inches below the surface. Eight flakes, but little shell and no historic period artifacts were recovered from this stratum. Fragments of mammal, bird and fish bone were recovered from all of the above strata. The basal portion of this shovel test, between 49 and 53 inches below the surface, consisted of culturally sterile gray/green clay.

The 1984 shovel test north of the Conference House driveway (test AH-2) encountered a somewhat different stratigraphic sequence. In this test, the humus was followed by three inches of black and brown sand containing a small amount of shell and historic period glass. Underlying this was three inch deposit of black and brown sand mixed with tan sand beginning at six inches below the surface. This deposit did not contain the high density of shell encountered south of the driveway but did yield 13 flakes as well as one quartz and one chert "blocky fragment," the latter having been utilized. These strata probably also represent fill associated with driveway construction/repair. They were underlain by light tan sand (apparently the same deposit described as orange sand south of the driveway) which extended to a depth of 38 inches. This deposit yielded six additional flakes. The tan sand was underlain by reddish clayey silt.

It would appear that the <u>in situ</u> prehistoric material in this area is contained within the orange/tan sand deposit, with the upper portion of the stratigraphic sequence having been disturbed during the historic period. The shell deposit associated with the Conference House lawn in the area of these tests probably derives mainly from this historic period occupation.

The upper portion of the stratigraphic sequence had apparently been removed at the locations of three shovel tests (BE-1, AM-1, BF-1) placed near the edge of the Satterlee Street pavement in the vicinity of the Conference House driveway. No prehistoric artifacts were recovered from the remaining portion of the

orange/tan sand stratum in these tests. A single flake was recovered from the humus in test AM-1.

Four shovel tests were placed south of the Conference House driveway area. In the southern portion of this area (shovel tests AF-3 and AG-3) bushes and a sidewalk had been installed shortly before the excavation of the shovel tests. These locations appear to have been disturbed; a thin layer of fill underlay the sod followed immediately by yellow clayey sand. It would appear that both the topsoil and the upper portion of the artifact bearing sand deposit had been removed at the test locations. A single flake was recovered from the fill in one of these tests (AG-3).

Two additional tests (AH-1 and AG-4) were placed in a wooded area between the driveway and the tests discussed above. At least a portion of the tan-orange sand deposit remained intact in both of these tests but no prehistoric artifacts were recovered. The topsoil layer had been removed in one of the tests (AH-1), and had been replaced by some two feet of fill. The topsoil appeared to have been truncated at the location of test AG-4.

ii. Billop Ridge Area

A total of four shovel tests (AJ-6, BG-1, BE-2 and BG-2) were placed in an area located approximately 100 - 150 feet north of the Conference House driveway and 60-100 feet west of the Satterlee Street pavement. All four of these tests yielded indications of prehistoric activity. In these tests a 4 - 5 1/2 inch thick layer of humus was followed by a topsoil layer extending to a depth of 11 1/2 - 14 inches. A total of three flakes, a core fragment and historic period material were recovered from the topsoil in two of these tests. The underlying stratum of sand (described as yellow-orange, yellow/brown or tan in color), apparently the same deposit noted near the Conference House driveway, yielded from two to four flakes in each of these tests, to depths up to 54 inches below the surface. A fragment of a ground stone tool was also recovered from test BG-2.

The location of these four tests represents somewhat lower ground immediately east of the area designated as Billop Ridge. A large hole, apparently a product of unauthorized excavation, was noted approximately 50 feet west of the shovel tests. Shell and prehistoric materials could be seen eroding out of the walls of this excavation.

iii. Biddle Property

Five shovel tests were placed on the lawn of the Biddle house, immediately west of the Satterlee Street pavement. Test AM-2 yielded a flake and shell fragments from the orange sand stratum, which underlay the topsoil at a depth of 11 inches. A concentration of fire-cracked rock, thought possibly to represent a part of a prehistoric feature (possibly a hearth) was encountered at a depth of 23 inches. A second test (AM-3) was

placed two feet to the west but the fire-cracked rock concentration did not extend to this area. A flake recovered from the humus was the only indication of prehistoric activity recovered from this second test.

Test AO-4 encountered stratigraphy possibly indicative of disturbance at the test location. A single flake from a stratum of mottled black/brown silty sand underlying the humus was the only indication of prehistoric activity.

In test BE-3 the topsoil layer, which extended from 3 - 15 inches below the surface, yielded a corner notched projectile point and a firecracked ground stone fragment. Charcoal fragments but no artifacts were recovered from the underlying orange sand. The projectile point was considered to represent either the Archaic period Brewerton Corner Notched or the late Middle Woodland or early Late Woodland Jacks Reef Corner Notched type.

In the fifth shovel test, (BF-2) no prehistoric material was recovered from the topsoil or the underlying orange sand. However, in this test the orange sand was underlain, at a depth of 30 inches below the surface by a stratum of grayish orange sand which extended from 30 - 40 inches. This stratum yielded eleven flakes, one of which had been utilized. The deposit was underlain at 40 inches a stratum of the red silt, which was also noted at the base of the stratigraphic sequence in the other tests in this group. It was considered possible that the presence of roots in the gray/orange sand was responsible for the presence of the relatively high flake concentration at this depth.

The prehistoric finds on the Biddle property may be part of a more extensive locus of prehistoric occupation. An additional shovel test (AN-4), located on the lawn of #46 Satterlee Street, immediately north of the Biddle property (and north of the Park boundaries), yielded two flakes from the orange sand layer and two additional flakes from an overlying layer of fill which apparently was associated with grading of the property. The owner of this property told the excavators that there is an "'Indian village site out in back,' which refers to an overgrown lot that sloped down to the bluff above the Arthur Kill" (Pickman and Yamin 1984).

3. Disturbance of Bluff-Top Deposits

Within the Wards Point Conservation Area the major sources of disturbance have been the poorly reported 19th century excavations of this site, and the unauthorized and illegal excavations conducted on the site from the 19th century through the present day. During the pedestrian reconnaissance, we noted indications of unauthorized archaeological excavations throughout the area, which in some locations appear to have been fairly intensive. In 1991 the New York Archaeological Council noted "a freshly excavated pit of large dimensions" with artifacts and human bone present in the backdirt (Hartgen 1991). Despite these

disturbances, the site area is so large that extensive unexcavated deposits are undoubtedly present.

As early as 1912, prior to many of the major finds in the area, it was believed that no intact archaeological deposits remained on Burial Ridge (Skinner 1912:92, cited in Jacobson 1980:9). However, in 1982 Florance (1982:7-5) noted that "new discoveries of intact archaeological deposits on the ridge as recently as 1970 suggests that the Burial Ridge area still retains integrity in spite of intensive digging."

More recently it was noted that

> A review of published materials, an interview with prominent Staten Island avocationalist Albert J. Anderson..., and a visit to the site made by Herbert C. Kraft and Robert S. Grumet on August 28, 1992 indicated that much of the site deposit remains intact despite these disturbances. Covered by nearly impenetrable vegetation, site areas are not accessible to collectors during much of the year. Recently reported looting was found to be limited in extent and largely restricted to already-excavated locales. Deposits beneath looters backfill piles, or in undisturbed layers below earlier excavations, also may survive intact (Jacobson and Grumet 1992:11).

Historic period construction on the Conference House property and the other domestic sites discussed in other portions of this report (e.g. excavation of the Cole house foundation) has also resulted in disturbance of prehistoric remains.

Recent disturbance on the Conference House property has come about thorough activities such as the construction of walkways and the planting of an orchard and herb gardens (Zavin et al. 1980), as well as the more recent planting of shrubbery along Satterlee Street (personal observations by the author - 1984).

B. Other Archaeological Testing Within and Immediately Adjacent to Conference House Park

1. Oakwood Beach Survey

During the 1984 Oakwood Beach Survey (Pickman and Yamin 1984), three shovel tests were placed within the Park boundaries immediately south of Hylan Boulevard between Satterlee and Massachusetts Streets (test locations shown on Figure 7c). The westernmost test (AL-1) yielded two flakes from a stratum which probably represents a plow zone remnant. No prehistoric materials were recovered from the other two tests (AJ-5 and AK-4). It is likely that the area tested had been at least partially disturbed by road construction, with portions of the former soil sequence removed and fill deposited in some areas.

The only other reported shovel testing within the Park boundaries

was also conducted during the 1984 Oakwood Beach survey (Pickman and Yamin 1984) adjacent to Carteret Street (see Figures 7d - 7f). A total of 17 shovel tests were placed in this area. Ten of these tests were located south of Clermont Avenue and therefore within the Park boundaries. The 1984 report notes that the location of the Carteret Street had apparently formerly been graded and paved, with the pavement subsequently being removed by human or natural processes. This is consistent with the observation made by Weingartner (1967) that many streets in this area had been paved in the 1920's with the pavement subsequently being removed. Remnants of the sidewalks were noted in some areas.

Although there was obvious disturbance in the immediate vicinity of the roadway, the 1984 shovel tests were placed far enough from the disturbed area that topsoil was present in all but four of the 17 tests; it had been apparently been removed by grading at the other test sites. It should also be noted that the artifact-bearing sand deposits noted in the shovel tests and archaeological excavations along the Arthur Kill shoreline bluffs were not present in the Carteret Street shovel tests. The topsoil at the test locations was immediately underlain by a deposit of red/brown silty clay. No indications of prehistoric activity were recovered from the Carteret Street tests.

2. DRP Survey

Shovel tests immediately bordering the Park and the Wards Point archaeological site were conducted during an archaeological survey conducted for the New York City Department of Real Property of the four blocks bounded by Hylan Boulevard, Claremont Avenue, and Massachusetts and Carteret Streets (Winter 1985). A total of 204 shovel tests were placed in the block between Massachusetts and Connecticut Streets. A single flake was recovered from one of the shovel tests (test 186) in the southern portion of the block, which was the closest portion of the area tested to the Ward's Point site (see Figures 8). While no other prehistoric artifacts were noted, five of the tests in this same area (tests 194-198) yielded "concentrations of oyster and clam shell."

The other three blocks included within this survey were less intensively tested, with 16 tests placed within each block. The only indication of prehistoric activity was a single flake recovered from a shovel test in the southern portion of the block between Aspinwall and Finlay Streets (test 226).

As noted in below, environmental reconstruction suggests that the area south of the approximate location of Claremont Avenue would have been relatively more well-drained than the more marshy area to the north. The two shovel tests yielding flakes were located just north of Claremont Avenue, near the northern edge of this dryer area.

C. Archaeological Sensitivity of Other Park Areas

To evaluate the potential sensitivity of other Park areas for the possible presence of prehistoric archaeological deposits we have assessed the patterning of reported sites in the portion of southwestern Staten Island outside of the Park boundaries. The locations of these sites are shown on Figure 9.

1. Shoreline Sites

a. Arthur Kill

As noted above, indications of prehistoric occupation within the Park boundaries continue along the bluff top overlooking the Arthur Kill north of the area included within the National Register District. Indications of prehistoric occupations along the Arthur Kill bluffs also continue north of the Park boundaries to the vicinity of Rossville.

Two areas of lithic scatter were encountered during shovel testing of a tract located along the bluffs immediately north of Amboy Road (Pickman 1988a - see Figure 9, #3). Subsequent excavations indicated that this area was probably the locus of prehistoric camp sites which were disturbed to varying degrees during the historic period (Pickman 1988b).

Two additional loci of prehistoric utilization were noted in this same general area during the Oakwood Beach survey (Pickman and Yamin 1984 - see Figure 9, #2). During an earlier reconnaissance (Pickman and Yamin 1978:66), finds of projectile points and other artifacts in the vicinity of #36 Hopping Avenue, somewhat further to the north, were reported by a local resident.

The pattern of the finds discussed above suggests that the entire Tottenville bluff-top area may have been the locus of prehistoric camp sites and/or scattered dwellings, with a larger, more permanent occupation at Ward's Point. As stated by Jacobson and Grumet (1993:4), "the Ward's Point site is the southernmost component of a complex of archaeological sites stretching for at least four miles along sandy bluffs lining Staten Island's southwestern shore from Ward's Point to Rossville."

The bluffs along the Arthur Kill continue north of Tottenville, with some gaps. A Paleoindian site, known as Port Mobil South (or Port Mobil Hill) was formerly located on the bluffs just north of Ellis Place (Kraft 1977 - see Figure 9, #7). The site, known from collections, was destroyed by the construction of the Mobil tank farm. A second Paleoindian site, Port Mobil North, also known from collections, was apparently located further to the northeast (Kraft 1977). Artifacts, including Paleoindian projectile points, were also recovered along the beach in Charleston (Kraft 1977; Salwen 1968) and excavations resulted in the recovery of artifacts from below beach margin peat deposits (Figure 9, #7).

It is not certain whether these artifacts were deposited in situ or whether they washed down from a Paleoindian site atop the bluffs prior to the formation of the marsh.

There have been no specific sites reported along the bluffs between Tottenville and the Port Mobil South site. However, the files of the Metropolitan Area Archaeological Survey and the Archaeological Survey of Staten Island (both compiled in the 1960's) include a listing under "Kreischerville" which describes surface finds of Paleoindian projectile points and other prehistoric artifacts along the beach between Port Mobil and the Outerbridge Crossing (Anderson 1967 - see Figure 9, #6). It is possible that this material washed down from sites on top of the bluffs.

Further to the northeast, at Smoking Point, a site has been reported at the bluff edge near the mouth of a small stream and marshy tidal cove (Figure 9, #8). This site included a shell midden layer and burials have been reported from the area. Material from the site dates to the Archaic and transitional Archaic/Woodland period (Rubertone 1974, Silver 1984).

b. Raritan Bay and Prince's Bay

Finds of prehistoric material have also been reported along the shores of Raritan Bay and Princes Bay, although prehistoric utilization of this area would appear to have been less intensive than that of the Arthur Kill shoreline.

Skinner's (1909) map (see Figure 10) shows Native American sites at Wolfe's Pond and Seguine's Pond (located west of the present Lipsett Avenue), as well as at Red Bank, now located on the Mount Loretto property. Skinner (1909:16) describes these sites, labeled #16 on his map (see also Figure 9, #18 and #22), as follows

> 16 ... A small shell-heap is located on the bluff overlooking the Bay, near Seguine's point. This is only a small shell-heap at a point where the Indians probably camped while fishing. A few tiny fragments of pottery and deer bones were found. A few small isolated heaps are near Prince's Bay.

Bolton's (1922) site map (see Figure 11) shows two sites (#92 and #93) along the Prince's Bay/Raritan Bay shoreline (see also Figure 9, #19 and #22). Bolton's description of these sites states that

> At Princes Bay (92) there are cultivable grounds, a fine water supply, high banks and good fishing facilities and along the banks several deposits have been noted that determine the presence of the red man. At Seguine Point (93) there was a fishing camp.

Bolton's site #92 may be the same as the small shell heap noted in the files of the Staten Island Archaeological Survey as the Sharrott Avenue Site (STD 15-3 - see Pickman and Yamin 1978).

2. Inland Sites

In addition to the shoreline sites, there are other reported prehistoric sites in southwestern Staten Island located inland. These appear to have been situated in well drained areas in the vicinity of streams and on small upland areas in the immediate vicinity of freshwater wetlands.

Two inland sites, Chemical Lane and Pottery Farm, have been reported between Smoking Point and Arthur Kill Road (Figure 9, #9). These sites are located along the same stream which adjoins the Smoking Point site, but are approximately 0.7 - 1.2 miles south of the latter site and the Arthur Kill shoreline. These inland sites have been less thoroughly described than the Smoking Point site but appear to have yielded Archaic, Transitional and Woodland material (Rubertone 1974).

Another inland site (Figure 9, #25) has recently been reported in the Rossville area. The site, which appears to have been disturbed by historic period activity, is located some 1000 feet from the Arthur Kill, near the banks of a stream which formerly flowed into it. Material from the site indicates a primarily Late Woodland affiliation (Pickman 1992; Pickman and Boesch 1995).

Another reported site at Rossville, at the intersection of Huguenot Avenue and Arthur Kill Road (see Figure 9, #24), has yielded Middle Woodland artifacts (Anderson 1964). This site location is adjacent to another stream which empties into the Arthur Kill.

Bolton (1922:184) mentions the presence of scattered sites along Sandy Brook (which empties into Lemon Creek and eventually into Prince's Bay on the southern shore of Staten Island) in the area of Sandy Ground and Woodrow and "extending over the fields to Rossville and Kreischerville". More recent excavations have provided additional information about the Sandy Brook sites. A large area known as the Wort farm (Figure 9, #11) was excavated by several archaeologists in the 1960's. The site was near the head of Sandy Brook. Early through Late Woodland period ceramics were recovered from the plow zone and Late Archaic material from the underlying sand. Williams (1968:46-47) notes that the Wort Farm site probably served as a hunting camp "probably recurrently occupied by small numbers of people for relatively short spans of time."

The Harik's Sandy Ground site was located somewhat north of Wort Farm, along the route of the West Shore Expressway (Lavin 1980 - see Figure 9, #10). This may be the same site as the one recorded as the "Rossville Shell Heap" in the files of the Metropolitan Area Archaeological Survey.

The Sandy Brook site (Figure 9, #13) was located further to the south along the west bank of the brook. The site was surface collected by a local avocational archaeologist, Al Hartje (Cotz et al 1985). It was characterized by Lenik (1987:33) as "a large prehistoric base camp...occupied from late Archaic through Woodland times". A less intensively occupied site, the Sharrott Estates site (Figure 9, #12), approximately 1/4 mile west of the Sandy Brook site has been excavated (Cotz et al. 1985; Lenik 1987). This site was characterized by Lenik as a sporadically occupied, occasional hunting camp which perhaps functioned as a "satellite" camp for the occupants of the Sandy Brook site.

Another stream, Tappan's Brook, originates in the general area of the Wort farm site and flows westward to the Arthur Kill. In the area which is now included within Clay Pit Ponds State Park Preserve the brook flows through a fairly deep gully. A survey of archaeological resources within the Park (Yamin and Pickman 1986a; 1986b) identified a series of what are most likely small, temporary camp sites. Most of these are located on knolls along the bluff tops bordering Tappan's Brook (Figure 9, #14).

The Canada Hill site (Figure 9, #15), was reported by Lorraine Williams (1967) and is included in the files of the Metropolitan Area Archaeological Survey. The site apparently consisted of a surface scatter of shell fragments, quartz and chert chips and historic period artifacts. The 1913 Borough of Richmond topographic map shows a small pond and stream in the vicinity of the reported finds.

A site (see Figure 9, #20) has been reported in Richmond Valley, south of the Canada Hill site (The New Bulletin, 1961). Prehistoric pottery and "triangular arrowheads" were among the artifacts recovered. Grossman (1985) notes that this is probably the same site as the prehistoric campsite mentioned by Leng and Davis (1930) at Boiling Spring in Richmond Valley.

The area west of what is now Page Avenue was known locally as "Decker's Swamp" and "Sand Ridges" (Davis 1896, Leng and Davis 1930; Morris 1900 I). Morris (1900 I:378) notes that "these ridges were occupied by the Indians in old times". A 1911 Borough of Richmond topographic map shows that the area contained a group of what are apparently spring-fed streams surrounded by marshy ground. Anderson (1965) noted that there were "a series of sites scattered throughout the Woodlands for some distance", in the vicinity of Page Avenue and Hylan Boulevard.

Anderson (1965;1966) excavated sites on both sides of Page Avenue north of Hylan Boulevard, including a burial of a child and dog located east of Page Avenue. Most of the material from these sites apparently dates to the Early and Middle Woodland periods. Prehistoric material was also recovered from shovel tests in the area northeast of the Page Avenue/Hylan Boulevard intersection during the Oakwood Beach survey (Pickman and Yamin 1984). Prehistoric sites have also been noted south of Hylan Boulevard

on both sides of Page Avenue (Kaeser 1966 - see Figure 9, #5). A surface reconnaissance of a ridge located west of Page Avenue (Grossman 1985) indicated the presence of lithic flakes, a ceramic sherd, a mano, and a hammerstone. More recently archaeological testing of the area west of Page Avenue and south of Hylan Boulevard yielded non-diagnostic prehistoric material from what the authors of the testing report (Roberts and Stehling 1987b) consider to represent disturbed contexts.

Shovel tests for the Oakwood Beach survey encountered a thin scatter of lithic debitage on the south side of Hylan Boulevard between Bedell and Joline Avenues (see Figure 9, #17). The debitage was recovered from the topsoil and underlying yellow/orange sand strata. Subsequent testing of the area by Louis Berger and Associates yielded additional prehistoric material (Jay Cohen, personal communication, 1989).

Shovel testing conducted in 1988 south of Hylan Boulevard and west of Joline Avenue (Figure 9, #21) yielded a prehistoric ceramic sherd, lithic flakes and fire cracked rock, probably associated with a prehistoric campsite. The finds were made on higher ground adjacent to the former location of a small stream and marshy area (Pickman 1988c).

Another survey (Roberts and Stehling 1987a) encountered what were probably the remains of a prehistoric campsite located on the west side of Sprague Avenue, some 500 feet south of Hylan Boulevard (see Figure 9, #16). More than 100 pieces of lithic debitage in addition to pieces of fire cracked rock were recovered from a five by five foot square. The 1911 topographic map shows small streams and marshy areas approximately 300 feet east and 300 feet northwest of this site.

3. Analysis of Park Sensitivity — See Figure 2

The above data has been used to assess the relative archaeological sensitivity of the portions of Conference House Park outside of the portion defined as Zone 1 in the 1988 model.

a. Zones IIIa and IIIb

According to Jacobson (1980:5) a fresh-water spring exists today near Wards Point a few hundred feet from Burial Ridge, and it -- or one like it -- probably flowed in the area when Indians lived there. The location of this spring is uncertain. However, a stream and associated marshes located east of the Ward's point bluffs are shown on historic period maps dating from the late 17th through the early 20th centuries. (see e.g. Figures 13, 16, 23). According to Davis (1903) this stream was known locally as Kingsbury's Brook or Uncle Ed Ward's Brook (see Figure 38). The route of this stream and the location of associated marshes is shown in detail on the 1909-1911 Borough of Richmond topographic maps (see Figure 29). According to the latter maps several small

streamlets, apparently fed by springs, originated in the area north of Claremont Avenue and joined just north of this roadway at the approximate present location of Finlay Street, flowing southward to enter Raritan Bay. Much of the land north of the Park between Hylan Boulevard and Claremont Avenue contained a marshy area associated with the streamlets. The results of the 1985 shovel testing of the four blocks bounded by Hylan Boulevard, Claremont Avenue and Massachusetts and Carteret Streets (Winter 1985) reflects the presence of the marsh and other areas of disturbance.

The 1909 topographic map suggests that the area between Claremont and Billop Avenues (the latter street was then mapped as "Depew Avenue") was more well-drained than that north of Claremont Avenue. The brook appears to have run within relatively steep banks in this area with the land to either side sloping gently downward toward the south. South of Billop Avenue the land was lower-lying with a wide area of marsh bordering the brook and connecting with an extensive area of marsh extending along the shore of Raritan Bay.

As noted previously, most inland prehistoric sites in western Staten Island are located in well-drained areas near streams. For example, two inland sites, known as Chemical Lane and Pottery Farm are located along a stream which entered the Arthur Kill at the location of the larger Smoking Point shoreline site. Ed Ward's Brook (some 500-700 feet east of the known archaeological deposits) is in an analogous relationship to the Ward's Point site as the above mentioned stream is to the Smoking Point, although Ward's Brook runs parallel to the bluffs. Nonetheless, both of these streams and associated springs must have served as sources of water for the prehistoric inhabitants of the area. It is possible that archaeological sites, related to the bluff top occupation could be located in the better drained areas along the banks of Ward's Brook. Such areas include the two blocks bounded by Claremont and Billop Avenues and by Massachusetts and Finlay Streets. This area lies between the Ward's Point Conservation Area and the brook and a large portion of it now consists of fairly open woodland. While the water table appears to be high, it may have been lower in earlier prehistoric times when the shore line was further south than at present. This area was included in sensitivity zone IIIa in the model prepared for the 1988 report. Two small areas which lie immediately south and east of the National Register area are also included in Zone IIIa. One of these is west of Massachusetts Avenue, south of the boundary of the Ward's Point Conservation Area and north of Billop Avenue. The second is located immediately south of Hylan Boulevard between Satterlee and Massachusetts Streets (see Figure 2).

The ground cover in the area between Claremont and Billop Avenues extending from Ward's Brook at Finlay Street eastward to the eastern boundary of the Park at Swinnerton Street differs from that west of the stream location. Unlike the open woodland to the west, it is covered with dense clusters of bramble, which is likely the result of prior disturbance. This area, designated in

the model as Zone IIIb was also considered to be less sensitive than Zone IIIa because it would have been separated from the Ward's Point site by the brook itself. In addition, as noted above, the 1984 shovel testing placed within this area on either side of Carteret Street did not detect any indications of prehistoric activity.

b. Zone II

The majority of the remainder of the area within Conference House Park consists of low-lying areas along the Raritan Bay shoreline. The one exception is an area of slightly higher ground extending some 300 feet westward from Page Avenue (archaeological sensitivity zone II). The land within Zone II is somewhat higher and more well-drained than the land immediately to the east and west and could have been the locus of temporary procurement camp sites.

A small stream, Butler's Creek, formerly entered the Bay approximately 900 feet east of Page Avenue, near the eastern boundary of the Park. While high ground adjacent to this creek would have been an attractive location for prehistoric activity, such terrain was located north of the Park boundary. This would have been a more attractive location for prehistoric sites than the lower-lying area closer to the present shoreline which is located within the Park.

c. Zone IV - Beach Zones and Associated Marshes

The remainder of the Park land consists of either low-lying fresh water marsh areas, mainly associated with Ward's Brook, or beach zones. Assessment of prehistoric archaeological sensitivity of these areas needs to consider the fact that sea levels have been rising since the end of the final stage of the Wisconsin glaciation. At the latter time the Atlantic shoreline was located at the edge of the Continental shelf. Since this period, sea levels have been rising gradually, inundating the land. Reconstruction of the now submerged landform in the vicinity of southwestern Staten Island is beyond the scope of the present study. However, it is likely that that ancestral streams flowed in the areas now covered by the waters of the Arthur Kill and Raritan Bay. The present shoreline would have been some distance from these streams.

The present beach zones are dynamic environments which are subject to constant reworking by tidal forces. Unless protected by sediments which formed prior to the development of full shoreline conditions, any prehistoric deposits at present beach locations would be expected to have been destroyed. It should be noted, however, that the Arthur Kill beach zone is within the boundaries of the National Register district.

i. Arthur Kill Shoreline

The 1911 topographic sheet shows a narrow area of marsh near the landward margin of the Arthur Kill beach approximately 75-450 feet north of the Conference House. Such areas are of possible archaeological interest, since formation of such back beach marshes occur in a low energy environment and could serve to protect any underlying deposits deriving from prehistoric utilization of the beach from further disturbance. Salwen (1968) and Kraft (1977) report the finds of possible Paleoindian artifacts in association with beach margin marsh deposits at Charleston Beach in Kreischerville. It is not certain whether these artifacts washed down from the Paleoindian site reported atop the adjacent bluffs and were incorporated into the marsh as it was formed, or whether the artifacts were deposited *in situ*. During Paleoindian times, when sea level was much lower than at present, the Arthur Kill was probably a river, and the location of the present beach zone was most likely a lower terrace (below the present bluffs) overlooking this river. It may thus have been an attractive place for prehistoric occupation. However, erosion along the active beach zone as sea levels rose would probably have destroyed any such sites except where they were protected by overlying marsh formations. Reconnaissance indicates that the back-beach Phragmites marsh north of the Conference House occupies a swale area situated between the beach and the bluff base and thus differs from the extensive salt marsh deposits indicated in the Charleston Beach area on the 1911 topographic map. Although the the low-lying swale area would not appear to represent a particularly likely location for prehistoric occupation, it is not inconceivable that the marsh deposits could cover prehistoric materials washed down from the bluff above this swale area.

ii. Raritan Bay Shoreline

From Loretto Street westward to Brighton Street, the Park includes a strip of land along the shore which is wider than the narrower strip to the east and which extends north of the beach zone. This land, as well as much of the area extending west of that located between the beach and Billop Avenue and extending westward from Brighton Street to Wards Point between the beach and Billop Avenue represents the area of marsh shown on 18th, 19th and 20th century maps. Most of the marsh area is at present covered by Phragmites vegetation.

It is assumed that these marshy areas were produced by the presence of springs in this low-lying ground and that drainage would have been similar in prehistoric times. The presence of these marshes is assumed not to be a function of rising sea levels. Therefore, these marsh deposits are unlikely to cover prehistoric sites dating to a period prior to tidal marsh formation.

The portions of the Park south of Billop Avenue and west of Brighton Street where Phragmites vegetation does not predominate

are covered with scrub. As noted previously, even these non-marshy portions of this area are considered to have a lower potential for prehistoric occupation than the land north of Billop Avenue which is at a higher elevation and in closer proximity to the known archaeological deposits.

III. HISTORIC PERIOD - THE BILLOP PROPERTY

A. Contact Period

By the time the Conference House was built, most Native Americans had apparently left Staten Island. According to data summarized by Jacobson (1980:12) the Native American occupants of the area immediately prior to this period apparently belonged to a branch of the Raritan chieftaincy. The second and third of three deeds by which these Native Americans sold Staten Island to the Europeans were dated 1657 and 1670 respectively. Among those signing the deeds was Aechipoor of Aquehong. The latter probably refers either to the Ward's Point settlement or to southern Staten Island in general.

While most Native Americans are assumed to have left Staten Island by 1675-76 some may have remained. Morris (1898:139) notes, however, that Eugenia and Thomas Farmar Billop who occupied the Billop estate in the early 18th century (see below) "allowed a tribe of the Raritans to settle on their estate, and remain there as long as they desired. They encamped about where the center of the village of Tottenville is now located."

B. European Settlement of Staten Island

After an abortive attempt to settle Staten Island in the 1620's, the Dutch established the first settlement in 1638 at Oude Dorp, near Tompkinsville. However, the actions of the Dutch governor of New Amsterdam, Willem Kieft, created a climate of hostility between the local Native Americans and the Dutch settlers. Subsequently, the shooting of an Indian woman by a Dutch settler precipitated the so-called "Peach War" and in 1655, the Native Americans attacked and destroyed the Staten Island settlement. After cessation of hostilities, the commonly accepted first permanent settlement, also called Oude Dorp, was established near the present South Beach in 1661 (Steinmeyer 1987).

When the English took control of New Amsterdam in 1664, Governor Nicolls created the province of Yorkshire, which included Long Island, Staten Island, and Westchester. The province was divided into three Ridings, with Staten Island forming a portion of the West Riding. Governor Lovelace, who succeeded Nicolls, laid out two towns on Staten Island, one on the site of Oude Dorp and the other at New Dorp. Subsequent to the brief period of the restoration of Dutch rule (1673-1674) Major Edmond Andros was appointed Governor, followed by Thomas Dongan in 1682. In 1683 the former province of Yorkshire was divided into counties, with Staten Island becoming the county of Richmond. In March of 1688, the county, which then had a population of two hundred families, was divided into four towns: Northfield, Southfield, Westfield, and Castleton (Historical Records Survey 1942). All of the land which now constitutes Conference House Park was within the boundaries of Westfield. During this period, southwestern Staten

Island remained sparsely populated.

C. The Billop Property and House

The early history of the land now included within Conference House Park is associated with the construction and occupation of the Billop House, now known as the Conference House. The history of the Conference House property has been covered in detail by the authors cited below, and will only be summarized here.

1. Late Seventeenth Century Through Mid-Eighteenth Century

Captain Christopher Billop reportedly acquired a large tract of land in the southwestern portion of Staten Island in the second half of the 17th century. The land was supposedly granted to Billop by the Duke of York in recognition of his 24 hour circumnavigation of Staten Island, based upon which the land was adjudged to belong to the New York Colony, rather then New Jersey. However, there is apparently no reliable documentary confirmation of this.

The actual date of construction of the Conference House remains undetermined, but Colonial Council minutes of August 5, 1675, cited by Zavin et al. (1980) refer to "the Neck of Land Capt. Billop is upon", suggesting that he actually resided on the property at this time. In addition, Christopher Billop was listed as a second lieutenant in a company of infantry organized by the Duke of York on Staten Island in 1674 (Morris (1898:137), indicating that he was most likely resident on Staten Island prior to 1675.

Billop received two patents for his land, with a survey accompanying each. These surveys are shown both by Zavin et al. and Tuttle (1922) and are included here as Figures 12 and 13. The first of the Billop patents, totalling 932 acres, was granted in 1676. The accompanying Ryder survey (Figure 12) shows what appears to be a substantial structure at the approximate location of the existing Conference House, indicating that its construction dates at least as early as this year.

The second patent, obtained in 1687, totalled 1600 acres. According to this patent, the Billop land was to be known as the "Manor of Bentley." This second grant apparently encompassed within it the 932 acres previously granted in 1676. The Welles survey (Figure 13), which accompanied the 1687 patent, shows the house with an outbuilding to the northeast, both located within a fenced-in portion of the property. The location of the outbuilding as shown on the Welles map is approximately the same as the site of a barn shown on late 19th century maps (see below).

Both of the 17th century surveys show the northern limit of the Billop tract as located just north of Mill Creek (on the north

side of Tottenville). The eastern extent of the property as shown on the Welles survey is a roadway bordering a tract owned by William Johnson. Tuttle (1922) identifies this road as corresponding with the present Sharrott Avenue, placing the boundary of the Billop tract well to the east of the eastern boundary of the Park. The above data indicate that all of the land now within Conference House Park lies within the boundaries of the Billop tract.

Christopher Billop was twice married. He had two daughters, Mary and Ann, by his first wife, who was apparently a daughter of Major Jasper Farmar. His second wife, Katherine, also a member of the Farmar family, bore no children and died in 1702. Christopher Billop apparently occupied the Conference house intermittently during the latter part of the 17th and early part of the 18th century, as the available documents suggest that he travelled back and forth to England during this period. His wives and daughters apparently lived in the house during this period and his brother Joseph is known to have resided there for a time. Christopher Billop's daughter, Mary, was twice married but had no children. His younger daughter, Ann, married Col. Thomas Farmar in 1705.

Christopher Billop died in London in 1725 (Zavin et al. 1980) or 1726 (Billop 1907). His will was written in 1724 while he was in prison in London. Under its terms [excerpted by Billop (1907) and Zavin et al. (1980)], his daughter Mary was to have the use of the Manor of Bentley during her lifetime and upon her death the property was to pass to her sons. However, since Mary had no children, under the terms of Christopher Billop's will the property was inherited by Thomas, the third son of his younger daughter Ann and Thomas Farmar, who was born in 1711. To fulfill the terms of Christopher Billop's will, Thomas Farmar (the son of Ann and Thomas Farmar) adopted the Billop name.

Christopher Billop's will specified in detail the condition in which his daughter Mary should leave the property to her successors. It can be assumed that the items mentioned in the will reflect the condition of the property as Christopher Billop left it in the early 18th century, and thus his will provides a picture of some of the domestic and agricultural features of the property. The conditions mentioned in Billop's will included:

> All the messuages, out houses, fences and other appurtenances in good and sufficient reparations.
>
> Shall leave in said mansion house of Bentley five good feather beds and sheets, blankets, pillows, curtains, vallances and other furniture therein belonging with such brass, pewter, and wooden ware as are requisite for a family of six people with table linnen and all manner of necessaries for the kitchen, fit and convenient with five pair of iron doggs and five tongs and five fire shovels for the chambers with a table for each room, such seats as are used in that country and also proper utensils for a dairy of

> ten cows and sufficient casks in the cellar for cyder, and all other conveniences for making of cyder and shall also leave four horses and six oxen fit for the plough, with carts, plows, and harrows and all other implements of husbandry thereunto belonging and in that country used, of axes, shovels and the like with ten milch cows and calves, that same spring of year filling and raising and three steers of two years old, four heiferes of two years old and ten yearlings and a bull of two years old, two sows and a boar, and 100 ewes and a ram, 50 lambs, ten wethers of two years old, with what fowles shall be at the house.

The above stipulations in Christopher Billop's 1724 will suggest that during this period, much of the land was cleared for cultivation, that cattle, sheep, and fowl were raised, and that apples used for the production of cider were grown on the property.

The will also states that "the Negroes should go and be to the use of such as by this my will shall come to inherit my said premisses of Bentley," confirming that there were in fact slaves on the property.

Mary Billop died ca. 1725, and in 1732 Thomas Farmar Billop would have reached the age of 21, when he would have legally inherited the property. It is likely that various members of the Billop family resided at the house at this time.

Thomas Farmer Billop first married Eugenia Stele, who died in 1735. The couple had two daughters. His second wife was Sarah Leonard, with whom he had eight children. The oldest child, Christopher, born in 1739, eventually inherited the property. Thomas Farmar Billop died in 1750 at the age of 39.

According to the will of Thomas Farmer Billop [New York County wills Liber 17:218, reproduced by Hix (1993)], his wife Sarah inherited "a Negro woman and her child, and my riding chair and the choice of my horses and 500 pounds in lieu of dower."

The Manor of Bentley was inherited by Christopher Billop and Thomas Farmar Billop's will describes the boundaries of the tract as they existed in the mid-18th century.

> Beginning at the south side of Staten Island on the Bay, by the water fence which divides the lands now in possession of James Butler and James Seguine, my tenants, and then running up toward the woods northwards, nearly as the said division fence runs between said Butler and Seguine on a straight line until it extends within 15 feet on a course northwest from the southwest corner of said Seguine's house then northerly along the road which leads from said Seguines to Jacob Reckhows to where it falls in with the main road, but upon a straight line, thence running as the said road runs, easterly to the line between my land and the land of Matthias Johnson, thence as the line runneth the several

courses thereof to the sound or River, that parts Staten Island from the main to low water mark, thence along said sound at low water mark to Billopps Point and thence continuing along low water mark to place of beginning.... all the rest of my lands are to be sold by my executors.

In 1761 and 1762 three tracts in the Princes Bay area totalling 303 acres were sold by Christopher Billop and Sarah Billop (second wife of Thomas Farmar Billop), apparently under the terms of the will noted above. A 30 acre tract on Amboy Road was also sold. A 1762 newspaper advertisement offered a total of 600 acres for sale at Princes Bay. The advertisement indicated that Christopher Billop was resident at Bentley Manor at that time, while Sarah Billop was at Amboy.

These may have been the first sales of portions of the original Bentley Manor tract. However, a 1744 newspaper advertisement (cited by Zavin et al. 1980:23) had offered for sale a 300 acre tract at Prince's Bay. It is uncertain if this land was actually sold at that time, however. The advertisement indicates that in 1844 Thomas Farmer Billop was resident at the Bentley Manor house.

Christopher Billop married Frances Willett in 1762 and the couple had two sons and three daughters. After the death of his first wife, Christopher Billop married Jenny Seaman in 1773. They had five daughters.

Christopher Billop occupied his Staten Island property until the Revolution. He was a member of the colonial legislature and a Loyalist.

2. Revolutionary Period

Upon the outbreak of the Revolution and the arrival of Sir William Howe's army on Staten Island, Christopher Billop was commissioned a lieutenant-colonel of militia and organized a battalion of infantry. During this period, the Billop family apparently temporarily vacated the house and, according to Morris (1898:144) it was used as a barracks by the British. After the battle of Long Island, the unsuccessful peace conference between Lord Howe and American representatives Benjamin Franklin, John Adams and Edward Rutledge was held in the Billop house on September 11, 1776. This historic event has been described in the various sources mentioned above, and will not be discussed further here.

In 1779, Christopher Billop was arrested by American revolutionaries and jailed. Although he was soon released, Billop sold most of his property in Staten Island in 1780 and 1781 and in 1783 fled to Nova Scotia. The property sales included tracts of 20 and 3 1/2 acres to Joseph Totten on May 10 1780; a tract of 60 acres to Benjamin Drake on May 29, 1780; and on May 1, 1781 a conveyance to Samuel Ward of Richmond County of

> the tract opposite Perth Amboy, known as the Manor of Bentley, containing three hundred and seventy-three acres of Land and salt meadow...beginning at the southwest corner of Albert Rickman's 100 acre lott of land, thence northwest along west line thereof to main road, thence crossing road and running west on north side of road to southwest corner of James Churchward's land, thence north by Churchward's line to the river at low water, thence west, south and east as the river and by runs to place of beginning containing 373 acres of land and salt meadow, being bounded Easterly by Land of said Albert Rickman, northerly by the river or sound at low water marked and westerly and southerly by the bay and low water mark...with...the houses barns ferry house and dock and all outhouses and stables, gardens, fences, water, springs .... except all mines and minerals and also sixty feet square for a burial place where said Christopher Billopp's Father, Mother and Family is buried (Liber E:132 - excerpted by Zavin et al. (1980:26) and Morris (1898:142).

This deed is the first listed in the chain-of-title presented by Davis (1926) and included here in Appendix A. As discussed further below, with the exception of the narrow strip of land along the shoreline east of the approximate location of Brighton Street, Conference House Park is within the boundaries of the Samuel Ward tract.

Christopher Billop's testimony before the Loyalist Claims Commission in London after the Revolution (excerpted by Davis 1926 and Zavin et al. 1980) states that prior to the War his estate totalled 1078 acres, about half of which was cultivated land. Billop stated that there were four houses on the property which were rented out besides "his own dwelling house." As presented to the commission

> Billop notes that after 1781 he sold eight tracts as noted below.

373 acres	Samuel Ward
207 "	Albert Ryckman
50 "	John Manee
25 "	James Churchward
60 "	Benjamin Drake
35 "	John and Joseph Totten
50 "	Edmund Wood
50 "	Charles Storee

Although Billop succeeded in selling the above tracts prior to leaving the country, as a prominent Tory, his property was seized by the Commissioners of Forfeiture for the Southern District of New York after the Revolution. In 1784, the Commissioners sold Billop's land to Thomas McFarren, a New York City merchant (Liber E:146-147, excerpted by Anthon 1925), including the tracts Billop had previously sold as noted above. The tract sold to McFarren, totalling 850 acres, was bounded on the North partly by the land

of Jacob Reckhow and partly by the road, and easterly partly by the Road and Partly by the Bay. The tract was "divided into the several following Farms and Lots of Land." These were described as:

375	acres	in	possession	of	Samuel Ward
200	"	"	"	"	Albert Ryckman
53	"	"	"	"	John Manner
53	"	"	"	"	Andrew Prior
25	"	"	"	"	James Churchward
67 1/2	"	"	"	"	Benjamin Drake
23 1/2	"	"	"	"	Joseph Totten
11 1/2	"	"	"	"	Jacob Reckhow

These tracts, including the Samuel Ward property, are apparently the same ones mentioned by Billop in his Loyalist Claims Commission testimony. With some minor differences in acreage and spelling of names, the description of six the tracts noted in the McFarren deed are the same as those noted by Billop. However, the names of two of the 1781 purchasers, Edmund Wood and Charles Storee, do not appear in the McFarren deed, while two of the names mentioned in the latter document, Andrew Prior and Jacob Reckhow, were not among the 1781 purchasers as noted by Billop.

The records do not indicate which tracts included the rental houses which Billop noted in his Loyalist Claims Commission testimony. However, the names of residents on tracts which are probably among those noted in the McFarren deed and Claims Commission records appear on the so-called "French" map prepared in the early 1780's (see Figure 15). The 1781 Taylor and Skinner map (Figure 16), while not showing names of house occupants provides what is probably a more accurate depiction of the location of these structures and the extant roads.

The 1781 deed to Samuel Ward gives the eastern boundary of this 370 acre tract as the Rykman property. The Ryckman house is shown on the two 1780's maps as located east of the shoreline marsh area, probably in the vicinity of the location of the present Sprague and Joline Avenues. The land of Jacob Reckhow was noted in Thomas Farmar Billop's will as part of the northern boundary of his lands. The Reckow house is shown on the "French" map along the present Amboy Road.

Of the other names which appear in the documents cited above, only that of Joseph Totten appears on the "French" map. The location of his residence as shown on the latter map appears to correspond with the westernmost of two houses shown on the Taylor and Skinner map east of a roadway which corresponds to the present Page Avenue. The easternmost of these two structures would appear to correspond with the one labelled P. Prall on the French map. The two structures represented by open squares on the Taylor and Skinner map and shown closer to the roadway corresponding to Page Avenue, as well as a third house shown on this map south of the Totten and Prall houses, do not appear to correspond with any of those shown on the "French" map. The

latter map also shows a structure south of Amboy Road labelled J. Story which may correspond with the Charles Story property noted in the Claims Commission records.

All of the structures indicated on the French map, including the the Billop house are shown closer to the Raritan Bay shoreline than as depicted on the Taylor and Skinner map. McMillen's reconstruction (Figure 17) places the various structures in accordance with the "French" map, but McMillen identifies the Totten and Prall houses as those shown on the Taylor and Skinner map with open squares near "Page" Avenue.

The name of James Churchward does not appear on the "French" map, although he is mentioned in both the Loyalist Claims Commission records and the McFarren deed. However, his land is referenced in the boundary description of the Caleb Ward property in a a 1790 deed noted below. The data in the latter document suggests that his property was adjacent to the present Amboy Road.

East of the present location of Brighton Street, Conference House Park includes only a narrow strip of land along the shoreline. Since this portion of the Park is also east of the boundaries of the Ward property, all of the structures shown on the 1780's maps, except for the Billop House itself, would appear to have been located north of the Park boundaries.

3. Post-Revolutionary Period

Despite the attainder of the Billop property, Samuel Ward retained possession of the portion which he had purchased during the Revolution. The records cited by Zavin et al. (1980) indicate that Samuel Ward died intestate ca. 1813. However, in 1790 his son, Caleb Ward, had obtained the title to the property. In order to remove Thomas McFarren's claims to the property by virtue of the Commissioners of Forfeiture deed, in the latter year Caleb Ward paid 1800 pounds to McFarren and obtained two deeds to the property. A 1797 map (Figure 18) labels the former Billop house as the "Caleb Ward House."

The second of the deeds obtained from McFarren (Liber E:344) describes the 373 acre tract as

> beginning at a heap of stones at the southwest corner of Albert Rightman's land, northwest 78 chains, 50 links to the road [i.e. Amboy Road], then southwest on the road 2 chains 50 links, to the corner of James Churchward's land, then northwest 38 chains, 50 links to River or Sound, then southwest as the river runs to place of beginning.

Subsequent to obtaining the deeds from McFarren, Caleb Ward sold portions of the 373 acre property. These include six tracts sold by Ward in the early 19th century to his five children and to a granddaughter. As mentioned in Caleb Ward Sr.'s will and noted by Zavin et al. (1980) these individuals were:

1. Caleb Ward Jr., a farmer
2. Hannah Ward, who married Samuel Wood, a boatman
3. Elizabeth Ward, who married Ichabod Cleveland, a mason
4. Apka B. Ward, a boatman
5. Maria Ward, who married Edmund Wood, a boatman
6. Mary (his granddaughter) who married William Teller, a shoemaker

Caleb Ward died in 1835. According to Morris (1898:150), Caleb Ward's son "A.P.K. Ward" (i.e. Apka B. Ward) occupied the Conference house after the death of his father. However, the census records and other research conducted for this project suggest that this is probably incorrect and that Caleb Ward Sr.'s daughter and son-in-law, Elizabeth and Ichabod Cleveland, were more likely the occupants of the Conference House at this time. This is suggested by the sequence of names listed in the 1835 census records which list the household of "Ichabet Cleveland" immediately after that of Apka B. Ward and preceding those of Samuel Wood and William Teller. As discussed in Chapter IV, at this time Wood was occupying the tract immediately north of the Conference House and Apka Ward that immediately to the south. William Teller, who was married to Caleb Ward's granddaughter, owned the tract located east of the present Satterlee Street opposite the Wood property.

In 1835 the Cleveland household included a total of seven persons. The absence of an entry in the "acres of improved land" column in the census records (see Appendix B) may be due to fact that Cleveland did not actually own the property at this time.

On October 5, 1835 the Caleb Ward's executors sold the 225 acre estate to Mary Grim, a "single woman." It is unlikely that Mary Grim actually occupied the estate, however. The boundary description of the property conveyed to Mary Grim indicates the location of the tracts previously sold by Caleb Ward Sr.

> Beginning at the northwest corner of land of Garret Garretson (formerly of Mathew Decker) on the road leading from Richmond Village to Amboy Ferry within one-half mile of the latter place, thence west along road to land of Edmund Wood, thence southerly and westerly along Wood's line to land of Henry Biddle (formerly land of Isaac Butler, deceased) thence southerly and westerly along his line and land of William W. Teller's, south and west along Teller's line and land of Hannah Wood, wife of Samuel Wood to the Beach at low water, south along said Beach to Beach of Apka B. Ward, thence east, south and west along line of Apka B. Ward to Beach, then south along said Beach to Beach of Richard Robins, deceased, then east south and west along Robin's line to the Beach at low water, thence along the Beach at low water running round the point commonly called Ward's Point to the Beach of Apka Ward at low water then north along east line of salt meadow which Caleb Ward possessed at time of his decease to land of Garret

> Garretson, then north along Garretson's line and land belonging to the aforesaid Richard Robbins deceased and of the said Apka B. Ward and of the aforesaid Garret Garretson to the aforesaid Public road and place of beginninng ... containing 225 acres. (Liber Y:278).

All or portions of the Apka Ward, Richard Robins, Samuel Wood and Henry Biddle tracts mentioned in the above property description were located within the Park boundaries. The location and later history of these tracts will be discussed in greater detail in Chapter IV.

a. The Garretson Property

As noted in the above property description, the eastern boundary of the 225 acre tract sold by the Ward heirs to Mary Grim in 1835 was the western boundary of the neighboring Garretson property. This tract was conveyed by "Mathew Decker (Farmer)" to "Mary Ann wife of Garrett Garretson" on May 1, 1835 (Richmond County Deeds Liber X:253). The property consisted of "about 97 acres of land and meadow." It was bounded "westerly by lands of the estate of said Caleb Ward deceased, Apka B. Ward and the estate of Richard Robbins deceased, southerly by meadows of Abraham Storer and Samuel Storer, estate of John Cole deceased and the beach at low water, easterly by lands of Aaron Van Name and Isaac Slaight, and northerly by the main Public Road" [i.e. Amboy Road]. Although we did not attempt to reconstruct the chain-of title of the Decker/Garretson property, it probably is the same tract of 100 acres, then owned by Albert Rickman, which was noted in the 1781 Christopher Billop - Samuel Ward deed as the eastern boundary of the Billop farm.

Subsequent to acquiring the tract in 1835, Garrett Garretson apparently added some additional acreage to this purchase as noted below. The boundary of the Garretson property as it existed in the later 19th century is shown on an 1875 survey (Figure 24) as well as the 1874 and 1887 Beers maps (Figures 23 and 25) and the 1898 Robinson map (Figure 26), with the latter also showing the street grid as laid out at that time. The 1898 map indicates that the former Garretson property had been acquired in the early 1890's by William Ziegler. The street shown on the 1898 map as Aspinwall Avenue would corresponding with the present Swinnerton Avenue. The lanes shown on the 1874 and 1887 maps as Garretson and Prospect Avenues correspond approximately with the streets later known respectively as Brighton and Manhattan Streets (see also Table 2 in Chapter VII). All of the land now within the Park boundaries west of Brighton Avenue was originally within the boundaries of the Ward tract while the narrow strip along the shoreline between Brighton Avenue and Loretto Street would have been within the Garretson tract. The tracts along the bay indicated on the 1875 map (Fgiure 24) as owned by Biddle, Dubois and Storer are most likely tracts of salt marsh or "meadow" originally conveyed by Caleb Ward together with various upland tracts. The strip of shoreline now within the Park boundaries east of Loretto Street was included within various estates and

smaller parcels of land owned by various individuals in the 19th century. The history of some of these tracts are discussed at greater length in Chapters V and VI.

4. The Conference House Tract After the Ward Ownership

Jacobson and Grumet (1992:7) are apparently correct in describing Mary Grim, the purchaser of the former Ward estate, as a "real estate speculator" since in 1836, a year after her purchase, she sold the property to Leonard Parkinson, a Southfield farmer, and John B. Simonson of Castleton. According to Zavin et al. (1980:29)

> Following the sale of the Billopp House by the Ward Family in 1835, it was never again occupied by its legal owners. Post-Ward owners of the 19th and early 20th century were a succession of purchasers who acquired the property for investment, non-residential use or as part of holdings intended for development.

While this statement is generally accurate, it would appear that one of the purchasers of the property from Mary Grim, John B. Simonson, did occupy the property, at least for a short period of time. In the 1836 deed, John B. Simonson was described as "of Castleton." Simonson apparently owned property in several portions of Staten Island, including a tract in Southfield (see Pickman 1995). However the 1840 census records suggest that John B. Simonson was in residence in the Conference house at that time. It is possible that Simonson did not reside in the house on a full time basis, but used this property as a "country house." The Simonson household is listed on the same page as the Samuel Wood and John Mersereau households. As noted elsewhere the Mersereau house was located on the east side of what is now Satterlee Street. This is the property which had been sold by Caleb Ward Sr. to his son-in-law William Teller in 1834 (Liber W:147). Simonson's name immediately precedes that of John Gibson in the 1840 census listing. Gibson apparently was resident at that time on the former Caleb Ward Jr. tract, located south of the Conference House (see below). The position of the Simonson household in the census listings tends to confirm the residence of this household in the Conference House.

The 1840 census records indicate that the Simonson household consisted of fifteen persons, including three "free colored" persons, two of whom were under ten years of age. The records indicate that two members of the household were "engaged in agriculture." These could represent other hired persons, rather than members of Simonson's family.

a. Ownership After 1850

Leonard Parkinson and John B. Simonson apparently mortgaged the Conference House property prior to 1844 as in that year the property was auctioned to pay off the mortgage. As a result of

this auction, Parkinson reacquired the property and thus obtained sole ownership (Liber 10:687).

The 1850 Dripps map (Figure 20) labels the Conference House "L. Parkinson/Old Bellop House." Parkinson died intestate in 1853 but his executors apparently continued to own the house until October 1859 when they sold the property to William H. Aspinwall (Davis 1926). The 1859 Walling map (Figure 22) indicates "C. Parker" as owning the Billop house. This is apparently refers to Christopher Parkinson, who was one of Leonard Parkinson's heirs.

As noted by Davis (1926), William H. Aspinwall, who purchased the property in 1859, was "a leader in developing trade with Califorinia and for whom the city of Aspinwall in Panama was named." His house was located near Fort Wadsworth (Leng and Davis 1930:854). Aspinwall is indicated as owning the property on the 1874 Beers map (Figure 23a). A subdivision map dating to 1875 (Figure 24) indicates Aspinwall's intention to develop the property. This map includes the various properties formerly within the Ward estate which had been sold prior to 1874. These tracts are discussed in Chapter IV.

Aspinwall apparently died prior to 1887, as the Beers map of that year (Figure 25) labels the property "W. H. Aspinwall, estate." In 1889 Aspinwall's executors sold the property to Henry F. Eldridge, who transferred it two months later to the Bentley Manor Company. This Company apparently purchased the property with the intention of implementing Aspinwall's subdivision plan. Both efforts at development failed.

The Bentley Manor Company mortgaged the property in 1891 to Charles H. Leland, who foreclosed on the mortgage and obtained ownership in 1895. The Conference House property is labelled "Charles H. Leland" on the 1917 Bromley map (Figure 30a). Leland also reacquired some of the tracts originally within the Billop property which had been subsequently sold by Caleb Ward Sr. to his children.

In 1925, shortly after Leland's death, his executors sold the property to the Harmon National Real Estate Corporation. The deed of sale (Liber 606:522), a copy of which is included in Appendix E is of interest since it describes the properties originally within the Ward estate which had been sold by Ward in the 19th century (see also Chapter IV). In the following year, The Harmon National Real Estate Corporation deeded the Billop house and about an acre of land to the City of New York "upon the express condition that the premises ... be used for park, recreational or museum purposes."

b. Occupation After 1850

According to Morris (1898:151) the Billop house was "for almost half a century occupied by Richard Christopher, who died in 1896." A nephew of Richard Christopher (who was also named

Richard Christopher), who was 81 years old in 1935, told Brown (1935) in the latter year that he had moved with his father and "Uncle Dick" to the Billop house when he was ten years old "to live as tenant farmers." They "raised many farm products and grew large quantities of berries that were shipped off to New York" (Brown 1935). According to an 1895 newspaper article (Anon. 1895), Christopher "had cultivated the 200 acre farm surrounding indicate that his occupation of the property began in 1848.

The census records indicate that members of the Christopher family did, in fact, occupy the Conference house beginning at some point prior to 1850. However, the records also indicate that at various times the house was occupied by other families in addition to the Christophers.

The 1850 census indicates that Richard and John Christopher, who were apparently brothers, 35 and 32 years of age respectively, were both resident in the house. Both listed their occupation as "farmer." The Christopher household included only two other persons at this time, Catherine Christopher, 65 year of age, who was most likely Richard Christopher's mother, and 14 year old Edward Wood, apparently a servant boy. In 1853 William Anthon, who visited the house referred to "Mr. Christopher" as "the present tenant."

It should be noted that both Richard and John Christopher are listed in the 1850 census record as owning property. Subsequent census records, through 1870, also indicate one or both of the Christophers as being land owners. It would appear that while resident in the Conference house, the Christopher family did, in fact, own land in another portion of Westfield. In an 1852 deed (Liber 27:558) Richard and John Christopher and the latter's wife (also named Catherine), sold a 2.3 acre tract to Henry and James Van Hovenburg. The property description indicates that this tract was a portion of a larger tract owned by the Christophers which had formerly been purchased by them from David Latourette.

The 1855 census records show Richard Christopher and his mother still resident in the Conference house. However, John Cristopher is not listed in this year. The 1855 records list the family of Peter Ruberty as also residing in the house with Richard Christopher and his mother. The family of Ruberty, who is also listed as a farmer, consisted at this time of Ruberty's wife and three children. Two other hired men, Irish immigrants, whose last names are not given, also resided in the Conference House. As discussed in Chapter IV, Peter Ruberty at various times also resided as a tenant in other houses located within the present Park boundaries. The census taker in 1855, next to the entry for the Christopher/Ruberty dwelling specifically noted

> Old Billop in which Franklin Rutledge & Adams met Lord Howe & [illegible] to make arrangements for the return of the colonies to their allegience to the mother country.

In 1860 Richard Chistopher and his mother are once again listed

as the sole residents of the Conference House. John Christopher, now married and with three children, once again appears in the records. However, the census records indicate that the John Christopher household occupied a separate dwelling on the Conference house property at this time. These records describe Richard Christopher's occupation as "farmer", and John Christopher's as "Asst. Farmer." John Christopher's son, Richard, five years of age in 1860 is apparently the person who supplied the ca. 1930's oral history noted above.

In 1865 the John and Richard Christopher households are once again indicated as occupying the same dwelling (i.e. the Conference House). These records list Richard Christopher as now also being married. It was his wife, Elizabeth's, second marriage and two of the three children residing in Richard Cristopher's household at this time were from his wife's first marriage. The couple also had an eight month old baby girl in 1865. While the Christophers continue to be listed in the census records as farmers, at least one member of the family was also engaged in other pursuits during this period. An 1866 newspaper article, cited by Davis (1903) state that

> a skating pond called Bay View Pond has been opened outside of the village of Tottenville under the direction of Mr. Christopher. It faces Princes Bay and is well prepared for the enjoyment of those who may frequent it.

The two Christopher households are also listed as occupying the Conference house in 1870 and 1875. However, on the 1874 Beers map (Figure 23a) the label "Christopher (oc)" is shown north of the Conference House next to a structure located in the northwestern portion of the property. The map appears to show this structure as being on the shoreline and it may represent a structure which was later incorporated into the Rutan shipyard (see Chapter IV). It is possible that the either the John or Richard Christopher household resided in the latter structure or in other outbuildings on the property owned by William Aspinwall during at least a part of the time that they were tenant farmers on this property.

The 1880 cenus records also indicate that John and Richard Christopher occupied separate dwellings. The John Christopher household included Christopher's wife, Catherine, and two grown children. The sequence of names indicates that John Cristopher may have been occupying the former Apka Ward house (located south of the Conference House) at this time. These records indicate Richard Christopher, his wife, Elizabeth, and daughter as only one of four separate families occupying the Conference House in 1880. Another family listed within the same dwelling was that of Peter Ruberty, who once before, in 1855, had been listed as resident in the house. Ruberty is indicated in the 1880 records as a "blacksmith." The other families who apparently resided in the Conference House in 1880 were headed by George R. Wood, a house carpenter; and Richard Cole, an oysterman. Both of these individuals were in their mid-twenties at this time. If the

census records are correct, a total of 16 persons occupied the Conference House in 1880.

Several sources indicate that Richard Christopher continued to reside in the Conference House during the 1880's and 1890's. The 1886 newspaper article referenced in Chapter II mentions Christopher as living in the house. In 1894, George Pepper, who excavated on burial ridge "sought and obtained permission from Mr. Richard Christopher to dig in the fields adjoining the Cole property" (Pepper 1894).

The 1892/3 Staten Island directory lists "Richard Christopher, farmer, h. Wards' Point, Tott." However, the 1895/6 directory indicates that two families occupied the house at this time. This directory includes listings for "Richard Christopher, farmer, Old Stone House, Tott." as well as "Simpson Johnson, oysterman, Old Stone House, Wards Point, Tott." The latter's name does not appear in the 1892/3 directory. An area resident (Pierson 1968) mentioned "Sim Johnson" as well as the Christopher family as "owning" the Billop house. However, as noted above, the primary records indicate that these individuals were actually tenants.

Richard Christopher died in August 1895 (Anon. 1895). Subsequently both his widow, Elizabeth Christopher, and Simpson Johnson continued to live in the house. The 1900 census lists a household of renters which consisted of S.H. Johnson, listed as a "farm laborer," his wife Sarah, and Elizabeth Christopher, widow, who is listed as a "boarder."

According to Lavery (1973) beginning in approximately 1905-1906 Mr. and Mrs. Julian Meerseman rented the house from the Leland estate. The 1906 directory indicates Julian A. Meerseman, a cabinet maker, as resident in Huguenot Park, indicating that the Meerseman family did not move into the Conference House until after this date. This directory also does not list Simpson Johnson, who had occupied the house in 1900. If Lavery's account is accurate, the Meerseman family must have moved into the Conference House in the latter part of 1906. The 1910 census records indicate that the Meerseman family was, in fact, renting the Conference House at this time. In 1910, Julian Meerseman was employed as a cabinet maker in a factory. He had emigrated to the United States from Belgium in 1897. In 1910 the Meerseman household included his wife, two sons, one of whom was in the U.S. Navy at this time, a daughter and a nephew. This nephew, Wallace Lavery (name in census incorrect), provided information to the Staten Island Historical Society about the Conference house in the early 20th century period which is cited in this report.

According to Lavery (1973), the Meerseman family occupied the Conference House until 1918, when a powder plant explosion near Morgan, New Jersey damaged the house. However, the Meerseman family is not listed in the 1915 census. Lavery's account indicates that the Meerseman family vacated the house after the 1918 explosion, returning to it in the "latter part of 1920."

While they were absent from the property it was supposedly rented by two persons who used the house to manufacture rat poison. After returning to the Conference House the Meerseman family continued to occupy the it until 1926 (Lavery 1973).

D. Conference House Outbuildings, Features and Deposits

The 1874 Beers and 1898 and 1907 Robinson maps (Figures 23a, 26a and 27a) show an outbuilding east of the Billop house, on the eastern side of Satterlee Street and thus not within the Park boundaries. As noted previously, an outbuilding was shown in this general area on the 1687 Welles survey (Figure 13). This latter survey appears to show a fence enclosing both the house and barn.

The 18th century deeds and wills cited above suggest that other outbuildings were present but their location is uncertain. An 1889 article cited by Horne (1990) states that "the outhouses at present time are in very bad repair and valueless and will be torn down." An 1898 photograph (Figure 42) shows a fence and building located south of the house. However, it is probable that this building was actually located on the adjoining property, then owned by the Albert estate (see Chapter IV).

Other photographs dating to the end of the 19th century (Figures 43 and 46) show a gable-roofed frame shed a short distance south of the house.

The Conference House well is visible today northeast of the building. According to a 1949 newspaper article (Anon. 1949), the existing stone well enclosure was constructed in that year, replacing a wooden enclosure which had been built in the 1920's. Photographs of the well dating to the turn-of-the century period show an earlier wooden enclosure around the well (see Figure 49). According to Wallace Lavery (1973) who was born in the house in 1910 and lived there with the Meerseman family until 1926, this well continued to serve as a water source during this period. He states that when the family returned to the house in 1920 after vacating it following the munitions explosion "the well was filled with trash and junk, why I do not know. My Uncle had to clean it all out and build a platform over it, on which he installed a hand pump."

According to Sherene Baugher, (personal communication, March 1988), the well was also excavated at the time of the Conference House restoration in the 1930's. A former president of the Conference House Association, cited in a 1949 article (Anon. 1949), noted that "the well is about 60 feet." Although it is unlikely that the hand-dug well would be that deep, it may be deep enough so that previous excavations did not reach its base, in which case artifacts from the early days of the house's occupation could remain in its lower portion.

Although there must have been a privy near the house, its location is uncertain. None of the 19th or early 20th century

drawings and photographs of the house show an "outhouse" structure. However, Lavery (1973) states that "I can also remember the cold trip on winter mornings to our outside lavatory, on the south side of the house which had to be moved to the east of the house when the Hyland (sic) Boulevard was built." It is possible that this "outside lavatory" was located in the structure shown south of the house in the turn-of-the-century photographs (see Figure 46) although this does not appear to be an "outhouse" structure. In addition, this latter structure does not appear to be shown in an earlier photograph dating to the 1880's (Figure 40). Lavery's statement could also be taken to indicate that the outhouse was at the later location of Hylan Boulevard, although this would have occasioned a long walk on those "cold winter mornings" which he mentions in his account. It is likely that the outhouse would have been closer to the house. Moving the outhouse may have been a matter of maintaining privacy after Hylan Boulevard was opened. In any event, it is uncertain whether the privy would have remained in the same location during the entire period of occupation of the house.

1. Fences and Pathways

Several of the photographs dating to the late 19th and early 20th century period show fences around the Conference House. A photograph dating to the late 1880's (Figure 40) shows a split rail fence a short distance south of the house and extending to the west. A picket fence appears to connect with this split rail fence and continue to the east. An 1890 guide book (Kobbe 1890) includes a drawing which also depicts the split rail fence.

Photographs dating to the turn-of-the-century period (Figures 41 and 49) show a picket fence south of the house and extending to the east which is apparently a continuation of the picket fence shown in the earlier photograph. A ca. 1900-1910 photograph (Figure 50) showing the area southwest of the house appears to depict the picket fence as also extending to the west. The split rail fence shown in the ca. 1880's photograph is no longer present.

The photographs also show portions of the the system of pathways surrounding the house as they existed during the turn-of-the-century period. Figure 41 shows a wide earthen driveway or pathway extending along the north side of the house and intersecting with a wagon track which extended eastward towards Satterlee Street. The driveway appears to also pass immediately in front of the kitchen wing. The driveway and wagon track are shown intersecting with another pathway extending to the northeast (see also Figures 43 and 48). Another photograph dating to the same period (Figure 44) indicates that the driveway continued past the kitchen wing and curved to the southeast, suggesting that it may have had a second connection with Satterlee Street southeast of the house.

The view shown in Figure 48 indiates that an earthen driveway or

pathway also extended along the south side of the house. It is uncertain if this path passed between the house and outbuilding shown in Figure 46 or if the two views are not contemporaneous.

Another photograph, dated ca. 1900 (Figure 45) also shows the pathway along the south side of the house, although the driveway shown extending southeast of the house in Figure 44 appears to be overgrown in this view. It is possible that the photograph shown in Figure 45 was actually taken at a later date than that shown in Figure 44. A ca. 1899 photograph (Figure 43) shows a narrower pathway continuing westward from the southwest corner of the house toward the shoreline.

According to a newspaper clipping (Anon. n.d.), a path known locally as the "Liberty Pathway" led from the water to the house during the Revolutionary period and was used by Franklin, Adams and Rutledge to approach the house for their meeting with Lord Howe. While there is apparently no firm documentary evidence to support this local tradition, it is reasonable to assume that there must have been a pathway connecting the house to the shore during most of the period of occupation of the house.

2. Billop Burial Ground

The graves of Eugenia and Thomas Farmar Billop, who died in the first half of the 18th century (see above) were reportedly located "some three hundred yards to the east of the old Manor house, in a cultivated field and beneath the shade of a few large trees" (Bayles 1887:107). This location would place the burial ground outside the boundaries of the Park. The 1781 deed cited above refers to the burial of other members of the Billop family in this plot. According to Bayles (1887) this family burial plot reportedly contained "but a few graves." However, Morris (1898:139) states that the cemetery contained "the bones of two generations of Billops and scores of friendly Indians and faithful slaves." After W. H. Aspinwall purchased the property in 1859, the cemetery was reportedly demolished, with the bones being exhumed and "removed to a garden near St. Pauls M.E. Church in the village" (Morris 1898:139).

3. Conference House Archaeology

The only archaeological excavations which expressly focused on the historic deposits at the Conference House were conducted by Baugher-Perlin in 1979 and 1980. The 1979 project included excavation of a five foot test square at the juncture between the original portion of the Conference House (built ca. 1675) and a later kitchen wing addition. This unit exposed the floor and supporting posts for a shed which housed a beehive oven, probably dating to the later 18th or early 19th century, and artifact deposits possibly representing refuse pits which also dated to this period of occupation (Zavin et al. 1980; Baugher et al. 1991). The shovel tests north of the house excavated by Baugher

in 1979 indicated the location of two intersecting pathways, considered to be associated with the ca. 1930's restoration of the Conference House.

The 16 three by three foot units excavated along the north wall of the House in 1980 yielded more than 13000 historic period artifacts, including nearly 1600 ceramic sherds. The discussion presented by Baugher suggests that the unmixed 18th century material recovered was contained within the "shell layer" which was also noted during the Oakwood Beach shovel testing adjacent to the Conference House driveway (Pickman and Yamin 1984 - see Chapter II). The overlying stratum apparently contained 18th century artifacts mixed with artifacts deposited later in the history of the Conference House occupation. The results of Baugher's shovel tests (as well as the Oakwood Beach tests) suggests that while the shell layer is found throughout the site, the 18th century deposits were concentrated near the house, with a decreasing density of material further from the house, at least on its north side (Baugher et al. 1991). While some historic period artifacts were apparently recovered from the sand underlying the shell layer, it is uncertain whether these were in situ or intrusive from the overlying stratum.

In 1983, a silver spoon bearing the initials "C.B." was reportedly found "in the woods opposite the Conference House". The silversmith's imprint would be consistent with manufacture during the pre-Revolutionary or Revolutionary periods. This is consistent with identification of the spoon's owner as Christopher Billop (Lore 1983). The exact location of the find is uncertain.

IV. NINETEENTH CENTURY PROPERTIES - ARTHUR KILL SHORELINE AREA

During the 19th century sixteen domestic and/or commercial structures and associated outbuildings were constructed within the boundaries of Conference House Park. Six of these structures still stand while others are represented by foundations and other sub-surface features. Thirteen of these structures were located on properties along the Arthur Kill shoreline both north and south of the Conference House. The sites of several other structures built at Ward's Point are now submerged. The boundaries of these properties are most accurately shown on the 1875 map of the Aspinwall property (Figure 24) as well as the 1898 Robinson map (Figure 26a).

A. The Biddle Property

In addition to farming, four generations of the Billop family reportedly maintained a ferry between Staten Island and New Jersey (Morris 1900:182). Its presence is indicated on a map dating to 1733 (see Figure 14). Later in the 18th century the Staten Island terminus of the ferry was at the end of what is now Amboy Road. A tavern, known as the old ferry tavern, was supposedly operated by Thomas Farmer Billop beginning in 1740. The tavern, located south of Amboy Road (north of the Park boundaries), was destroyed by fire in 1866. This ferry was also known variously as Amboy, Billop's, Doty's and Butler's Ferry. Henry Biddle was the last proprietor of the Tavern (Morris 1900:182).

The ferry property was included in the large portion of the Billop property acquired by Samuel Ward and subsequently by his son, Caleb Ward Sr. In 1801 Samuel Ward sold to Isaac Butler (Richmond County Deeds Liber F:541)

> A Lott of land...near the Ferry from Staten Island to Perth Amboy being the northwesternmost part of said Caleb Wards Farm ... containing 30.2 acres bounded northerly partly by the Main Road [i.e. Amboy Road], and partly by Isaac Butlers land, westerly by the Beach aforesaid and south and east by said Caleb Ward's land.

The southwestern portion of the tract conveyed in 1801 includes the properties later owned by Henry Biddle and W.H. Rutan (see below).

The boundary description given in the deed suggests that the Ferry property was not part of the lot conveyed to Butler in 1801 but that it was already owned by Butler at that time. The deed conveying the ferry property may not have been recorded.

The 1801 deed also mentions two other provisions of interest. First Caleb Ward reserved

> a piece of the above described land...for the use of a road for himself, his heirs and assigns forever to go to and from the farm on which he now lives, to and from the main public road .... to be 18 links wide throughout.

This is apparently the first mention of a roadway which approximates the route of the present Satterlee Street. It confirms the inference that a lane must have been present in the 18th century to provide access to the Conference House from Amboy Road. The width of the Road as given in this deed (approximately 12 feet) is somewhat narrower than the "rod wide" roadway (i.e. 16.5 feet) specified in later land records (see below).

The 1801 deed also transfers a one acre tract of beach and salt marsh adjoining the first tract. This second tract was "bounded west by the River .... south by beach or land of said Caleb Ward and east by the first granted and described land and said Caleb Wards Land." This description (as well as the boundary measurments specified in the deed), indicate that the beach tract extended southward along the shore from the southwestern corner of the upland tract. This will be discussed further in the description of the Rutan properties.

Isaac Butler died on February 19, 1831. In his will, Isaac Butler divided his property among his children, and in April, 1831 deed, Butler's son Thomas and daughter Maria granted their interest in the estate to Henry Biddle (Liber T:11). The deed refers to the property as Isaac Butler's "homestead farm, wherupon he then resided." Isaac Butler is described in this conveyance as an "inn keeper," which confirms that he had in fact operated the Amboy Ferry and the Ferry Tavern.

The 1831 deed indicates that Henry Biddle was married to Isaac Butler's daughter Harriet. The Staten Island Historical Society's genealogical files indicate that the couple had married in February 1831, the same month as her father's death. Harriet Butler was the first of the three wives which Henry Biddle had during his lifetime. The later census records indicate that Henry Biddle was about 25 years of age when he acquired the former Butler property.

Henry Biddle's name appears in the 1840 census records. However, there are several pieces of evidence which indicate that he did not construct the structure which now stands on the property until after 1850. The 1850 Dripps map (Figure 20) as well as the Butler map of 1853 (Figure 21) show two structures owned by Biddle. One of these represents the Ferry Tavern, located on the shore just south of Amboy Road. The second structure is located north of Amboy Road. However, there is no structure indicated at the location of the structure now known as the "Biddle House." In the 1840 census the Henry Biddle household is listed immediately preceding those of Henry Manee, Aaron Van Name and Henry Dehart. The 1850 map indicates the latter two land owners along the Tottenville shoreline. The sequence of names and the maps suggest that in 1840 Biddle may have occupied either the Tavern or more

likely, the house north of Amboy Road.

In the census of 1850, the Biddle household appears on page 134 and is followed by the household of Garret Garretson, who owned the farm located east of the Ward/Parkinson farm (see 1850 Dripps map - Figure 20 and discussion in Chapter III). The Wood and Rutan households (see below), which adjoined the Biddle tract, as well as the Van Name and De Hart households noted above, appear on page 128. This suggests that Biddle may have temporarily resided out of the immediate area at this time (perhaps while the present Biddle house was being constructed).

In 1855, the census taker apparently proceeded south on the lane corresponding with the location of the present Satterlee Street, and in these records the Biddle household is followed by the Rutan, Wood and Leven households as discussed below, suggesting that Biddle was occupying the Satterlee Street house at this time. The 1859 Walling map (Figure 22) shows the Biddle house in the approximately location of the existing structure, although the map shows it somewhat closer to the street.

According to Brown (1935) Henry Biddle was originally named Henry Hog, but he changed his name shortly after occupying the house on Satterlee Street. However, this piece of local lore is not supported by the deeds and census records. Hogg was apparently Henry Biddle's middle name. The SIHS genealogical files indicate the death in 1828, at the age of 57, of Mrs Ann Hogg Biddle, apparently Henry Biddle's mother.

As noted in the 1831 deed, Henry Biddle's first wife was Harriet Butler, daughter of Isaac Butler. However, Harriet Biddle died on March 17, 1842 and in 1844 or 1845, Henry Biddle married his second wife, Margaret (Staten Island Historical Society genealogy files). The 1850 and 1855 census records indicate that at that time the Biddle household consisted of Henry H. Biddle, then 48 years of age; his wife, Margaret; his oldest son, William H. Biddle; and younger son, Charles S. Biddle. The age of Biddle's two sons as indicated in the census records indicate that their mother was Henry Biddle's first wife Harriet (Butler). Also residing in the Biddle household in the 1850's was Courtlandt P. Butler, who is indicated in the 1831 deed as one of Isaac Butler's sons (i.e. Biddle's brother-in-law); and a teenage servant, Betsy Jackson, who the records indicate was an African - American. Betsy Jackson remained in the Biddle household until after 1860. Biddle's eldest son William died on November 24, 1864 at the age of 28 (Staten Island Historic Society Genealogy Files).

Census records through 1880 indicate that the Biddle household included at least one servant (with the exception of 1875), with two servants in 1860. Courtlandt Butler remained part of the household through 1860.

The census records either list Henry H. Butler as a "gentlemen" or no occupation is listed. His son Charles S. Biddle was is listed as a "clerk" in the 1860 and 1870 census records.

In the latter part of the 19th century a portion of the property owned by Henry Biddle which was located north of Amboy Road was known as Biddle's Grove, as indicated on the 1874 Beers map (Figure 23a). Brown (1935) states that Biddle

> used to rent it out for picnics to the Volunteer Firemen and other groups from New York .... The people who lived in the village found the drinking an carousing picnicers thoroughly objectionable. Finally a group of fine men .... formed a combine and bought out every bit of Biddle's property.

Henry Biddle's second wife, Margaret, continues to be listed in the 1880 census records. However, she apparently died shortly thereafter. On November 11, 1882, at the age of 76, Biddle married his third wife, Sarah Ann Cortelyou.

Henry Biddle died on October 31, 1887, at the age of 81 (SIHS Genealogy Files). Biddle's will, dated January 3, 1883 (Richmond County Surrogates Court, File P1964), left the proceeds of a $3800 investment to his wife Sara A. Biddle. His residence was left to his son Charles S. Biddle.

By means of a deed dated April 1 1889 (Liber 188:540) Charles S. Biddle, described as a "bachelor of Tottenville," transferred the two acre "homestead place of the late Henry H. Biddle" to Emma C. Butler of Brooklyn for $1 and an exchange of property. The property was bounded "east by the Lane, North by land formerly owned by Henry H. Biddle, deceased, west by the low water mark, and south by lands formerly owned by Wiliam H. Rutan, deceased." Emma C. Butler may have been a descendant of Issac Butler and thus a relative of Charles S. Biddle, whose mother was Henry Biddle's first wife, Harriet (Butler).

Emma Butler apparently mortgaged the Biddle property and on January 28, 1890, Charles S. Biddle, now described as being "of Brooklyn" re-acquired the property from William Van Alstyne of Troy, New York for $2500 (Liber 194:588). Biddle also agreed to assume responsibility for repayment of a $4000 mortgage on the property. Charles S. Biddle retained possession of the property until 1904. During this period, he apparently occupied the house periodically. As noted above, the 1890 deed describes him as residing in Brooklyn, and the 1900 census indicates that he was not resident on the Biddle homestead property at that time. However, Charles S. Biddle is listed as resident on "Biddle Avenue, Tottenville" (i.e. the present Satterlee Street) in the 1895 Standard Directory, and the 1898 Trow's directory indicates him as resident at "Ward's Point, Tottenville."

Charles S. Biddle sold the Biddle homestead property to George T. Brewster, then of Manhattan, on May 2, 1904 (Liber 301:378). In this conveyance, Biddle is once again described as being "unmarried of Brooklyn, New York."

George T. Brewster is not listed in the 1906 directory, but he is

indicated as occupying the property in the 1910 and 1920 census records. According to Brown (1935) in the early 20th century the house was known locally as the "Brewster House." Brewster describes himself as a sculptor in the census records. He was 47 years old in 1910 and his wife Adelina W. Brewster, born in France was listed as 51 years old. The couple had been married for 25 years and had no children. However, by 1915, George Brewster apparently had a new wife, Lina, then 20 years old, born in New York. By 1920 the couple had two children, five years and one year old.

Leng and Davis (1930 III:103) indicate that Brewster's new wife, Lina, was the daughter of Irving and Amelia Totten. The census records indicate that she was also the granddaughter of Wesley Totten. The Totten family had been renting one of the houses in the vicinity of the Biddle house since approximately 1880. This may have been one of the structures on the James Rutan property located on the east side of Satterlee Street (not within the Park boundaries - see also below). Lina Totten, then five years of age, and her mother Amelia are indicated in the 1900 census as part of the Totten household. George Brewster most likely met his young neighbor after moving to the Biddle house.

According to Leng and Davis (1900 III:103) George T. Brewster was a professional artist who had taught at the Art Students' League in New York, the Rhode Island State School of Design and Cooper Union. Brewster was

> a sculptor who had achieved distinction in the realm of the fine arts....from his hands have come more than three hundred separate works of art, all of which have received the high acclaim from the public and sincere praise from the critics of the country. Two of his achievements of particular interest to his fellow-citizens on Staten Island are: the superb bas-relief bronze tablet of Gilbert S. Barnes, secretary of the Tottenville Building and Loan Association which hangs over the fire-place in the director's room of that organization, and the Victory Monument at Pleasant Plains.

A 1921 Newspaper article (Evening World 1921) lists a number of other sculptures which had been produced by Brewster.

After selling the Biddle homestead property in 1904, Charles S. Biddle apparently left Tottenville. He is not listed in either the 1906 directory or the 1910 census records. However, Charles S. Biddle, then 76 years old reappears in the census of 1915. His single person household is separated by one household from that of Mary R. Felch (see below). The sequence of names suggest that he may have been resident in one of the houses on the former James Rutan property on the east side of Satterlee Street. Biddle is not listed in the 1920 census. However, he was apparently still alive and residing on Staten Island in 1921 when it was noted that "Capt. Charlie [Biddle] still sails his sloop around Tottenville waters" (Evening World 1921).

The Biddle property was acquired by the City of New York in 1990 for incorporation into Conference House Park.

1. Biddle Outbuildings

The 1898 Robinson map (Figure 26a) shows a single frame outbuilding, indicated as a barn or stable, north of the Biddle House. According to the tax records this barn measured 22 by 32 feet. This outbuilding outbuilding continues to be shown on maps dating from 1907 through 1937 (Figures 27a, 29a, 30a, 31a, and 34a). The 1915 tax records (see Appendix C) indicate the presence of a shed on the property in addition to the barn.

The large frame outbuilding may have had several uses. It is indicated as an automobile garage on both the 1917 and 1937 Sanborn maps (Figures 31a and 34a). However, a 1921 article notes that "Brewster's large studio building adjoins his mansion" (Evening World 1921). Since the maps show only one large outbuilding, it must have served as Brewster's studio during at least a portion of the period of his occupancy of the property. Between 1937 and 1951 this frame outbuilding was apparently demolished and a new brick garage constructed east of the earlier building. The 1951 Sanborn map (see Figure 35a) also shows two small frame sheds located immediately east of the garage.

B. Rutan/Felch Property

Prior to 1850 a ship repair yard and chandlery were established at the base of the bluffs along the Arthur Kill shore by William H. Rutan and his brother James M. Rutan. William H. Rutan also built and occupied a house atop the bluffs. Several secondary sources note these structures although the results of primary source research, discussed below, indicate that some of the data included in these sources is inaccurate.

According to Bayles (1887:703),

> Mr. James M. Rutan, who carries on the shipbuilding business at Tottenville, represents a family that has long been identified with this industry. His grandfather Henry Rutan .... settled in Belleville, N.J. Thence his son H.S. Rutan, father of James, moved to Staten Island in 1809, and engaged in shipbuilding for the Seguine family. In 1820 he removed to Rossville, and there engaged in the same business. He died in August, 1833, since which time the business has been carried on by his son James M. Rutan, now located at Tottenville.

(Brown 1935) notes that

> at the turn of the nineteenth century, the Billop House was still the only home along these shores, but about five

> hundred feet north of it was a large two story frame structure, built on the beach at the foot of the Bluff and used as a ship chandlery. This had an apartment for trading on the first floor and living quarters on the second. It came into the possession of a man called Forshea through mortgage foreclosure, who in turn sold it to Wm. Henry Rutan. I believe it was around 1820 that Mr. Rutan brought his family to live in the old trading house that still stands .... William Henry then moved his family to the top of the hill into what we know as the Felch House. After a few years his daughter, Mary, married Gabriel Felch who was taken into the ship repairing business by his father-in-law. But a family dispute led Felch to build his own railway on adjoining property. James Rutan built a house near his brother. This burned to the ground in 1880 and James' mother who lived with him and for some reason was unable to escape, lost her life in the fire. This house was rebuilt later and still stands.

Documentary research pertaining to the site of the proposed New York State Correctional Facility in Rossville (Pickman 1992, 1995) indicated that this was the site of the house of Henry S. Rutan and his wife Rachael. Census records indicate that Henry S. Rutan came to Staten Island between 1820 and 1830, as indicated by Bayles. He purchased the Rossville property from Peter Perine in 1822. There is no indication that either his residence or his ship building business was located in Tottenville. William Henry and James Rutan were Henry Rutan's sons. They are listed in the 1850 and 1860 census records as "ship carpenters". According to entries in the Rutan family bible (excerpts in SIHS files), William H. Rutan was born on May 16, 1814 and James Madison Rutan on November 17, 1816. As will be discussed in the following section, they acquired the Tottenville property and constructed the shipyard in the late 1840's. The research conducted for the Staten Island Correctional Facility project (Pickman 1992) also indicated that Rachel Rutan, the mother of James and William Rutan, continued to live at the Rossville site after the death of her husband, and that the fire in which she died occurred at that site, rather than in Tottenville.

As will be seen from the following discussion, Brown's local history is incorrect in several other aspects. The history of the Rutan shipyard property will be discussed below. This section will consider the Rutan/Felch homestead property.

William and James Rutan apparently moved to Tottenville from their father's property in Rossville in 1847. On April 8 of that year William H. Rutan purchased from Henry Biddle a 1 1/2 acre tract of land

> being the southwestern part of his, Biddle's farm and adjoining land of the late Caleb Ward and the River. Beginning at a stake at or near the north corner of Samuel Woods land and the road leading to the main road..... bounded south by lands late of Caleb Ward [i.e. the Samuel

Wood tract], westerly by the low water mark on the River, northly by lands of the said Henry H. Biddle and easterly by the aforesaid road" (Liber 16:466).

Between 1847 and 1850, William Rutan apparently constructed the house which still stands overlooking the Arthur Kill. The 1850 and 1853 maps (Figures 20 and 21) show this structure (labelled "H. Rutan") as well as a second one located closer to Satterlee Street. This second structure would appear to have been destroyed prior to 1859 as it is not shown on the Walling map of the latter year (Figure 22), nor on the 1874 Beers map (Figure 23a). The houses which were constructed east of the Rutan/Felch house in the late 19th and early 20th centuries were probably not built on the same site as this ca. 1850's structure (see discussion below).

The 1850 census indicates William Rutan's household as consisting of himself, his wife Mary J. Rutan and two servants; Julia Wilson, a young African-American girl, and an older Irish immigrant, Mary Smith. William H. Rutan had married Mary Johnson Cole, who also resided in Westfield, in 1837 (SIHS Genealogical Files). The 1855 census indicates that Julia Wilson continued to be employed in the Rutan house. A young male Irish immigrant had replaced Mary Smith as a servant, however.

William and Mary Rutan did not have any children of their own. However, the 1860 and 1865 census records indicate that they had adopted a child, Mary R. Woglom. In these latter years the household also included Frances Lukes, indicated as a niece in the 1865 census.

William H. Rutan died on December 17, 1869 (SIHS Genealogical Files), and his will was admitted for probate on January 21, 1870 (Richmond County Surrogates Court File P1038, ref. will Liber L:267). By the terms of William Rutan's will, dated February 28, 1859, with the exception of a $2000 bequest to James Rutan's son (also named William H. Rutan), all of his property was left to his wife, Mary J. Rutan, and after her death the property was to pass to his adopted daughter, Mary J. Rutan Woglom.

The 1870 census indicates that after the death of William H. Rutan, the house was occupied only by his wife and adopted daughter. According to data in the 1900 census, Mary Rutan Woglom, William and Mary Jane Rutan's adopted daughter, married William H. Felch in 1873, and the 1875 census indicates that he resided in the former William H. Rutan house with his wife and mother-in-law. Felch is described in the census as a "ship builder." As noted in the following section, he was at this time part owner of the Rutan shipyard.

In July and August 1879, Mary Rutan, the widow of William H. Rutan, transferred the Rutan/Felch homestead property to her adopted daughter. The property was first transferred to Eliza M. Terry (Liber 130:141) and a month later from Terry to Mary Rutan Felch, who continued to own the property which included the house

until 1910. The 1880 census indicates that the Felchs now had a three year old son, Clinton. Mary Jane Rutan, then 62 years old was still living with her daughter and son-in-law in 1880. She died in 1882 ((Richmond County Surrogates Court File P1038).

The 1900 census indicates that the Felch household then included William H. and Mary R. Felch and their 14 year old daughter, Margaret. Mary Rutan Felch's mother, Harriet Woglom; and sister, Patience Woglom, also resided in the Felch house at this time. The census records indicate that William H. Felch, then 61 years old was no longer engaged in ship building. He is listed as a clerk, and the subsequent 1910 census indicates that he was employed in the Prince's Bay dental factory.

In 1900 the Felchs' son, Clinton, a machinist, was no longer resident in his parents house but in a separate dwelling, which he was renting. His household included his wife, Ida, and one year old daughter. The Clinton Felch household is listed in the census records immediately following the entry for his father's household.

The 1898 map (Figure 26a) shows that a separate dwelling, not shown on the earlier maps had been constructed immediately east of the Rutan/Felch house. This was most likely the structure occupied by Clinton Felch. This building is shown in two undated photographs of the house (Figures 54 and 55). A sheet in the same folder with these photographs in the files of the Staten Island Historical Society identifies the younger of the two women and the young girl shown in the photographs as Mary Rutan Woglom Felch and her daughter. The census records indicate that the latter, Margaret Felch, was born in 1886. The apparent age of the girl shown in the photographs would suggest that the photograph was taken in the 1890's. The older woman is identified as "Mrs. Terry." The relationship between Eliza Terry and Mary Rutan Felch is unclear. However, Eliza Terry participated in the transfer of the homestead property from Mary J. Rutan to her daughter in 1879, and in 1848, she and her husband had sold several tracts of land to William and James Rutan for incorporation into the shipyard property (see below).

As shown in the photograph, the second house appears to have been located immediately north of the Rutan/Felch house, in the area now occupied by the driveway and garage, and it may have been connected to the main house. Although shown as a separate structure on the 1898 and 1907 maps (Figures 26a and 27a), this is apparently the same structure shown connected to the main house on the 1911 and 1917 maps (Figure 29a 30a and 31a). This would also appear to be the structure shown on the 1937 and 1951 Sanborn maps (Figures 34a and 35a). It was apparently demolished after 1951 and the existing cinder block garage constructed.

It should be noted that the tax records dating to 1899, 1900 and 1905 indicate only one house on the Felch property. The second house was apparently treated as an extension to the main house for tax purposes.

The 1910 census continues to list two separate households for William H. Felch and his son Clinton B. Felch, now indicated as operating a typewriter repair shop, and their respective families. However, the listing for Clinton Felch follows that of Catherine Leven rather than his parents. Felch is indicated as a renter in these records. The census taker initially listed the Clinton Felch household as being resident in a separate dwelling unit from that of Catherine Leven, but this was subsequently crossed out. Felch either was a tenent in the Wood/Leven house at this time, or was renting the second house on the latter property (see below). It should be noted that the 1910 sale of the Rutan/Felch property and the purchase of the neighboring Leven property by Mary Felch (see below) occurred after the census of that year was taken.

On December 14, 1910 Mary R. Felch conveyed the entire 1 1/2 acre Rutan/Felch tract to James S. Graham of Brooklyn (Liber 385:62) and subsequently, on January 16, 1911 (Liber 383:179), Graham transferred ownership of the property to a corporation in which he was apparently a principal, since his address and that of the corporation are identical. These transactions were the first in a series leading to a planned subdivision of the property. The subdivision was part of a larger real estate project which included additional land east of Satterlee Avenue. A map of the planned subdivision was made in November 1910 (see Figure 28). The property was subsequently transferred to another corporation, the Richmond Hill Investment Company. In May, 1913 this corporation obtained a mortgage from Mary Felch (Mortgage Liber 3111:276) on a portion of the property which she previously owned, represented by lots 399-412 as shown on the 1910 map (see Figure 28). On April 16, 1914 the Richmond Hill Investment Company sold lots #411 and #412, located in the central portion of the former Rutan property, to Helen M. Lindsey then residing in Manhattan (Liber 422:369).

After the sale of the two lots to Helen M. Lindsey, the company, for the sum of $400, obtained a quit claim deed (Liber 443:226) from Mary Felch to these two lots. She retained the mortgage on the other lots. The Richmond County land records indicate that the mortgage was paid off on November 22 1916.

The Lindsey deed contained restrictive clauses prohibiting her from erecting on the property

> any dwelling other than a detached dwelling, nor erect such dwelling or any part thereof upon any part of said premises within twenty feet of the line of the street or avenue on which the premises hereby conveyed front...nor...will she erect upon said premises any barn or stable for horses or a private garage within sixty feet of the avenue or street upon which said premises front.

The maps and tax records reflect the division of the Rutan property. The 1915 tax records indicate that a forty foot wide

portion in the center of the former Rutan/Felch property, representing the two lots noted above, was owned by H.M. Lindsey, and contained a two-story 22 by 36 foot house. This tract and the house description was added in pencil to the 1915 tax records indicating that the house may have been newly constructed in that year. The property was also assigned a new lot number (#631). This separate tract is shown on the 1917 Bromley map (Figure 30a), but the house is not indicated on this map. However the house, labelled "Mrs. Lindsey" is shown on the Sanborn map of the same year (Figure 31a). The house erected ca. 1915 is apparently the one which still stands at #8 Shore Road.

It is uncertain if Helen Lindsey ever occupied this structure. Her name does not appear in either the 1915 or 1920 census records.

As noted below, on December 16, 1910, two days after the sale of the Rutan property, Mary Rutan Felch purchased the neighboring Leven tract. It appears that the Rutan family subsequently abandoned their homestead property and took up residence in the two Leven houses. While it is possible that Mary Rutan Felch continued to live for a time in the William Rutan house, the census listings suggest the likelihood that by 1915 she was residing in the former Wood/Leven house (see below).

1. Outbuildings and Roadways

In addition to the Rutan/Felch house and the attached second house to the east, which may have been occupied by Clinton Felch, the 1898 map (Figure 26a) shows a total of four outbuildings on the property. This includes a building indicated as a barn and a small shed at the head of a pier located along the shoreline, and two small barns located along the southern edge of the property and closer to Satterlee street. The 18 by 20 foot barn and the shed indicated in the tax records most likely are the structures along the shoreline. The pier and shed are shown in a ca. 1905-1910 photograph in the collection of the Staten Island Historical Society (Figure 56). The caption placed on the photograph by the Society is "H. Biddle House ?" However, comparison of the photograph with maps and other views of these properties suggests that the building shown is, in fact, the Rutan/Felch house.

The four outbuildings indicated on the 1898 map continue to be shown on the 1907 and 1911 maps (Figures 27a and 29a). The outbuildings and pier along the shoreline are also shown on the 1917 maps (Figures 30a and 31a) while the two small barns on the eastern portion of the property are not shown after 1911. These smaller outbuildings also are not included in the tax records, which list only a single barn and shed. None of these outbuildings are shown on the 1937 Sanborn map (Figure 34a).

All of the 19th century maps, as well as the 1907 map, indicate the presence of a narrow lane along the southern edge of the Rutan/Felch property. The 1859 map (Figure 22) indicates that

this lane turned at the base of the bluffs and continued southward past the Rutan chandlery structure to the other shipyard buildings (see below). It should be noted that this lane is not at the same location as the present Pittsville Avenue, which runs between the Biddle and Rutan properties. This latter roadway, then named Shore Road, is first shown on the 1910 subdivision map (Figure 28). Although it does not appear on the 1911 topographic map, it is indicated on the 1917 and later maps.

2. The James Rutan House

The 1850 census indicates that James Rutan as well as his brother William had moved to Tottenville, and the census listings for the two brothers' households are adjacent.

In addition to the Rutan/Felch house overlooking the Arthur Kill, the 1850 Dripps map (Figure 20) shows a second structure on the Rutan property, located closer to the Lane now known as Satterlee Street. It is possible that this was the structure occupied by James Rutan. However, the 1850 map shows the name of J. M. Rutan south of the lane which ran along the southern boundary of the Rutan property and connected the roadway now known as "Satterlee Street" with the shoreline and the Rutan shipyard property. The label would appear to be associated with the structure shown on the shipyard property (i.e. the chandlery building), and it is also possible that James Rutan resided in this structure for a time. As noted above, Brown (1935) noted that this structure had residential quarters on its second floor.

Although James Rutan is listed in the 1850 census as owning real estate, this probably refers to his share of the shipyard which he owned together with his brother, since the land records do not indicate that he had purchased other tracts in Tottenville at this time.

The census listings for James and William Rutan are adjacent to each other in all the records through 1870. This would be consistent with James Rutan's occupation of either the ship chandlery structure or the second house on his brother's property. It is possible that James Rutan occupied this second house on the William Rutan property at some period during the 1850's. However, this structure is not shown on the 1859 map (Figure 22) and it was apparently destroyed prior to this year. Although Brown (1935) was apparently incorrect about the location of the fire in which James Rutan's mother lost her life, there may have been another fire which destroyed this second structure on the William H. Rutan property.

On October 31, 1864, James Rutan purchased a 1 3/4 acre tract from Jacob Kingsland of New York city located on the east side of the lane now known as Satterlee Street (Liber 57/371) and east of the Park boundaries. This is the same tract which Caleb Ward Sr. had sold to his granddaughter, Mary Teller in 1834 (Liber W:147) and which Mary and her husband William Teller subsequently sold

to John Mersereau in 1836 (Liber Z:287). The census records suggest that Mersereau occupied the house in 1840. Although a structure is shown on the Mersereau tract on the 1850, 1853, and 1859 maps, the house which now stands on this property (#97 Satterlee Street) appears to have been built in the second half of the 19th century. James Rutan may have built a new structure here after purchasing the property.

James Rutan is shown as owning the property on the east side of Satterlee Street property on the 1874 and 1887 maps (Figures 23a and 25) and the James Rutan household continues to appear in the census records through 1880. In 1891, James Rutan of Tottenville and Leah, his wife sold the property to Mary Jane Winant and James J. Winant, executors of the estate of James J. Winant (Sr.). As discussed by Pickman (1995), Mary Jane Winant and James Winant were James Rutan's sister and brother-in-law. The 1898, 1907 and 1917 maps indicate that this former Rutan property was owned by Henry Winants, who was James Winant's brother (Pickman 1995 - note that "Winant" and "Winants" are alternate spellings of the name which appear in the records). The census records indicate that Henry Winant did not reside on the Tottenville property (see also Pickman 1995).

Despite the sale of the Satterlee Street property, James Rutan continues to be listed as resident at Ward's Point in the 1895/6 directory. However, his name does not appear in the 1900 census. He died in 1901 (see following section).

It is reasonable to assume that James Rutan resided on the former Mersereau property after 1864. Prior to this time he may have resided at various times in a second domestic structure on his brother's property and/or in the chandlery building.

C. Rutan Shipyard

As noted above, William H. Rutan purchased his home site in 1847. In the following year William and his brother James M. Rutan began the purchase of the land on which they established their shipyard. The shipyard property included eight separate tracts purchased between 1848 and 1852. A ninth tract was added in the 1870's. The shipyard is shown on various 19th century maps, including the 1875 survey of the Aspinwall property (Figure 24). The approximate extent of the various tracts which constituted the shipyard is shown on a map prepared for this report and included as Figure 36.

The first portion of the shipyard to be purchased was located west of the Samuel Wood property. This consisted of tracts C, D and F as shown on Figure 36. These tracts were conveyed by Elmer and Eliza Terry to William H. and James M. Rutan on March 2, 1848 (Liber 17:19). Tracts C and D were originally part of the land sold by Caleb Ward Sr. to his daughter, Hannah Wood. Tract C had been sold by Samuel and Hannah Wood to Elmer Terry in 1841 (Liber 8:119). We were unable to locate the deeds by which Terry

acquired tract D or tract F. The latter tract, which included the immediate shorefront portion of the property, was originally part of the Biddle property (formerly owned by Isaac Butler, as discussed previously).

Tracts C and D represent the site of the Rutan ship chandlery. This building had been constructed by 1850, as it is shown on the Dripps map of that year (Figure 20).

During 1850, the Rutan brothers expanded the shipyard. On January 10 of that year William H. and James M. Rutan purchased tract E from Samuel Wood (Liber 20:41). Prior to the purchase this tract had represented the westerly portion of the Wood property, adjacent to tracts C and D which Wood had previously sold.

On April 20, 1850 the Rutan brothers acquired tract H from Jacob Kingsland (Liber 44:672). This represents a tract of beach originally sold by Caleb Ward Sr. to his granddaughter Mary Teller, together with the tract on the east side of Satterlee Street which was later the site of the James Rutan house. Both tracts had been sold by the Tellers to John Mersereau in 1836 (Liber Z:287) and subsequently acquired by Kingsland. This tract was separated from the remainder of the shipyard by tract G, which was acquired by William and James Rutan from James Butler and James Sleight on January 13, 1852. James Butler had purchased another tract of land, located at Wards Point, from the Parkinson estate in 1850 on which Butler and Sleight started their own shipyard (see discussion in Chapter VI).

The 1855 census manufacturing schedules (see Appendix D) provide an overview of the operations of the Rutan shipyard at this time. The records indicate that in the previous year the Rutan shipyard had built four vessels; a large 300 ton schooner, a smaller 50 ton schooner, and two sloops. Both wood and iron were used in manufacturing these vessels. Twelve men were employed in the shipyard. It is uncertain whether this total included the Rutan brothers. The average wage paid was indicated as $30 per month.

Both of the Rutan brothers are listed in the 1850, 1855 and 1860 census records as "ship carpenter" or "ship builder." The 1859 Walling map (Figure 22) shows the shipyard along the shoreline, labelled "W. H. & J. M. Rutan Ship Yard, W. H. Rutan, Supervisor." This suggests that William Rutan may have had primary responsibility for the operations of the shipyard at this time.

A business directory published in 1870 lists a "Marine Railway" operated by "Rutan, J.M. and brother"; one of six such facilities operated in Tottenville. The directory was apparently compiled prior to William Rutan's death in December 1869. The listing would suggest that James Rutan had assumed primary responsibility for operation of the shipyard even before his brother's death.

Under the terms of William H. Rutan's will, his half share of the shipyard was inherited by his widow, Mary J. Rutan. On September

18, 1874 James M Rutan and his wife Leah sold their half share in the shipyard to William H.R. Felch (Liber 108:404), who as noted previously was Mary Jane Rutan's son-in-law. After this sale half shares in the shipyard were owned by William Felch and Mary J. Rutan. The 1874 sale suggests the possibility that the local history discussed above which mentions a dispute between the Felch and Rutan families may be accurate in some respects.

In November 1876 two transactions involving the shipyard were completed involving the executors of the Aspinwall estate, who then owned the extensive tract which included much of the former Caleb Ward Sr. property. The first of these transactions involved tracts C-H as indicated on Figure 36. The deed (Liber 124:262) transferred this property, which is indicated as "lands of Felch and Rutan" on the 1875 survey of the Aspinwall property (Figure 24), to William H.R. Felch and Mary Jane Rutan, who as noted above already owned the property. The reason for this transaction which involved the sum of only $25 may have been for legal reasons, to clear the title to the property.

The second 1875 deed (Liber 116:567) involved the sale by the Aspinwall executors to James Rutan for the sum of $2000 of the parcel shown as tract I on Figure 36 and labelled "James M. Rutan" on the 1875 Aspinwall survey (see Figure 24). This tract includes the site of a building, located south of the Rutan chandlery structure, which is shown as part of the shipyard on the 1898 (Figure 26a) and later maps. This may be the same building labelled "Christopher (oc)" on the 1874 Beers map (Figure 23a). This suggests that the building may have been erected prior to the acquisition of the property by James Rutan, and may have originally served as an outbuilding on the Conference House property. The 1874 map also indicates the presence of a dock west of this structure. As noted in chapter III, the residential arrangements of the tenants and laborers on the Conference House property appear to have varied and the outbuildings on the property may have served residential purposes at various times. After acquisition by Rutan this structure apparently served as part of his shipyard.

The 1874 and 1876 transactions involving James Rutan would be consistent with the inference that James Rutan may have been in competition with his niece's husband. An 1879-80 directory contains listings for six Tottenville shipyards. These include separate listings for both W.H.R. Felch and James M. Rutan & Son. These listings and the real estate transactions noted above indicate that in latter portion of the 1870's there were two separate shipyard operations. William Felch was apparently operating the original Rutan shipyard, with James Rutan operating a separate facility on the property purchased from the Aspinwall estate.

The 1879-80 directory listing for the James Rutan shipyard - "Rutan, James M. & Son, marine railways, paints, oils, & c, repairs of all kinds" - indicates that his son, William H. Rutan, had assumed a share in the operation of the business. and

provides further information as to Rutan's business activities.

On April 22, 1880 William Felch, his wife, and his mother, Mary Jane Rutan, sold the original shipyard property, indicated as "lands of Felch and Rutan" on the 1875 survey (Figure 24), to Mary Jane Forshay of New York City for "$1 and other considerations" (Liber 132:446). Several days later, on April 28, 1880, Mary Jane Forshay conveyed the tract to James M. Rutan (Liber 133:159). James Rutan now owned the enlarged shipyard which included the property which he formerly owned and operated with his brother and the southerly extension represented by his 1876 purchase. However, on the same day, April 28, 1880, James Rutan obtained a mortgage on both tracts from Mary Jane Forshay.

James Rutan apparently continued to own and operate the shipyard through the mid-1890's. As noted above, in 1887 Bayles noted James M. Rutan as operating the shipyard. The 1893/4 and 1895/6 directories include listings for "James M. Rutan and Son, ship yard, Wards Point, Tottenville." William H. Rutan, James Rutan's son, is indicated as operating the business. The directory lists James M. Rutan as a shipbuilder, suggesting that he was still involved in the business.

James M. Rutan's wife Leah died on January 14, 1897, and Rutan may have given up operation of the shipyard shortly thereafter, since it is not listed in the 1898 directory. He may have also left Tottenville at this time as he is not listed in the 1900 census records. James M. Rutan died on November 15, 1901, and his son William H. Rutan, who had operated the shipyard with his father died soon afterwards, on December 6, 1904 (SIHS Genealogy Files).

The Richmond County land records do not indicate that the mortgage held by Mary Jane Forshay was ever paid off. It is likely that she took over the property between 1895 and 1898, We could not locate a deed transferring ownership to Forshay. However, the maps and tax records examined dating from 1898 through 1917 indicate that the shipyard property was then owned by the heirs of David Forshay.

There no indication in the census or other records that Forshay occupied the property. The shipyard buildings continued to stand through this period but it is unlikely that the property continued to be operated as a shipyard. Directories dating to 1906 and 1911 indicate that several of the Tottenville shipyards continued to be operated through this period. However, there is no listing for a shipyard at the location of the former Rutan yard. In addition, the tax records examined, dating after 1899 indicate the former ship chandlery building as a "house" and the 1917 Sanborn map (Figure 21a) also indicates this as a domestic structure.

1. Shipyard Structures, Features and Deposits

The 1850 and 1853 maps (Figures 20 and 21) show only a single structure associated with the Rutan shipyard, representing the "ship chandlery." This building is labelled "store" on the 1859 Walling map (Figure 22). This map also shows the lane which ran along the south side of the William H. Rutan homestead tract, as noted above, extending to the base of the bluffs, turning to the south and passing between the store and the shoreline. This roadway ended at a second shipyard structure located approximately 175 feet south of the chandlery structure. The 1874 Beers map (Figure 23a) also shows two structures along the shoreline at approximately the same locations shown on the 1859 map. A dock is shown extending into the Arthur Kill near each structure. The more detailed 1898 map (Figure 26a) shows three structures south of the ship chandlery. The southernmost of these may represent the same structure shown on the earlier maps.

The roadway described above was apparently in existence prior to the construction of the shipyard. It is mentioned in the 1836 deed (Liber Z:287) by which William and Mary Teller (the latter being Caleb Ward's grand daughter) conveyed their tracts of upland and beach to John Mersereau. The 1/4 acre beach tract was conveyed together with the "use and privilege of a road for said John Mersereau....along the rear of Hannah Woods meadow, thence with her line to said Mary Grims Road". The latter refers to the Lane along the course of the present Satterlee Street. The road whose use is conveyed in the deed would have extended westward along along the boundary between the Wood and the Biddle properties (the southernmost portion of which was later purchased by William Rutan) and then extended south along the eastern edge of the salt meadow which bordered the beach. This is the location of the road which later provided access to the shipyard.

Joline (1950), as well as the directory listings noted above, indicates that the Rutan "shipyard" incorporated a marine railway used to remove ships from the water for repair.

> These devices consisted of two sets of iron wheels, mounted on parallel tracks extending out into deep water. On these wheels were racks or cradles sufficiently large to hold any one or two of the local flotilla. At high tide this contraption was lowered until it became sufficiently submerged to allow sloops or small schooners to be floated into the cradle where they were secured and tediously drawn out to dry land by a horse operated windlass. Here the boat rested until the job of overhauling was completed (Joline 1950).

A portion of a marine railway structure was exposed during archaeological test excavations at the location of the Brown shipyard site, located immediately north of Amboy Road (see Pickman 1988b). The 1898 map (Figure 26a) shows two large piers, and what may represent two or three marine railways extending into the Arthur Kill at the Rutan shipyard site.

The 1907 map (Figure 27a) continues to show three of the four shipyard structures and the piers and marine railways indicated on the earlier map. The more detailed 1911 map (Figure 29a) shows the "chandlery" structure and what would appear to the more southerly structure shown on the earlier maps. The latter is labelled "barn" on the 1911 map. This map also shows two "old ship ways" which apparently represent the remnants of the marine railways. Three very small structures, apparently sheds, are also shown along the beach within the area formerly occupied by the Rutan shipyard. This map suggests that the shipyard was no longer in operation in 1911.

The 1917 Bromley map (Figure 30a) continues to show the chandlery structure, the "barn" and the marine railways which were indicated on the 1911 map. The 1937 Sanborn map (Figure 34a) indicate that the former ship chandlery building was still standing ~~in~~ at that time. It is no longer shown on the 1951 Sanborn map (Figure 35a).

The files of the Staten Island Historical Society include an undated photograph of the Rutan chandlery structure (Figure 57). Portions of the stone foundation of this large building were noted during the reconnaissance. The remains of a well, also shown on the 1911 topographic map (Figure 29a), are present east of the southeast corner of the foundation. This stone lined feature measures approximately six feet in diameter. Earthen deposits within the well begin approximately 4 1/2 - five feet below the surface. Bricks which apparently derive from the wellhead structure were noted on the surface near the remains. A second feature, which appears to be a brick cistern, was noted a short distance north of the foundation. Its interior diameter, below the cistern dome, measures approximately three by four feet. Earthen deposits begin approximately two feet below the present surface. A ceramic pipe is visible which apparently entered the dome portion of the cistern from the southeast (i.e. the direction of the foundation).

What appears to be a midden deposit was noted northwest of the remains of the chandlery foundation during both the 1988 and the more recent reconnaissance. Several unauthorized excavations have been made in this deposit. Artifacts noted in 1988 (e.g. transfer printed whiteware) would be consistent with deposition during the second half of the 19th century.

D. Wood/Leven Property

As discussed in Chapter III, prior to his death Caleb Ward Sr. sold a tract of land to his daughter, Hannah Wood, husband of Samuel Wood. The deed, dated February 8, 1834 (Liber W:145) transferred 1 1/2 acres "of land and meadow, be the same more or less". The northern boundary of the tract began "at the south corner of Henry H. Biddle's Beach or four links [i.e. 2.64 feet] south of said corner" and extended northeastward "to a rod wide

road," which was at the approximate location of the present Satterlee Street. The deed granted to Hannah Wood

> the privileges of a Road for Hannah her heirs and assigns to and from the main public Road that leads from said Biddle's Ferry ... by following the same road as was reserved by said Caleb Ward Senr. through land he sold to Isaac Butler.

Thus this deed references the road provision in the 1801 deed noted above and confirms that Henry Biddle, was in fact operating the Amboy Ferry in the 1830's. The tract conveyed to Hannah Wood extended along the road "2 chains and 15 links" (i.e. 141.9 feet). The property transferred by this deed includes the tracts indicated in Figure 36 as A1, A2, B, C, D, E and G.

As with the properties sold by Caleb Ward to his two sons (see below) it is possible that Samuel and Hannah Wood occupied this property prior to the sale. The 1830 census records lists the Samuel Wood household between those of Isaac Butler (see discussion under Biddle tract) and Caleb Ward, suggesting the possibility that the Wood/Leven house may have been constructed and occupied by Samuel and Hannah Wood prior to 1830. The census records suggest that the Wood household included five children at this time. The 1835 New York State census also indicates that Wood was occupying the study area tract, his name appearing between those of Henry Biddle and William Teller, who apparently occupied the property on the eastern side of the Lane at the location of the present Satterlee Street. Although the Samuel Wood household had been listed in the 1820 census. The sequence of names indicated that Wood resided in a different portion of Tottenville at this time.

The documentary research indicates that Samuel and Hannah Wood were definitely occupying the property by 1840. The listing for the Samuel Wood household appears in the 1840 census records adjacent to that of John Mersereau. The Mersereau property represents a 1 1/4 tract of land east of the present Satterlee Street which was conveyed by Caleb Ward Sr. to his granddaughter Mary, wife of William Teller in 1834 (Liber W:147), together with an additional 1/4 of beach and salt meadow south of the Wood property. In 1836, after the death of Caleb Ward Sr. the Tellers sold these tracts to John Mersereau (Liber Z:287). The location of the Mersereau and Wood houses are shown on three maps dating to the 1850's (Figures 20-22). The location of the properties shown on these maps and the sequence of names in the 1840 census records indicate that both tracts had been built upon and were occupied by the latter year.

In 1840 the Wood household consisted of five persons, presumably including Samuel and Hannah Wood and three children. Wood and his wife were both between 40 and 50 years of age at this time. The records indicate that either Wood or his teen-aged son was "engaged in agriculture."

In 1849, in two separate transactions, Samuel and Hannah Wood conveyed two portions of the 1 1/2 acre tract to Ann Eliza Levin, the wife of Theodore Levin (later records indicate the correct spelling of the name is Leven). The first property conveyed (Liber 19:310) consisted of the southeastern portion of the Wood tract (see Figure 36, tract A1). It extended along "a private road leading from Amboy Ferry Road to the House formerly occupied by Caleb Ward Sr., deceased" (i.e. the present Satterlee Street). It extended along the road for a distance of 78 links (i.e. approximately 52.1 feet) and approximately 100 feet west of the road. This portion of the property is the location of the Wood/Leven house, which still stands at #96 Satterlee Street. The boundaries of the property as given in the deed indicate that it was bounded on all sides by a "rail fence". The data suggest that the house on this tract was most likely the one which had been constructed by Samuel and Hannah Wood after acquiring the property and in which they were most likely residing prior to 1840.

The second small parcel conveyed by Wood to Ann Eliza "Levin" in 1849 extended some 72.6 feet west of the first tract (Liber 36:446 - see Figure 36, tract A2).

Subsequent to the 1849 sale of the Leven tract, Samuel Wood sold the shoreline portion of his property to William and James Rutan, for incorporation into the Rutan shipyard (see prior section), retaining the remainder of the upland portion, which is represented by tract B on Figure 36.

The household of Theodore Leven, a shoemaker, who had been born in Sweden, is listed in the 1850 census records. The household included Theodore Leven and his wife, Ann Eliza Leven, and their six children. The Leven household had also been listed in the 1840 census, but the sequence of names suggests that Leven was resident on a different property at that time.

The Leven household is immediately followed in the 1850 census records by a household (in a separate dwelling) headed by Samuel Wood, age 67, a "boatman", who is also indicated as being a widower. Since the 1849 deeds noted above mention both Wood and his wife, Hannah Wood must have died a short time after the property sale. The census records also indicate that Peter Ruberty, a "boatman," his wife, and two young children were tenants in Wood's house. As discussed elsewhere in this study, at various times after 1850 the Ruberty family apparently resided in the Conference House and in the Apka B. Ward house.

The maps dating to the 1850's (see Figures 20-22), as well as the fact that Samuel Wood retained a portion of his property after the 1849 Leven sale indicate that there was a second house on the Wood property. This house is shown on the maps west and north of the Wood/Leven house and on the south side of the roadway separating the Wood property from the William H. Rutan tract. As noted above, it is most likely that the first house built and occupied by the Wood family prior to 1840 was the one closest to

Satterlee Street (i.e. the existing Wood/Leven house). The second house would have been constructed after this one but prior to 1849. After the death of his wife and sale of the Wood/Leven house to Theodore Leven, Wood apparently took up residence in this second structure.

The 1855 census indicates that Samuel Wood occupied this second house alone at this time. As noted elsewhere, Peter Ruberty and his family, Wood's former tenants, resided in the Conference House in 1855. The 1855 census listing for the Leven (misspelled Levy) household immediately follows that for Samuel Wood, suggesting that they occupied adjacent dwellings. The Leven's youngest child had apparently died between 1850 and 1855.

The 1855 census manufacturing schedules (see Appendix D) indicate that Theodore Leven was self-employed and engaged in the manufacture of ladies shoes. He was apparently able to manufacture 1000 pairs in the year prior to the 1855 census.

Samuel Wood apparently died prior between 1855 and 1859. In 1859 a group of persons, apparently Samuel Wood's heirs (although not so identified in the deed), including Caleb Ward Sr.'s granddaughter, Mary Teller, conveyed the remaining portion of the original Wood tract (see Figure 36, tract B), totalling "1 rood and 29 perches" to "Annaliza Levan" (Liber 43:759). The tract sold at this time was described as beginning

> at the northeasterly corner of ... the lot, adjoining a rod wide road and four links from the line of land of William H. Rutan"... [It was bounded] ... northerly by land belonging to the heirs of Caleb Ward deceased [since the lot was separated by the ca. 2 1/2 foot wide strip from the Rutan/Felch property], westerly by land of James M. Rutan [i.e. the shipyard property], southerly by the estate of Leonard Parkinson deceased, and easterly by a private road.

The rod wide private road mentioned in the deed corresponds with the present Satterlee Street, as noted previously.

The tract conveyed to Leven in 1859 (Figure 36, tract B) includes the site of the second Wood house as noted above. The approximate boundaries of the three tracts (A1, A2, and B) conveyed by Samuel Wood and by his heirs to Ann Eliza Leven are shown on Figure 36.

The 1860 census indicates that there was an unoccupied house between the households of James M. Rutan and Theodore Leven. This undoubtedly represents the second Wood house which apparently remained vacant for a time after Samuel Wood's death.

The census records indicate that the Wood/Leven house continued to be occupied by Theodore and Ann Eliza Leven and at least some of their children through 1875. In this latter year the household included the Leven's unmarried eldest daughter, Catherine S. Leven; their son, a ship carpenter also named Theodore, and the latter's wife, Emma.

The census records indicate that in 1880 Theodore Leven and his son, Theodore Leven Jr., occupied separate and adjacent dwellings. with the latter apparently occupying the westernmost structure on the property (i.e the second Wood house) with his wife and a son who had been born since 1875. The Theodore Leven Sr. household continued to included his wife and unmarried daughter, as well as his youngest son, John H. Leven, who had not been a member of his father's household in 1875.

In 1883, Ann Eliza Leven and Theodore Leven sold the property (Figure 36, tracts A1, A2 and B) to their unmarried daughter Catherine S. Leven, for the sum of $1000. The property as described extended back from the road a distance of 4.18 chains (275.88 feet), which is consistent with the boundary descriptions of the earlier conveyances noted above.

Both the 1900 and 1910 census records indicate that Catherine Leven continued to occupy the Wood/Leven house. In 1900 the house was also occupied by a tenant family headed by Fream Johnson, an insurance agent. However, in 1910 Catherine Leven was living in the house by herself. Both sets of census records indicate that there were other families renting houses in the immediate area. One of these most likely occupied the westernmost house on the property.

The 1899 and 1900 tax records indicate the presence of only a single "old" structure on the Leven property. However, the second house is listed in the 1905, 1910 and 1915 tax records (see Appendix C). Late 19th and early 20th century maps indicate that the westernmost structure on the Leven property continued to stand through 1937 (see Figures 26a, 27a, 29a, 30a, 31a, 34a). It was apparently demolished between 1937 and 1951 as it is not shown on the Sanborn map of the latter year (Figure 35a).

On December 16, 1910, Catherine S. Leven sold the Wood/Leven tract to Mary R. Felch, who is noted in the deed (Liber 444:191 - see Appendix E) as "residing on the westerly side of a lane, or road, commonly known as Satterlee Lane, distant about 900 feet from Amboy Road." This latter location is consistent with that of the Rutan/Felch house. As discussed in the section of this chapter dealing with the Rutan/Felch property, the latter tract was sold and subsequently subdivided at approximately the same time that Mary Felch acquired the Leven property. While she may have continued to reside in the Rutan/Felch house for some period after these transactions, it is likely that she eventually moved into the Leven house.

The 1915 census lists a household headed by Mary R. Felch which included her son, Clinton, two daughters, and Clinton Felch's daughter Helen. Mary Felch's husband, William H. Felch had apparently died between 1910 and 1915. The sequence of names suggests that it it most likely that the household resided in the former Leven house at this time. The 1920 census also lists a single household consisting of Mary R. Felch, Clinton Felch and

one of his sisters, Margaret. The latter, whose occupation was described as "teacher" in 1910 is now listed as a "missionary." Clinton Felch's wife and daughter are not listed in the 1920 census. The Felch household apparently continued to reside in the former Leven house.

In 1923, Mary R. Felch sold the westernmost 80 feet of the former Leven property (which contained the westernmost of the two "Leven" houses) to Anthony de Francisci, then of New York City (Liber 569:68). She continued to own and presumably occupy the Wood/Leven house.

Between 1917 and 1937 another house, a one-story frame structure, was constructed on the Wood/Leven property immediately north of the Wood/Leven house. This is the structure which still stands at #90 Satterlee Street.

1. Roadways, Outbuildings and Deposits

The presence of a lane between the Rutan/Felch and Wood/Leven properties, which is shown on maps through 1907, was discussed in the section of this report concerned with the former property. The 1898 and 1907 maps (Figures 26a and 27a) indicate that a second lane extended westward from Satterlee Street along the southern boundary of the Wood/Leven property. Although not shown on any of the earlier maps, this lane was apparently present prior to 1849 as it is mentioned in the boundary description of the two Wood/Leven deeds. The easternmost tract conveyed by Samuel Wood to Eliza Leven (Liber 19:310) was described as bounded easterly and southerly by two private roads and westerly and northerly by land of said parties of the first part (i.e. Samuel and Hannah Wood). The easternmost road is the present Satterlee Street and the southerly road is the lane shown on the later maps. The southern boundary of the westernmost of the two tracts conveyed in 1849 (Liber 36:446) is also described as "a private road."

The maps dating from 1898 to 1911 indicate the presence of an extension on the west side of the Wood/Leven house, connected to it by a passageway. The 1911 map shows three small sheds located west of the extension. The 1915 tax records also indicate the presence of "sheds" on the property.

The 1917 Sanborn map (Figure 31a) indicates that the extension shown previously had been demolished and the two "extensions" at the northwestern and southwestern corner of the house, which still stand, had been constructed. This map also shows only one shed still standing west of the house. The 1917 map also shows a small shed located southwest of the second Wood/Leven house. This shed is not shown on the 1937 map (Figure 34a).

During the 1988 reconnaissance, artifacts, bone and a dense deposit of shell were noted eroding from a shallow, recently dug drainage channel on the rear lawn of the Wood/Leven house. A 19th

century-type medicine bottle and a blue edgeware ceramic sherd were among the artifacts noted.

During the reconnaissance for the present study two areas of possible midden deposits were noted. One of these was noted at the base of the slope west of the second Wood/Leven house and south of the existing Rutan garage. Artifacts were noted on the surface in this area and the results of unauthorized excavations into this deposit were noted. Transfer printed whiteware ceramic sherds and 19th century bottle glass, including a portion of a patent medicine bottle with the embossed inscription "India Cholacogue//(N)ew York," were noted in the backdirt from these excavations. Fike (1987:175) identifies this product as "Osgood's India Cholacogue ... [which was sold as] ... a cathartic for the elimination of bile." Charles Osgood began the manufacture of this product in Norwich, Connecticut ca. 1841 and expanded his business to New York in 1859. Deposition of the bottle recovered from this deposit would therefore most likely have occurred after the latter date. What appears to be a second midden deposit, which also has been subjected to unauthorized excavation, was noted at the top of the slope slightly east of the Wood/Leven property boundary.

E. Apka Ward/Albert Property

As noted in Chapter III, Caleb Ward Sr. sold tracts of land to his two sons, Caleb Ward Jr., and Apka B. Ward in 1824. Each of these transactions included a seven acre tract bordering the Arthur Kill as well as a four acre tract along the eastern border of the Ward property. The sale of land to Apka Ward on March 17, 1824 for the sum of $250 is recorded in Richmond County Deed Liber S:230. The property description indicates only that the seven acre tract was bounded "northerly, easterly and southerly "by said Caleb Wards Land and westerly by the River or Sound." Although this description does not specifically locate the tract, later property transfers and maps enable us to identify it as located immediately south of the Conference House property. The 1875 survey of the Aspinwall property (Figure 24) shows the boundaries of this property (marked W. Albert on this map).

Although this property transfer did not take place until 1824, Apka B. Ward may have occupied this tract prior to 1820. The census of the latter year lists the households of both Caleb Ward Jr. and Apka B. Ward separately from that of their father. The census suggests that the Apka B. Ward household included Ward, his wife and two children. The sequence of names found on page 103 of these records is as follows: Isaac Butler, Caleb Ward, Apka B. Ward, Caleb Ward Jr. This is consistent with Butler's residence in a house at or near the ferry (see above discussion of Biddle tract), Caleb Ward's occupation of the Conference House, Apka Ward's occupation of the tract south of the Conference House which he later purchased, and Caleb Ward Jr.'s occupation of a tract further to the south which is discussed below. Only Butler and Caleb Ward Sr. had been listed in the 1810 census records.

The 1830 census continues to list the Apka B. Ward household, with the records indicating that it now included six children. The sequence of names in these records: Isaac Butler, Apka B. Ward and Samuel Wood followed by Caleb Ward, is not consistent with the census taker having visited the properties described above in sequence. However, it is most likely that Apka Ward did, in fact continue to occupy the same tract south of the conference house at this time.

The 1835 Ward heirs/Mary Grim deed describes Apka Ward as being "of Westfield" suggesting that his occupancy of the Wards Point tract continued into the mid-1830's. The 1835 census records confirm Apka Ward's continued occupation of the property since they indicate Apka Ward as occupying 11 acres of improved land, which apparently represent the seven and four acre tracts purchased from his father in 1824.

The 1834 deed transferring the Caleb Ward Sr. property from the latter's heirs to Mary Grim describes Apka Ward as a "boatman". The 1820 census records indicate that in the latter year he had been "engaged in agriculture."

In 1839, Apka B. Ward sold the four acre tract along the eastern border of the Ward farm to his brother-in-law, Ichabod Cleveland (Liber 6:556). Apka Ward was described in the deed as still resident in Westfield. However, his name does not appear in the census listings for 1840 and he may have left Staten Island about this time.

We were unable to locate the deed by which Apka Ward or his heirs sold the seven acre tract located along the Arthur Kill. The history of land tranfers presented in a later deed to this property (Liber 307:294 - see below) also does not cite this deed, and it may not have been recorded. At some time prior to 1849, however, the property came into the possession of James Sprague (also spelled Spragg). The 1850 Dripps map (Figure 20) indicates "Capt. Spragg" as the property owner. However, on October 8, 1849, Sprague and his wife Adeline had sold the property to William Albert of New York City. The deed (Liber 19:570) describes the tract transferred as "lately belonging to Apka B. Ward." The deed also indicates that Apka B. Ward had obtained two mortgages on the land in 1835 and 1841. The records indicate that these mortgages were paid off after Albert's acquisition of the property.

The census records do not indicate that James Sprague ever occupied this property. His name does not appear in the 1840 census listings. Although he is included in the Westfield listings for 1850, the sequence of names indicates that he was not resident on the former Apka B. Ward property. Similarly, examination of the census records do not indicate that William Albert or members of his family ever occupied this property.

William Albert continued to own the former Apka B. Ward tract

until his death prior to 1881. It should be noted that the 1874 Beers map (Figure 23a) indicate this property as included within the Aspinwall estate. However, it is clear from the deeds as well as the 1875 Aspinwall property map (Figure 24) that this tract continued to be owned by Albert.

William Albert apparently left this property to his children as referenced in two deeds executed in 1881 (Liber 136:335) and 1884 (Liber 154:447), by which two of Albert's children transferred their interest in this property to their siblings. The deeds indicate that Albert's children resided in the City of Brooklyn.

The Albert family continued to own this property until 1902. In the latter year an apparent dispute among members of the Albert family led to a suit being brought by Albert's daughters against their brother Robert W. Albert. As a result the court ordered the property to be sold at auction and it was purchased by William Foulke of New York City (Liber 292:343). Foulke immediately sold the property to Charles H. Leland, who owned the Conference House and most of the former Caleb Ward Sr. tract as well as other property in Staten Island. Leland continued to own the property until his death and it was subsequently conveyed to the Harmon National Real Estate Corporation by the executors of his will along with the Conference House tract and most of the remainder of the former Ward farm.

1. Occupation of the Apka B. Ward Property after 1850

The secondary sources examined include what are apparently erroneous data concerning the occupation of this property. Brown (1935) states that the Albert family settled on the property south of the Conference House "sometime around 1830". He also states that the Albert family, as well as the Cole family who resided on the adjacent property (see below),

> were in the fish business and had fikes and fish traps on the slope of the beach. They built brush fences from high to low water mark, making the wings of the trap. Then the nets were hauled between these. They had a large market for their fish.

Davis (1903), indicates that the bluffs overlooking the beach in this area were known as "Albert's bluff."

Despite the data in the secondary sources, the census records indicate that after the sale of the property to William Albert, the property was occupied by renters. The sequence of names in some of the census records enable inferences to be made concerning occupants of the Albert property.

While the census records for 1850 and 1855 do not provide such information, the sequence of names in the 1860 census indicates that Peter Ruberty may have been renting the house in the latter year. The 1860 listing of the Ruberty household follows those of

James Butler and James Sleight who owned the shipyard at Wards Point (the site of which is now under water) and David L. Robbins, who occupied the tract south of the former Apka B. Ward property (see below). The Ruberty household consisted of Peter Ruberty and his wife and five children in 1860. 1865. As noted previously, in 1850 Ruberty was had apparently been a tenant in the Samuel Wood house and in 1855 in the Conference House itself.

The Peter Ruberty household is also listed in the 1865 census. It is likely that he continued to occupy the Albert property although the sequence of names calls this into question. His household is separated in the 1865 records by those of William Smith and Peter Mercelliot from that of Joel Cole (who occupied the property south of the Albert tract), and it may be that the names in this listing are not in geographical sequence. Peter Ruberty's occupation is given as "laborer" in 1860 and "blacksmith" in 1865.

The 1870 census records suggest that Ruberty was renting a house in a different portion of Westfield at that time. Ruberty's occupation is described in these records as "Huckster." However, in the 1875 census the Peter Ruberty household once again appears adjacent to the Joel Cole Household, and he may once again have been occupying the Albert property. While Ruberty is indicated in the 1875 census as being a landowner this may be an error. In any event, there is no record that he ever owned land in the study area. In 1875, Ruberty's occupation is listed as "farmer". Two of his sons are were also employed in this year; his eldest son John H. Ruberty as an "oysterman" and another son, Edward, as a "boatman." As noted in Chapter III in 1880 the Ruberty household was apparently once again resident in the Conference House.

The identity of the resident of the former Apka Ward property in 1880 and afterwards is uncertain. There is no entry in the 1880 census records between those for the four families occupying the Conference House and for the Cole/Moorhouse household which occupied the tract south of the Albert property.

The 1900 census lists the tenant household of August Rundgren between those of S.H. Johnson, who then occupied the Conference House (see Chapter III) and Melville Decker, who then occupied a portion of the former Joel Cole property. The Rundgren household may have occupied the Apka Ward property. However, it is also possible that Rundgren was occupying one of the two houses on the Decker property (see below). Rundgren had immigrated from Sweden in 1888 and was employed as a cutter in a terracotta factory, probably the Atlantic Terracotta factory which was established in Tottenville in the late 19th century (see Pickman and Yamin 1984). None of the Staten Island directories examined list August Rundgren.

In 1910 the household of Gustaf Fagerlund, another Swedish immigrant, is listed between that of Julian Meerseman, who occupied the Conference House at that time, and those of Almer and Melville Decker, and it is possible that Fagerlund occupied

the former Apka Ward house prior to its destruction.

1. Houses, Roadways, Outbuildings and Other Features

The 1850 and 1853 maps (Figures 20 and 21) show a driveway on the Apka Ward property extending westward from the lane at the location of the present Satterlee Street. Two structures are shown at the western end of the driveway. However, the 1859, 1874 and 1887 (Figures 22, 23a and 25) show only a single structure.

The 1898 map (Figure 26a) continues to show the driveway as indicated on the mid-19th century maps, with four outbuildings midway between Satterlee Street and the house. The 1907 Robinson map (Figure 27a) also continues to show the house and outbuildings.

While the 1899 and 1900 tax records do not indicate the presence of structures on this property, this is apparently an error as the 1905 and 1910 records do indicate the presence of a 20 by 24 foot, two-story structure with an extension, and an "old barn" on the property.

However, the former Apka Ward house is no longer shown on the 1911 topographic sheet (Figure 29b) or the 1917 Bromley map (Figure 30a). The portion of the property which includes the site of the outbuildings is included on a topographic sheet which was surveyed in 1909 and these structures continue to be shown on this map. Three of these outbuildings are also shown on the 1917 Bromley map (Figure 30a).

The 1915 tax records, which continue to list the house and a "shed" on the property, are most likely inaccurate. In general, comparison of the tax records with other sources suggest that that the tax records often continue to list structures which are no longer standing.

There is a possibility, however, that the maps are in error and that the house continued to stand after 1910. An account by William Lavery (1973), who was born in the Conference House in 1910 and lived there until ca. 1926 indicates that

> there were two old farm houses south of us; one just on the south side of the Hyland (sic) Boulevard when it was built, the other was further south and was occupied by several different families as I grew up, but no one ever seemed to make it pay

The first structure mentioned by Lavery was apparently the Apka Ward house, suggesting that it in fact stood into the 1920's. The second house mentioned by Lavery could be the Cole/Decker or Appleby/Acker houses (see below).

During the pedestrian reconnaissance a portion of the foundation

of the Apka Ward house was noted. It appeared to be a dry laid stone foundation, overlain with a single course of brick. Two features were also noted near the foundation: a three foot diameter feature, probably representing a well, to the southeast of the foundation and a second (ca. five foot diameter) stone feature, probably representing a privy, located south of the foundation. Both features are filled with earthen deposits.

F. Caleb Ward Jr., Cole/Decker and Appleby/Acker Properties

On March 5, 1824, twelve days prior to his sale of the property discussed above to Apka B. Ward, Caleb Ward Sr. sold another seven acre tract to his other son, Caleb Ward Jr, for the same price, $250 (Liber S:141). As with the Apka Ward tract the deed describes the property as bounded "southerly, easterly and northerly by said Caleb Ward Seniors land and westerly by the River or Sound at low water mark." The Caleb Ward Jr. property, like that of his brother, included another four acre parcel located along the eastern boundary of the Caleb Ward Sr. farm. Although the deed does not specifically indicate the position of the property along the shoreline, examination of later deeds and other documents makes it clear that the seven acre Caleb Ward Jr. tract includes the both the later "Cole/Decker" and "Appleby/Acker" tracts which are labelled "J. Cole", and "Hoboken Yacht Club" on the 1875 Aspinwall property survey (Figure 29). As can be seen from this survey and other 19th century maps, a tract of land separated these properties from the Apka Ward property discussed above. This remained part of the Caleb Ward Sr. estate after the sales of land to his children, and was conveyed to later owners with the remainder of the Ward estate.

Both the Apka Ward and Caleb Ward Jr. deeds refer to "the use and privilege of a Road through lands of said Caleb Ward Sr. to and from the main public road [i.e. Amboy Road]." The Caleb Ward Jr. deed specifically notes that this road was located along the east side of the seven acre shoreline tract. This road would have represented an extension of the road referenced in the deeds relating to the Biddle and Wood/Leven properties, which corresponds with the present Satterlee Street. As will be discussed below, the portion of this road, south of the present Claremont Avenue, which marked the boundary of the Caleb Ward Jr. tract, would have been located somewhat east of the existing location of Massachusetts Avenue.

As discussed above, examination of the 1810 and 1820 census records suggests the possibility that both Apka B. Ward and Caleb Ward Jr. had constructed houses between 1810 and 1820 on the properties later purchased from their father. However, the name of Caleb Ward Jr. does not appear in the 1830 census records, and both an 1831 deed (see below) and the 1835 Ward heirs/Grim deed, indicate that by this time Caleb Ward Jr. had left Staten Island and was residing in Monmouth County, New Jersey.

On November 14, 1831 Caleb Ward Jr. and his wife Mary sold the

tracts purchased in 1824 from Caleb Ward Sr. to Richard Robbins of Westfield for the sum of $800 (Liber T:278). The description of the properties in this deed is the same as in the 1824 deed. However, the 1831 deed specifically refers to "buildings and improvements" suggesting that Caleb Ward Jr. had, in fact, constructed a house on the property.

Records in the Richmond County Surrogate's office (File A 366 - ref. Liber 1:167) indicate that Richard Robbins died intestate in New York on October 30 1833, some two years after purchasing the former Caleb Ward Jr. tract. Robbins was 42 years old at the time of his death (SIHS Genealogy Files). Richard Robbins' wife, Barbara Ann, was appointed administratrix of his estate.

It is uncertain whether Richard Robbins ever occupied the former Caleb Ward Jr. tract prior to his death. However, various documents suggest that several persons may have occupied the property in the two succeeding decades. The Richmond County land records include a lease dated September 21, 1835 between Barbara Ann Robbins of New York City, "administratrix of the last will and testament of ... [Richard Robbins, deceased]... and guardian of the infant children of said descendant", and John Dewaters of the same place (Liber 2:384). The lease was for

> all that certain dwelling house and lot piece and parcel of land situate in the town of Westfield .... which the said Richard Robbins died seized bounded in front about 180 paces on the shore of Princes bay and containing seven acres of land be the same more or less together with exclusive use of the beach and water privilege in front of and belonging to the same said premises now being in the occupation of Matthias Decker, also four acres of land to the same more or less lying back from the said shore and adjoining to lands of Garret Garretson.

Although the lease describes the property as being on "Prince's Bay" rather than on the "river or sound" (i.e. the Arthur Kill) the reference to the seven and four acre tracts indicate that this is, in fact, the property purchased by Robbins from Caleb Ward Jr. The 1824 and 1831 deeds describe the property as extending along the "bank" along the Arthur Kill a total of eight chains and 36 links (i.e. 551.76 feet or 183.92 yards) which is approximately the "180 paces along the shore" described in the lease."

The lease indicates that a house stood on the property prior to 1835 and that it was occupied by Mathias Decker in the latter year. It should be noted that the 1824 Caleb Ward/Caleb Ward Jr. deed describes the eastern boundary of the property as bounded by land of Matthias Decker rather than Garrett Garretson. The 1830 census listings are consistent with Decker's occupation of this large tract east of the Ward farm.

As noted in Chapter II, Matthew Decker sold the tract of some 100 acres east of the Ward farm to Mary Garretson on May 1, 1835.

After selling his farm to Garretson, Matthew Decker apparently occupied the former Caleb Ward/Robbins house for a short while, as indicated in the 1835 lease noted above. This is confirmed by the 1835 census records which list the Matthew Decker household between those of Apka Ward and Garret Garretson, which would be consistent with Decker's occupancy of the former Caleb Ward Jr. property. The census records indicate that in 1835 the Matthew Decker household consisted only of Matthew Decker and his wife.

The 1835 lease to John Dewaters was to run from May 1 1836 for a period of eleven years. Under its terms, Dewaters was to

> put up and build .. [on the seven acre tract] a building in addition to said dwelling house of fourteen feet in the square ... said party of the second part to have the priviledge of using the timbers and materials of a boat house now on said premises in the construction of said building and further agrees to put a new floor in the barn on said premises, the timber plank now on said premises to be use for these purposes (Liber 2:384).

Despite this lease, by 1840 it appears that neither Dewaters or Decker was residing on the property. We were not able to locate Dewater's name in 1840 census records. Matthew Decker is listed, but the sequence of names suggests that he resided elsewhere in Westfield at this time. However, the 1840 census records do list the household of John Gibson immediately following that of John Simonson and preceding those of Garret Carretson and Ichabod Cleveland. As noted in Chapter II, Simonson was apparently occupying the Conference house at this time, while Garretson owned the former Decker farm located east of the former Caleb Ward Sr. property. The location of the Garretson house and that of Ichabod Cleveland (who was Caleb Ward Sr.'s son-in-law) are indicated on the 1850 Dripps map (Figure 20). These data are consistent with the residence of the Gibson household on the former Caleb Ward Jr./Robbins property.

Subsequent deeds indicate that after to the death of Richard Robbins, his widow, Barbara Ann, married John Gibson. Entries in the Gibson family bible (excerpts in the SIHS files) indicate that the marriage took place on July 24, 1836, and by 1840 the couple was apparently residing on the property owned by her first husband. It therefore appears that John Dewaters did not remain on the former Robbins property for the duration of the 11 year lease. The 1840 census records suggest that both John Gibson and his wife were between 30 and 40 years old at the time. The five other members of the household indicated in the census record most likely were their children.

At this time the property was apparently owned by the children of John and Barbara Ann Robbins. By means of three conveyences executed in February and March of 1848, David L. Robbins, described in the deeds as a painter of the City of New York, acquired the former Caleb Ward Jr. property. The first of these deeds transferred a 1/3 interest in the property from John R.

Robbins (also spelled Robins) of Westfield to David Robbins (Liber 16/482). The second also transferred a 1/3 interest from Samuel N. Lecomte of New York City, a painter, and Ann Eliza, his wife to David Robbins (Liber 17:29). The third deed transferred the property from John R. Gibson of Westfield, carpenter, and Barbara Ann, his wife [widow of Richard Robbins] to David L. Robbins (Liber 16:570). This deed specifically identifies Richard Robbins, deceased as "the former husband of the said Barbara Ann Gibson." Although not specifically stated in the deeds it is likely that John R. and David Robbins were the sons of Richard and Barbara Ann Robbins. The identity of Samuel Lecomte (there are various spellings of this name in the records) is unknown but the fact that he possessed a 1/3 interest in the property suggests that his wife may have been Richard Robbins' daughter. Entries in the Gibson family bible indicate that there were additional marriage links among the Robbins, Gibson and Lecounte families. Samuel Lecounte's name does not appear in the bible, however.

David L. Robbins, was apparently the youngest child of Richard and Barbara Ann Robbins. The census records indicate that he would have been five years old when his father died. By means of the 1848 deed he apparently purchased the interests of his mother and siblings in the Ward's point property.

The data in the 1850 and 1855 census records do not suggest the identity of the persons, if any, who were resident on the former Caleb Ward Jr. tract.

In 1853 and 1854 the tract was divided. In 1853, David L Robbins and his wife Catherine, still described as "of New York City" sold the southernmost two acres of the original seven acre Caleb Ward Jr. tract to Samuel N. Lecounte, also of New York City (Liber 32:205). As noted above, Lecounte (also spelled Lecomte, as noted above) who may have been David Robbin's brother-in-law, originally had a 1/3 interest in the entire property. In 1854, David Robbins and his wife, then described as residing in Hoboken, sold another tract of 1 1/2 acres to Samuel N. Lecounte. This tract was adjacent to the north side of the previously conveyed two acre tract. Together, the two tracts conveyed by David Robbins to Lecounte constituted the southern half of the former Caleb Ward Jr. seven acre tract. There is no indication, however, that Lecounte ever resided on the property.

After the sale of the southern portion of the property to Lecounte, David L. Robbins still owned the northernmost 3 1/2 acres, and sometime between 1855 and 1860, Robbins took up residence on the property. His household is listed in the 1860 census records between the households of James Sleight and James Butler, whose property was at Wards Point and that of Peter Ruberty, who was resident on the former Apka Ward property as discussed in the previous section. The census records indicate that David Robbins was a painter, which also had been noted in the land records. His household consisted of his wife, Catherine and two children.

The 1860 census records list a vacant dwelling between those inhabited by Robbins and Ruberty. As noted above, the terms of the 1835 lease indicated that a second house was to be erected on the former Ward tract. The house occupied by Robbins and the vacant dwelling as listed in the 1860 census records could represent the former Caleb Ward Jr. house and the second, small house presumably built in the 1830's. The fact that David Robbins retained ownership of the northern portion of the seven acre property and resided there in 1860 also suggests that the earlier houses were located on this northern portion of the seven acre tract.

1. The Cole/Decker Tract

On May 11, 1860 David and Catherine Robbins sold their 3 1/2 acre property (representing the northern half of the former Caleb Ward Jr. tract) to Samuel N. Lecounte (Liber 46:55) who, as noted above, had formerly acquired the southern half of the property.

David Robbins is described in this conveyance as "of Westfield" which is consistent with the census records and suggests that he had moved to Westfield prior to this year. Since the date of the deed is prior to the census date it is likely that David Robbins continued to occupy the property after the sale. The deed describes the property as "an undivided one half of a lot devised to David L Robins, Samuel N. Lecompte and others." This supports the inference that Robins and Lecompte were related and that each had acquired an interest in the tract through a division of the property owned by the late Richard Robbins after the latter's death. It is uncertain when David Robbins actually left the property. However in 1863, Samuel Lecomte and Ann Eliza, his wife (still described as being of the City of New York) sold the 3 1/2 acre tract to Joel Cole (Liber 52:4), described in the conveyance as being "of the Town of Castleton."

As noted in Chapter II local sources indicate that the foundation of a house constructed by Joel Cole was dug in 1858, leading to the discovery of the Burial Ridge prehistoric site. The documents indicate that this date is possibly incorrect, unless the house was actually constructed for David Robbins, who apparently took up residence on the property in the 1850's. If a new house was constructed, either in the late 1850's or early 1860's, it is uncertain whether this would have replaced either of the earlier houses known to have been located on the Caleb Ward Jr. property, or whether the Cole house was located on a new site.

The 1865 census shows that Joel Cole and his family were resident on the property at this time. The household consisted of Cole, who was then 60 years of age, his wife, Mary and three grown children. The 1870 census records continue to list the Cole household, which at this time consisted of Cole, his wife and two grandsons. The Cole household is followed in the 1870 census records by that of David Moorhouse, then indicated as being

resident in a separate dwelling. Moorhouse was Joel Cole's son-in-law, married to his daughter, Mary. As noted below, there were two and possibly three standing structures on the property at this time. The Moorhouse family was apparently resident in one of these, possibly one of the same structures which had been present in the 1830's.

The 1875 and 1880 census records continue to list both the Cole and Moorhouse households, but indicate both families as residing in the same structure. The various census records list Joel Cole as a "farmer", "gentleman", "gardiner" and "fisherman". His son-in-law is described as a "waterman" or "oysterman." The 1880 census indicates that in addition to David and Mary Eliza Moorhouse, Cole's daughter and son-in-law, the Joel Cole household included his sons Richard and Raymond.

Joel Cole died on December 12, 1881. Probate records in the Richmond County Surrogates Court (File P1598) suggest that Cole's daughter, Mary Eliza Moorhouse, continued to reside in Tottenville after her fathers death. These records also indicate that Cole's son Raymond, who had resided with the Moorhouse family in Tottenville at the time of Cole's death, was mentally retarded. After Joel Cole's death, he resided with his older brother, John Cole, in Tompkinsville.

On May 22, 1883 the executors of Joel Cole's estate sold the 3 1/2 acre Cole property to Almer Decker. It is assumed that Decker took up residence on this property soon afterwards. In 1889, Almer Decker and his wife Caroline sold a lot located in the southeast corner of the property to Melville Decker (Liber 216:43), who most likely was Almer Decker's son. The lot measured 123 1/2 feet by 60 feet 2 inches. It was located "on the west side of a private road (i.e. the present Satterlee Street) and at the northeast corner of land "now or late of the Hoboken Yacht Club." The 1898 map (Figure 26a) shows that a house had been constructed on this tract, and the Melville Decker property and house are listed separately from those of his father in the 1899 tax records.

The 1892/3 and 1895/96 directories list both Almer and Melville Decker, each described as an "oysterman" and resident at Ward's Point.

The 1900 census records list the household of Melville Decker, an "oysterman" as including his wife, Lina, and a ten year old daughter. There is no listing in these records for Almer Decker. However, both Deckers are once again listed in the 1905 directory. Almer Decker is listed in this directory as engaged in "real estate" and Melville Decker as a "boat builder."

Both Decker households are also listed in the 1910 census, with Almer Decker now indicated as being retired. His household now included his wife, Caroline; his daughter, Etta and her husband, George M. Russell; and the latters' son, also named Almer. George Russell was employed at the dental factory at Prince's Bay, and

his son at the terracotta factory in Tottenville. Melville Decker is described as a boat builder, and the "shops" shown along the shore on the 1911 map (see below) were apparently associated with this business.

The 1915 census records indicate three households headed by Almer and Melville Decker and George Russell, as resident on the Decker property. The census records of this year do not indicate whether these households inhabited separate dwellings. However, it is assumed that George Russell continued to live in the same house as his father-in-law.

The Decker family apparently left the property at some time between 1915 and 1920. They are not listed in the census records of the latter year.

We did not examine the deed by which the Decker family sold this property. However, by 1925, the property had come into the possession of the City of New York. The 1925 deed by which the executors of Charles Leland sold his Tottenville holdings to the Harmon National Corporation (Liber 625:522 - see Appendix E) refer to the former Decker property as then being the "Ferry property of the City of New York". The tract is shown as being City property on a 1925 map (Figure 33).

a. Structures and Outbuildings

The 1850 Dripps map and 1853 Butler map (Figures 20 and 21) show two structures on the former Caleb Ward Jr. site. One of these is shown fronting on the lane which ran along the east side of the property. The second structure was located at the end of a driveway extending westward from this lane. These structures probably represent the former Caleb Ward Jr. house and the second house whose construction was specified in the 1835 lease.

While the Walling 1859 map (Figure 22) shows only one structure on the property, later maps indicate that the second building was still standing at this time (see below). The three maps dating to the 1850's indicate the property as being owned by D. Robbins (sometimes spelled "Robins") which is consistent with the land transactions discussed above. Since the deeds indicate that in 1859 only the northern portion of the former Caleb Ward Jr. tract was owned by Robbins, the 1859 map provides further evidence that the structures shown were located on this northern portion of the former Caleb Ward Jr., referenced in this report as the Cole/Decker tract.

The 1874 Beers map (Figure 23a) also shows two structures on the Cole property. The southernmost appears to correspond to the location of the structure shown at the end of the driveway on the 1850 map. The northernmost structure shown on the 1874 map represents the house built on Burial Ridge ca. 1860, either shortly before or subsequent to the acquisition of the property by Joel Cole.

The structure shown on the 1850 map adjacent to the lane is not shown on the 1874 map. However, it was apparently still standing as the 1875 Aspinwall property map (Figure 24) shows a building in approximately the same location. The latter map also shows the ca. 1860 "Cole" house, but does not indicate the structure to the south which is shown on the 1850 and 1874 maps. Although the 1887 edition of the Beers map (Figure 25) continues to show the latter structure, the fact that it was not shown on the 1875 Aspinwall survey suggests that it may actually have been demolished prior to the latter year. It is not depicted on the 1898 and subsequent maps.

The 1898 map (Figure 26a) shows the former Cole house, now owned by "Elmer" Decker and a second house, not shown on the earlier maps, owned by Melville Decker and located adjacent to the lane southeast of the Almer Decker house. As discussed in the previous section this house was probably built ca. 1890. The barn shown east of the Almer Decker house is in the same approximate location as the structure shown adjacent to the lane on the 1850 and 1875 maps. This may represent the house built on the property in the 1830's and possibly reused as an outbuilding. Its use as an outbuilding in 1874 would account for its not being indicated on the Beers map of that year which, in general, does not indicate outbuildings.

The 1898 map also shows a barn immediately southwest of the Melville Decker house. It also indicates two "barns" or other outbuildings along the Decker property shoreline, as well as a large dock in the northwestern corner of the property. The 1907 map (Figure 27a) shows the same ownership and configuration of structures as the 1898 map.

The 1911 map (Figure 29b) shows most of the same structures as the earlier maps. However, the Melville Decker "barn" is not shown. The outbuildings shown near the shore on the earlier maps are indicated as "shops" on the 1911 map. Several smaller sheds not on the earlier maps are also indicated on this map. The large dock shown previously is no longer indicated but a slip or marine railway closer to the two "shops" is indicated on the 1911e map. These structures were apparently associated with Melville Decker's "boat building" business indicated in the 1910 census records. The 1917 Bromley map shows the same configuration of structures as were indicated in 1911. During the reconnaissance, pilings were noted along the Arthur Kill shoreline at the location of the Cole/Decker tract (see Figure 61). They are probably associated with either the dock shown on the 1898 map or the marine railway shown on the later maps.

The tax records dating to 1899 and 1900, 1905, and 1910 indicate that there were two houses on the Almer Decker property, a large 40 by 32 foot structure and a smaller building (described as an "out house" in the 1899 and 1900 records), measuring 12 by 15 feet, as well as sheds and a barn. This 12 by 15 foot structure is probably the one shown east of the house on the maps. As noted

above this structure could represent the structure built on the Robbins property under the terms of the 1835 lease, which was specified as "fourteen feet in the square". It is listed in the 1905 tax records as measuring 15 by 23 feet, which may included extensions not included in the earlier records. This building is not indicated in the 1915 tax records.

The tax records through 1910 indicate the presence of a 16 by 20 foot house and a shed on the Melville Decker property. The 1915 records however, describe the Melville Decker house as being larger than previously indicated, measuring 18 by 25 feet, with an extension. These latter dimensions agree with those shown on the 1909 topographic map (Figure 29b).

The 1924 aerial photograph (Figure 32) indicates that structures on the Decker property were still standing at that time. The photograph also shows the Decker marine railway.

During the reconnaissance a depression was noted which apparently marks the site of the Cole/Decker house foundation. A brick cistern approximately five feet in diameter was noted west of the foundation site. An earthen deposit within the cistern begins approximately 3 1/2 feet below the surface. The report of the 1988 reconnaissance noted that the cistern had been emptied of deposits, and those now within this feature may have subsequently accumulated. Unauthorized excavation of a 3 1/2 by five foot unit was noted adjacent to the western side of the unit. Backdirt from this excavation may have been deposited in the cistern.

2. The Appleby/Acker Property

After the sale of the northern portion of the former Caleb Ward Jr. property to Joel Cole, the southern portion remained in the possession of Samuel Lecomte and apparently remained undeveloped. On July 23, 1868, Lecomte sold this 3 1/2 acre tract to Jacob Charles Appleby of Hoboken (Liber 76/452) and on October 8 of the the same year Appleby transferred the property to the Hoboken Yacht Club (Liber 78:314). The structure shown on the property on the 1874 Beers map was probably constructed soon after the 1868 acquisition of the property by the Hoboken Yacht Club.

fig 24a

The records of the 1870 census list the single person household of Robert Flett between the Cole and Moorhouse households and that of Dan. E. Butler, who, as indicated on the 1874 map, operated the ship yard at Wards Point. Flett's occupation is given as "boatman." However, the notation "club house" is written next to this entry. Flett, a Scottish immigrant, was apparently living in the Hoboken Yacht Club house at this time and most likely ran the facility. However, the 1875 and 1880 census records do not include a similar entry.

The Hoboken Yacht Club continued to own the property until 1878. By that year, the Yacht Club property had been mortgaged to

Robert McCugne Jr. and the mortgagors apparently had defaulted. McCugne sued Jacob Charles Appleby and the Hoboken Yacht Club in Brooklyn supreme court to obtain payment. This suggests that Appleby was affiliated with the Yacht Club. As a result of the law suit the property was sold at auction. At this time a legal problem was discovered in regard to the original 1868 Lecomte/Appleby deed. Thus the land records include another deed from Ann Eliza Lecomte, the executor of the estate of the then deceased Samuel Lecomte, to Jacob Charles Appleby (Liber 127:254) which was executed in 1878 in order to clear the title. On December 30, 1878 the property was purchased at auction by Frederick Eder of New York City (Liber 127:258) and the following month it was reacquired from Eder by Jacob Charles Appleby, then of Jersey City (Liber 133:203). The 1887 map indicates that property was still owned by Appleby.

It is possible that the property still served as a Yacht Club after the 1878 foreclosure. However, the 1880 census lists the household of Augustus Casteen, a painter, between those of David Butler and Joel Cole. Butler was apparently resident on the shipyard property which he owned at Wards Point. Thus it is possible that Casteen was renting the former Yacht Club building at this time. However, it is also possible that Casteen was residing on one of the buildings on the Cole property at this time. The Casteen household consisted of himself and his two brothers. In the 1870 census records the Casteen brothers were noted as residing with their parents in a different part of Westfield. There is no indication that Jacob Charles Appleby ever resided on the property.

It is interesting to note that the 1892/3 directory lists David L. Robins, "painter" and Mrs. Catherine Robins as resident at Wards Point. As noted above, David L. Robins, had owned the former Caleb Ward Jr. property in the mid-19th century, and resided on what was apparently the northernmost portion of this tract (the later Cole/Decker property) with his wife Catherine ca. 1860. It is possible that Robins and his wife once again resided on this property as tenants in the early 1890's. Since the 1892/3 directory lists both Almer and Melville Decker who, as noted above, resided on the northern portion of the former Caleb Ward Jr. property, it is possible that Robins and his wife were occupying the former club house structure. The Staten Island Historical Society genalogical files indicate that David L. Robins died in 1909 and his wife, Catherine in 1916.

In 1893, Jacob Charles Appleby, still described as "of Jersey City" sold the property to Emma M. Budd "of Richmond County". The 1895/96 directory lists "Mrs. E. B. Budd" and "Miss K.C. Budd" as resident at Ward's point. By 1898, however, Emma Budd was deceased, as the property is indicated as being owned by the "Budd est." on the Robinson map of that year as well in the 1899 and 1900 tax records.

The 1900 census indicates that Henry Acker and his family resided on the property at that time. The census lists Henry Acker as a

property owner. The household included Acker, his wife Lucy and a young son. Acker's occupation is listed as "gasoline motors."

On July 1 1901, Kate Cotheal Budd of Manhattan transferred 1/2 interest in the property to Lucie C. [Cotheal] Acker. The data suggest that the two women were probably daughters of Emma Budd and each apparently inherited a half share the property after her death. As noted above Kate Budd had resided with her mother on the property in the 1890's. Her sister, Lucy, and brother-in-law had taken up residence there prior to 1900. The Acker family's half interest in the property in 1900 would account for the census data listing Acker as a property owner.

On January 4, 1904, Lucie Cotheal Acker, Henry Acker's wife, "of Tottenville" sold the property to Charles H. Leland (Liber 298:581) and Leland is listed as the owner in the 1905, 1910 and 1915 tax records. Henry Acker and his family apparently left the property after the sale, but remained in Tottenville. The 1906 directory lists Henry E. Acker, Jr., manufacturer of "marine engines" with both a business and home address at the foot of Bentley Street in Tottenville.

Charles Leland remained the owner of this property until his death. His executors sold this tract, along with most of the former Caleb Ward Sr., property to the Harmon National Real Estate Corporation (Liber 676:522). The identity of any renters subsequent to Leland's purchase of the property is unknown.

The 1915 census lists four households at "Ward's Point" following those headed by Almer and Melville Decker (see Appendix B). The 1917 map (Figure 30b) indicates that the buildings formerly on the Ward's Point itself were no longer standing at this time and it is possible that all of these households were resident in buildings on the former Acker estate. Three of these were two person households and one couple also had a son. All of these were working class households.

a. Structures and Roadways

The 1874 and 1887 Beers maps (Figures 23a and 25), as well as the 1875 Aspinwall property survey (Figure 24) shows only a single structure on this property, marked "Hoboken Yatch (sic) Club House" on the 1874 map.

The more detailed 1898 map (Figure 26a) shows a driveway extending from the lane representing an extension of the present Satterlee Street to the shoreline, with a circular turnaround near the main house. A "barn" is shown northeast of the house and a smaller outbuilding is shown near the shoreline. A dock is shown extending into the Arthur Kill west of this outbuilding. In addition to the main house a second and smaller house is shown immediately west of the lane and south of the driveway. It should be noted that south of the approximate location of the present Clermont Avenue, the lane shown on this map was located to the

east of the present location of Massachusetts Avenue (formerly Surf Avenue). Thus the site of the second house shown on the 1898 map would be east of the existing street.

The 1899 and 1900 tax records list the two houses shown on the 1898 map. They are shown as measuring 20 by 30 and 14 by 14 feet. It is interesting to note that the latter are the dimensions of the ca. 1830's house to be built on the Robbins property as specified in the 1835 lease (see above). This raises the possibility that this house was located on the southern portion of the property. However, none of the maps prior to 1898 show this structure, and it is most likely that the identical size of the two structures is coincidental. This building is not listed in the 1905 tax records, which indicate the property as including only the 20 by 30 foot structure in addition to a barn and shop.

However, this second house probably continued to stand, as it is shown on the 1907 and 1911 maps in the same location as on the earlier 1898 map, although as shown on the 1911 map it is larger (approximately 15 by 20 feet than as listed in the tax records. This second house is also listed in the 1910 and 1915 tax records which indicate it as being 18 by 21 feet and having an extension. It is possible that this structure had been altered and enlarged between 1900 and 1910.

The 1907 map shows the same outbuildings and dock as on the earlier map. The 1911 map continues to show the barn northeast of the main house as well as another outbuilding and two smaller sheds located east of the house. While the 1911 map no longer indicates the outbuilding near the shoreline shown on the earlier maps, near the shoreline, it does appear on the 1917 Bromley map. Both The 1911 and 1917 maps both maps show a slipway or marine railway at the same location as the "dock" indicated on the earlier maps. The 1924 aerial photograph (Figure 32) indicates that the buildings on this property were still standing at that time.

V. NINETEENTH CENTURY PROPERTIES - PAGE AVENUE AREA

During the 19th century four structures were built in the vicinity of the present Page Avenue which were located within the present mapped boundaries of Conference House Park. Three of these structures are still standing. In the early 19th century the properties on which these latter houses are located were part of an estate owned by Richard Dubois.

A. The Dubois Property and House

The three maps dating to the 1850's (Figures 20 - 22) indicate that the shoreline property immediately west of what is now Page Avenue was owned by D. Dubois. The genealogy of the Dubois family is given by Staubach (1953). Daniel Dubois was one of five children of Richard Dubois (Jr.). The others include Richard C. Dubois, born in 1812; Ann Dubois, who was born in 1806 and married Samuel Holmes in 1831; Charity Dubois, who was born in 1810 and married John Lambert in 1831; and Cornelius Dubois, born in 1819. After the death of their father all of these children owned tracts of land in the Page Avenue area, some of which will be discussed below.

Richard Dubois (Jr.), was born in 1784 and married Elizabeth Storer in 1804. He died in 1826, and his wife died in 1848. Richard Dubois' father, also named Richard (Sr.), was born in 1761. He married Isabella Wood in 1774 and outlived his son, dying in 1839.

The name of Richard Dubois appears in the census records for 1800, 1810, and 1820. In the latter year, two household heads with this name are listed, indicating that Richard Dubois (Jr.) had left his father's household between 1810 and 1820. The census records indicate that Richard Dubois was "engaged in agriculture."

Richard Dubois (Jr.) died intestate on October 29, 1826. His wife, Elizabeth and his brother-in-law, Jacob Storer, were appointed administrators of his estate (Richmond County Surrogates Court File A252). Richard Dubois Jr. apparently owned a large amount of land west of the present location of Page Avenue. Five of these lots were sold by the estate administrators to pay off debts, and some of these lots were eventually purchased by Dubois children. However, none of these lots are within the present park boundaries.

As a result of the division of the other tracts of land belonging to the Richard Dubois estate, the tract along the shoreline and west of the road came into the possession of Daniel Dubois. However, on December 31, 1832, Daniel Dubois conveyed this 1.4 acre tract to his mother, Elizabeth Dubois (Liber V:159). The deed, which is partially illegible, conveys the tract

> adjoining on the bay and the west side of the public road including the easternmost part of the...[illegible]...house and improvements the same being the residence of Richard Dubois dec., and the part assigned to said Daniel Dubois by commissioners appointed by the court of .... bounded westerly by a lot of land drawn by Charity, wife of John Lambert, northerly by a lot drawn by Cornelius Dubois, easterly by the public road and southerly by the bay at low water mark.

We were not able to locate the deed by which Daniel Dubois obtained this land, or the map prepared by the Commissioners referenced in the deed and cited in other documents examined.

The 1832 deed makes it clear that this tract is the one on which Richard Dubois had resided. It is probable that after the death of her husband and prior to the land transfer from her son Daniel, Elizabeth Dubois continued to reside on this tract in the house which she formerly occupied with her husband. The 1830 census records include a household headed by Elizabeth Dubois. This record indicates that in 1830 all five of the Dubois children continued to reside in the house with their mother. The 1835 census records, however, suggest that the Elizabeth Dubois household included only three persons at this time, the two male residents apparently being two of her sons. The 14 acres of improved land indicated in these records apparently include the other properties owned by Elizabeth Dubois which are indicated in her will (see below) in addition to the homestead tract.

Of particular interest is the record of a deed by which John and Charity Lambert (Elizabeth Dubois' daughter and son-in-law) conveyed to their mother (Elizabeth Dubois) a small tract of land in 1834 (Liber 3/119). The deed conveyed

> a piece, lot or strip of land situated and adjoining the beach in front of the dwelling house of said Elizabeth Dubois .... beginning at a stake standing at the northwesterly corner of said Elizabeth Dubois land thence southeasterly with the line of Elizabeth Dubois land across the middle of the well and thorough the entry to the beach thence westerly 30 links along the beach, thence northwesterly running parallel with the first line to the line of Cornelius Dubois thence easterly with his line 30 links to the place of beginning, containing about 1/8 acre...bounded easterly on said Elizabeth Dubois land northerly on Cornelius Dubois land westerly on said John Lamberts land and southerly on the beach.

This strip of land, only 30 links (19.8 feet) wide, bordered the Richard/Elizabeth Dubois tract on the west. It would appear that when the court-appointed commission divided the Richard Dubois estate, the dividing line between the properties allotted to Charity Lambert and to her brother Daniel Dubois passed through the well located west of the Dubois house. The conveyance of the narrow strip of land to Elizabeth Dubois (who had regained

ownership of the house tract by virtue of the 1832 deed noted above) was apparently made to unify the ownership of the well and house sites.

The households of Elizabeth Dubois and John Lambert are listed in sequence in the 1840 census records, suggesting that Elizabeth continued to reside in the Richard Dubois house and that Lambert resided on the adjacent property. The Elizabeth Dubois household at this time included four other persons. It should be noted, however, that the age of Elizabeth Dubois as given in the 1840 census is inconsistent with her actual date of birth and the records of the 1830 census. The 1840 census also indicates that one member of the Elizabeth Dubois household was "engaged in navigation."

Elizabeth Dubois died on February 28, 1848. The Richmond County Surrogates Court probate records (File P560, ref. will Liber G:103) contain an inventory of her real estate dated April 1849. These records confirm the fact that she continued to reside in the Richard Dubois house until her death. The inventory includes the

> lot on which said deceased resided at the time of her decease beginning by the beach on the west side of the road leading from Amboy Road to Princes Bay and running westerly along the beach to land of John Lambert thence running along line of land of said Lambert to land formerly of Cornelius Dubois thence easterly along land formerly of said Cornelius Dubois to said Road .... and thence southerly along the Road to place of beginning and containing about one acre of land [an estimate not consistent with that in the deed cited above] .... the occupants of the same are Charles Drake and Daniel Dubois.

Thus after the death of Elizabeth Dubois, the house on the property continued to be occupied by Daniel Dubois. Charles Drake was apparently a tenant in the house, and as noted below, various tenant families resided in the house with Daniel Dubois in subsequent years.

In her will (Richmond County Surrogates Court File P560 - ref will Liber G103) Elizabeth Dubois states that

> I also give unto my said son Daniel the house and Lot of land and beach wheron I now live being the lot which I purchased from him my said son Daniel but he is not to leave or let the said premises during his life time and in case Daniel should die without lawful issue in such case I give and bequeath the said lot of land and premises to Mary Louisa and Elizabeth Ann Lambert my grand daughters ... [and also to] .... Mary Louisa and Elizabeth Ann Lambert the lot which I purchased from my son Cornelius deceased after the death of their father John Lambert and Charity his wife but John and Charity Lambert shall have possession of said lot during their natural lives.

The two grand daughters mentioned in the portions of the will cited above were two of the five children of Elizabeth Dubois' daughter and son-in-law, John and Charity Lambert. They are also involved in the history of the Daniel Dubois property as subsequently discussed.

Thus after the death of his mother, Daniel Dubois came into possession of the Richard Dubois homestead tract under the terms of her will. The 1850 census lists the Daniel Dubois household. Three separate families are listed as resident in Dubois house at this time. The Dubois household consisted of Dubois, his wife Cornelia and two small children, Harriet and George Denman. The latter may have been Cornelia Dubois children from a first marriage. The 1855 census records list George Dubois as Daniel's son, suggesting that the latter adopted the former George Denman. The other two households residing in the Dubois house in 1850 were those of Jacob Springsteel and William Lynecot. Both Daniel Dubois and Jacob Springsteel are listed as "boatmen." Lynecot was described as a laborer. The records indicate that a total of 11 persons would have been resident in the Dubois house at this time.

The 1855 census indicates that the the Dubois and Springsteel households continued to reside in the Dubois house. Both Daniel Dubois and Jacob Springsteel are described as oystermen in these records. The family of William Lynecot was apparently no longer living in the house.

Although the 1859 Walling map indicates the property as still owned by Daniel Dubois, three deeds executed between 1858 and 1863 record the transfer of the property among members of the Dubois Family.

As noted above, Elizabeth Dubois left the homestead property to her son Daniel. However, her granddaughter, Elizabeth Ann Lambert, was to obtain co-ownership of the property with her sister after the death of her uncle, Daniel Dubois, if the latter did not have "lawful issue." As we have seen, the census records suggest that Dubois son was adopted. In any event during the lifetime of Daniel Dubois, he should have retained ownership of the property. Since the census records discussed below indicate that Daniel Dubois was still living as late as 1870, he should have been the owner of the property in 1858. However, in a deed dated October 4, 1858 (Liber 42:470) Elizabeth Ann Lambert "of Waterbury Connecticut (formerly of Westfield) single woman" conveyed the 1.4 acre property to Thaddeus Fowler of Waterbury. Information contained in a later conveyance (see below) indicates that Elizabeth Ann Lambert subsequently married Thaddeus Fowler.

It is possible that Daniel Dubois conveyed the property to his niece, Elizabeth Ann Lambert, prior to 1858. However we were not able to locate such a conveyance in the Richmond County land records.

In 1861, Daniel Dubois had been sued for payment of debts. The judgment against Dubois led to his house and homestead tract being sold a sheriff's auction on September 23, 1861. This suggests that he had regained title to the property from his niece prior to this date. However, Elizabeth Fowler (i.e. the former Elizabeth Ann Lambert) again acquired title to the property by purchasing it at the 1861 sheriffs auction for the amount of $107. The sheriffs deed (Liber 52:634) conveying the property to Elizabeth Fowler was not executed until February 3, 1863. However, on September 8, 1862 Thaddeus Fowler, Elizabeth's husband, conveyed the property to John Lambert, (Elizabeth's father) of Westfield (Liber 51:122). The 1858 and 1862 conveyances indicate that the property is the same one conveyed to Elizabeth Dubois by Daniel Dubois in 1832. Despite the 1862 transaction, after 1863 the Fowlers were apparently the legal owners of the property. It is labelled "Fowler" on the 1874 Beers map (Figure 23b) indicating that Elizabeth Ann Fowler and/or her husband Thaddeus Fowler, continued to own the property.

Despite the transfer of property ownership by the 1858, 1862 and 1863 deeds, the 1860, 1865 and 1870 census records indicate that Daniel Dubois continued to occupy the house on the homestead tract.

The 1860 and 1865 census records indicate that the house was occupied at this time only by Daniel Dubois, his wife, and Dubois' (probably adopted) son George. The 1865 census records list George Dubois as a soldier. Additional data in these records pertaining to military personnel indicate that he had enlisted in the 140th Regiment in August 1862 for a term of three years. As of June 1865, when the census was taken, he was a private in the 107th Regiment. The 1860 and 1865 records indicate that Jacob Springsteel, formerly a tenant in the Dubois house, now occupied a separate dwelling.

In the census of 1870 Daniel Dubois is indicated as living alone in the house. He may have died between 1870 and 1875 as his name does not appear in the census records for the latter or succeeding years.

After Daniel Dubois died (or moved from the property), the identity of its occupants remain uncertain. The census records do not indicate that it was ever occupied by Thaddeus Fowler and/or his wife. It may have been rented at some times and remained vacant at others. The 1875 census, for example, lists the household of Noah Meade followed by that of Henry LaForge. The 1874 Beers map (Figure 23b) shows the Meade property to the north and the Laforge property to the west of the Fowler tract. This suggests that the latter property may have been vacant at this time. However, it is also possible that the census taker did not visit the houses in geographical sequence. The household following that of Laforge in the 1875 records is that of Hayward Manee, an oysterman. Manee is indicated as renting his dwelling. Manee is also listed in the records of the 1880 census between the LaForge and Hartnett households. The 1887 Beers map (Figure

25) shows the Hartnett property as the one immediately north of the Dubois tract which was previously owned by Noah Meade. In the latter year the census taker appears to have been proceeding northward along Beach Street after visiting the Laforge houshold and it seems likely that Manee was, in fact, renting the former Dubois house at this time. He is listed in the 1880 census records as a "laborer." His household included his wife and four children.

While Hayward Manee continues to be listed in the area in the 1900 and succeeding census records, he is listed as owning his residence, and it is likely that this is not the same house that he was renting in 1875 and 1880.

In 1883, the former Elizabeth/Daniel Dubois tract (the Richard Dubois Jr. homestead tract) was sold at auction to pay off a mortgage on the property which had been obtained by Thaddeus Fowler. The purchaser of the property was Mary L. Raymond, "wife of Lewis Raymond of Waterbury Connecticut" (Liber 146:443). The deed notes that the tract was "the same premises devised to said Elizabeth Ann Fowler and Mary L. Raymond by Elizabeth Dubois, deceased." Mary L. Raymond was, therefore, the former Mary Louisa Lambert, Elizabeth Dubois' grand daughter and sister of Elizabeth Ann Fowler.

The following year, on May 5, 1884, Mary L. and Lewis Raymond sold the 1.4 acre property to Ottocur E. Kopetschny of Jersey City (Liber 153:154), and the property passed out of the ownership of the Dubois family at this time. The following month, on June 17, 1884, Kopetschny sold the westernmost 75 feet of the property, totalling 1/2 acre, to David Clark of Brooklyn (Liber 153:500). The boundary description of the portion sold indicates that the property begins "at the southeasterly corner of land of Mary A. Laforge on the shore of Princes Bay." The Clark and Laforge properties will be discussed at greater length below.

The maps and tax records through 1910 indicate that Dr. O.A. Kopetschny (spellings vary) continued to own the property. However, an 1897 deed (see below) indicates that Kopetschny had died and the property was owned by his heirs at that time. Subsequent maps, deeds and tax records indicate that the property continued to be owned by members of the Kopetschny family at least through 1917. Examination of the grantor index in the office of the Richmond County clerk indicates that the Kopetschny family continued to own this property through at least March 1926.

A 1904 deed (Liber 302:323) conveyed a 1/14 interest in the property and a half interest in the beach in front of the property from Frederick S. Kopetschny and his wife, "both of the Borough of Brooklyn" to Emma W. Wingate "of the same place." In another deed (Liber 337:437) dated January 22, 1908, the same grantors conveyed their remaining interest in the property to Frances, Otto, Edward, Alexander and Henry Kopetschny, and to Josephine Haggerty. The Kopetschny's were indicated as all being

residents of Jersey City, while Josephine Haggerty resided in Brooklyn. It should also be noted that the 1907 map indicates Haggerty as owning the former Clark property. It is possible that Haggerty was also a member of the Kopetschny family by birth. The 1915 tax records and 1917 map indicate the property as owned by "O. and E.F. Kopetschny."

It is doubtful if Ottocar Kopetschny ever occupied the property after purchasing it. His name is not included in the 1892/3, 1893/4 or 1895/6 directories. None of the Kopetschny family members, nor Josephine Haggerty, are listed in any of the census records dating from 1900 through 1920.

1. Outbuildings and Roadways

The 1898 map (Figure 26c) shows an outbuilding immediately north of and at right angles to the house. The subsequent 1907, 1911 and 1917 maps indicate this "outbuilding" as attached to the house, forming an extension to it. The 1898 map would appear to be in error, as the 1899 and subsequent tax records indicate that this was in fact an extension rather than a separate building. The 1915 tax records also indicate that there was a shed on the property. This is apparently the one story structure shown on the 1917 map (Figure 30e) on the northern portion of the property.

The 1850 map (Figure 20) indicates that the driveway providing access from the public road (now Page Avenue) to the Lambert (later Laforge) house, situated northwest of the Dubois house, was located south of the latter structure. However, the 1874 and later maps, show this driveway extending westward from Page Avenue along the northern boundary of the property. This driveway is referenced in deeds beginning in the 1860's (e.g. Liber 50:354). A driveway still exists at this location.

B. The Clark Property

As noted above, David Clark purchased the westernmost 75 feet of the former Dubois property in 1884. The 1887 map (Figure 25) does not show the Clark tract nor a house on the property, and it is possible that the house was not constructed until after this year. It is shown on the 1898 map (Figure 26c). This is apparently the structure which still stands on the property.

A deed dated November 7, 1895 conveyed this tract from Ellen Clark to David Clark, both of Brooklyn. The relationship between these two persons is not known, and we were not able to locate a deed transferring the property from David to Ellen Clark after his purchase of the property in 1884.

The 1895 directory lists a Mrs. Ellen Clark in the Rosebank section of Staten Island, but there is no listing for David Clark.

In 1897 David Clark obtained a grant from the New York State Commissioners of the Land Office (Liber 260:33) to the lands under water between the high and low water mark "in front of and adjacent to upland of said David Clark in the Town of Westfield." Part of the property description indicates that the lot east of the granted property was owned by the "estate of Dr. Kopetchny."

The 1898 map (Figure 26c) indicates that this property was still owned by David Clark. He is also indicated as the owner in the 1899, 1900 and 1905 tax records.

The 1907 and 1917 maps (Figures 27d and 30e) as well as the 1910 and 1915 tax records show the property as owned by Josephine Haggerty. The census records do not indicate that members of the Clark or Haggerty families ever occupied the property.

As noted above, the the owners of the Clark and Kopetschny properties did not occupy these structures in the late 19th and early 20th centuries. During some portions of this period these structures may have been occupied by renters. The census records dating to 1900 and later list several rental households in the vicinity of these properties. However, since these records provide neither street addresses or lot numbers, the structures occupied by these households cannot be determined. It is possible that the household of Louis Matthey, a Swiss immigrant and soap salesman, may have been resident in one of these structures in 1900 and that of Edward White, a native born photographer, in 1910. However, these households could also have been resident in one of the Laforge houses (see below), or other structures in the vicinity.

1. Outbuildings

The 1900 tax records indicate that in addition to the house, a 20 by 20 foot barn was located on the Clark tract. The 1898 and subsequent maps show this barn along the northern boundary of the property, adjacent to the driveway providing access to the Laforge property as discussed above. The 1905, 1910 and 1915 tax records indicate that in addition to the barn and house, a windmill had been erected on the Clark property. The windmill is not indicated on the 1911 topographic map (Figure 29e). This map does indicate a small shed located northwest of the house.

C. The Lambert/Laforge Property

The history of the Laforge tract, located west of the Dubois/Kopetschny/Clark tract discussed above is complicated by the fact that it was conveyed in several smaller parcels. Also complicating matters is that at several points in the history of the property the same persons owned the land both north and west of the Daniel Dubois tract. We have prepared a map (Figure 37) which shows the relationship of these various tracts.

The tract labelled A on Figure 37 is the Daniel/Elizabeth Dubois property discussed in the previous section, which was allocated to Daniel Dubois after the death of his father, Richard Dubois Jr., in 1826; subsequently sold to his mother, Elizabeth Dubois; and reacquired by Daniel Dubois after her death. The David Clark tract, discussed above, represents the westernmost 75 feet of tract A and is not shown separately on Figure 37.

The division of the Richard Dubois Jr.'s estate allotted the land west of Daniel/Elizabeth Dubois tract to Charity Lambert, Richard Dubois Jr.'s daughter, and her husband, John Lambert. This property is represented on Figure 37 by the tracts labelled A', B, and E. The census records indicate that John and Charity Lambert occupied this property by 1835. As noted in the previous section the tract labelled A', which included part of the Dubois well, was sold by the Lamberts to Elizabeth Dubois in 1834. This strip of land remained part of the Dubois property and after 1884 was within the Clark tract.

The property north of the Lambert and Daniel Dubois tracts was allotted to Cornelius Dubois, the youngest son of Richard Dubois Jr. after the latter's death. This property is includes tracts C, C' and D as indicated on Figure 37. According to Staubach (1953) Cornelius Dubois died in 1845. Elizabeth Dubois' will (see below) indicates that she had purchased this lot from Cornelius Dubois in 1844. This tract extended further to the west than the Elizabeth/Daniel Dubois property and was bounded on the west by the large estate of Jacob Manee. Under the terms of Elizabeth Dubois' will, after her death in 1848 ownership of the former Cornelius Dubois property passed to her grand daughters Mary Louisa and Elizabeth Ann Lambert. Thus, after 1848 tracts B, E, C, C' and D were owned by the Lambert family.

The 1850 map (Figure 20) indicates that John Lambert had built a house on his property prior to this year. The exact location of this house is uncertain. The 1848 will of Elizabeth Dubois, as well as the property inventory made in the following year, indicates that the house was located within the western portion of the former Cornelius Dubois tract (tracts C, C', D). However, the 1874 Beers and later maps indicate that it may have actually been further to the south, within the boundary of tract E. In any event, all of the maps indicate that this structure was located north of the mapped Park boundaries.

In 1848, Abraham Decker acquired the tract labelled F from David Forshay (Liber 22:163). We were not able to locate the deed or deeds by which Forshay had acquired this tract. A house stood on this property by 1850, as it is shown on the Dripps map of that year labelled "A. Decker" (see Figure 20). Analysis of the 19th and early 20th century maps indicates that this house is located north of the mapped park boundaries. Therefore, the history of this property will not be considered further in this report. However, the Forshay/Decker deed is of interest since it mentions a well on the Lambert property. The Decker tract (tract F) is described in the deed as

adjoining Prince Bay a short distance westerly of a road running to said Bay beginning at a stake standing six feet south of a well or spring belonging to the estate of Richard Duboise deceased and running from thence south 77 degrees west 1 chain 50 links to land of Jacob Manee thence along his line south five degrees east 6 chains down on the beach hence north 77 degrees east 2 chains to the line of the estate of Richard Dubois deceased, thence along said line north 16 degrees west six chains to place of beginning containing 1 acre of land and beach more or less ... bounded westerly by Jacob Manee's land, southerly on the beach at low water mark and easterly and northerly by the land of the estate of Richard Dubois deceased...also the privilege of getting water out of the above mentioned well or spring.

The deed locates the well just north of the northeast corner of tract F as shown on Figure 37. This location is north of the existing mapped boundaries of the Park.

In 1859 William H. Hyatt purchased tracts D (Liber 44:176) and E (Liber 44:178) from John and Charity Lambert. They also conveyed the tract indicated as C' to Hyatt on June 11, 1862 (Liber 50:534). William H. Hyatt apparently was resident on the former Lambert property in 1860 as his household is listed in the census of that year, preceding the listing for Daniel Dubois by one household. Hyatt's occupation is listed in this census records as druggist. His household included a wife and two children.

After his acquisition of the above property, William Hyatt also acquired the tract marked B on Figure 37 although we were unable to locate the deed transferring the property to Hyatt. It had previously been conveyed by John and Charity Lambert to Louisa Ann Connor in 1852 (Liber 26:657).

On March 3, 1864 William H. Hyatt sold the property included in tracts E, C',D and B to John R Richmond of New York City (Liber 54:503). On August 1, 1867 Richmond and his wife Victoria conveyed these tracts to Lillian L.S. Wadsworth of Brooklyn (Liber 71:441). Richmond is described in this deed as being "of Westfield." On November 2, 1869, Lillian L.S. Wadsworth conveyed these properties to Henry Laforge (Liber 98:427). In this deed, Wadsworth is also described as now being "of Westfield." These deeds refer to tract E as the Lambert homestead property, confirming that this tract was, in fact the location of the Lambert house.

Tract C was not conveyed along with the others noted above. In 1862, John and Charity Lambert owned tract C and were apparently residing there at this time, possibly in a house built after selling the homestead tract E to William Hyatt.

The occupants of the Lambert/Laforge property during the 1860's are uncertain. The changes in the descriptions of place of residence in the deeds noted above indicate that John Richmond

and/or Lillian Wadsworth may have occupied the property for a short time after purchasing it. However, the 1865 census records do not list Richmond, who owned the tract at this time. These records do list the household of Henry Laforge between those of Daniel Dubois and John Lambert, suggesting that he may have been residing on the property before he purchased it.

The 1865 census indicates Henry Laforge as a land owner, which is not consistent with the land records unless he owned other property at this time. Laforge's occupation is listed as "merchant" and his household consisted of his wife, Mary A. Laforge, and six children.

The Henry Laforge household is listed in the 1870 census next to the single person Daniel Dubois household. It should be noted that the names of several members of the household, including Laforge's wife, are incorrectly recorded in the 1870 census.

The 1870 and 1875 census records list Henry Laforge as an oysterman. His 26 year old son Benjamin is also listed as having the same occupation. The Henry Laforge household continues to be listed in the 1880 census records. Laforge's occupation is indicated in this record as "keeper of summer resort." It is uncertain whether Laforge, then 60 years of age was employed elsewhere. However, it is possible that the occupation listed indicates that Laforge was renting out a second house on the property (shown on the 1874 map - see also below) during the summer.

Although the 1869 deed indicates that Henry Laforge had acquired tract C', this tract as well as tract C is shown as owned by others on the 1874 and 1887 maps (Figures 23b and 25). However, the 1898 Robinson map (Figure 26c) does indicate Laforge as owning both tracts C and C' (designated on later maps as tax lot 141).

On the 1898 map tracts E, B and D (designated on later maps as lot 165), which Henry Laforge had acquired in 1869, are indicated as being owned by Mary A. Laforge, Henry Laforge's wife. The large L-shaped structure shown on the Mary Laforge tract on this map is most likely the old Lambert homestead, with the newer structure along the shore also being shown.

In the tax records of 1899, 1900, 1905 and 1910 Mary A. Laforge is listed as the owner of lot 165 and Henry Laforge of lot 141.

The 1895/6 directory lists Henry LaForge as resident on Beach Street (now Page Avenue). His son, John Laforge, is also listed as a "boatman" residing on Beach Street.

The 1900 census indicates that Henry Laforge continued to reside on one of the two lots which he and his wife owned. Laforge was at this time 81 years old and apparently retired. His wife, Mary Laforge is no longer listed and was apparently deceased. The household included two single children John H. and Mary L.

Laforge, and two grandsons. John H. Laforge is described as "hiring own boats."

The 1907 map (Figure 27d) shows lot 141 as owned by the Henry Laforge estate, indicating that he died between 1900 and 1907. Lot 165 is indicated on this map as owned by John and Louise Laforge, Henry Laforge's son and daughter (also known as Mary L. Laforge). The 1906 directory lists John H. Laforge as "retired." His residence is listed on Beach Street. The 1915 tax records indicate that lot 165 continued to be owned by John H. and Mary L. Laforge. In the latter year, lot 141 was owned by Jacob Oberle.

After Henry Laforge's death John H. Laforge and his sister continued to reside in the area. They apparently sold lot 141 and resided on lot 165. The 1910 and 1915 census records indicate that John and Louisa Laforge continued to reside on the property. John Laforge's occupation is listed as house painter in these census records. We could not locate a listing for John and Louise Laforge in the 1920 census records and they may have died or left the area by this time.

1. Houses and Outbuildings

While only one building had been shown on the Lambert property on the 1859 map (Figure 22), the 1874 Beers map (Figure 23b) indicates that there were two houses located on the Laforge property, The southernmost structure would appear to be at the location of the one which stands partially within the Park boundaries. It was most likely constructed by Henry Laforge after his purchase of the property, but could also have been erected by William Hyatt or one of the other two ca. 1860's property owners. The standing structure apparently incorporates later modifications.

The tax records and maps confirm the presence of two houses, as well as a barn and smaller sheds during the late 19th and early 20th centuries. The house apparently representing the former Lambert homestead is described in the tax records as a stone structure. Examination of the later Sanborn maps indicate that this house was demolished between 1917 and 1937 (see Figures 31c and 34c).

The 1911 map (Figure 29e) shows two small bath houses along the shore and a small shed located northeast of the southernmost of the two houses. This house site and that of the bath houses are within the Park boundaries. The other structures on this property and the site of the well noted above are located north of the mapped Park boundaries.

D. Raritan Bay Hotel Property

The 1859 Walling map (Figure 22) shows a structure located north

of the shoreline and immediately east of Beach Street (the present Page Avenue). It appears to be located somewhat closer to the beach than the Daniel Dubois house on the west side of Beach Street (see above). The map labels this structure as "J. Butlers Shop." This structure was not shown on the 1850 or 1853 maps (Figures 20 - 21) and it was apparently built by Butler between the latter year and 1859.

On August 21, 1865 James T. Butler of Westfield sold this tract "with all the buildings and improvements thereon erected" to Thaddeus Fowler of Seymour, Connecticut. As previously noted, Fowler had married Daniel Dubois' niece, Elizabeth Ann Lambert, and in 1865 Thaddeus and Elizabeth Ann Lambert also owned the Dubois property on the west side of Beach Street. The property conveyed to Fowler by James T. Butler is described in the deed (Liber 61:504) as

> beginning on the easterly side of the public road leading from Richmond Valley post office to Princes Bay. Being in width sixty feet in front and rear and ninety feet in depth on each side bounded westerly by saith road and northerly, easterly, and southerly by land of David Decker."

The 1859 map indicates a structure north of the Butler "shop" labelled "D. Decker".

We were unable to locate James T. Butler's name in the census records for 1860 and 1865, and it is likely that he did not reside on the Beach Street property. The Staten Island Historical Society genealogical files indicate that James T. Butler died in 1866. It should be noted that James T. Butler was apparently not the same individual as the James Butler who owned the shipyard at Ward's Point (see Chapter VI).

Prior to 1869, Thaddeus Fowler apparently acquired the Decker tract which, as noted in the 1865 deed, surrounded the parcel formerly owned by Butler. This latter parcel, consisting of 5.62 acres was conveyed by Fowler, together with the sixty by 90 foot Butler lot to Daniel Mahen, then of New York City, on October 12, 1869 (Liber 83:573). In subsequent land transfers both of these properties were conveyed together.

Daniel Mahen continued to own the property until May 27, 1876 when it was sold by Ann Mahen and her husband Daniel Mahen, "of Westfield" to Rudolph Pehlemann of New York City (Liber 115:353). The full description of the two tracts comprising this property is given in this deed (see Appendix E).

The Mahen family apparently resided on the property after purchasing it in 1869. The 1870 census lists the household of Daniel Mahan (sic), a lawyer, and his wife Annie. The household also included three servants and the teenage son of one of the servants. The Mahen household, which then included his wife and two servants, is also listed in the 1875 census.

The 1874 Beers map (Figure 23b) labels this property as owned by "Col. M.", apparently Daniel Mahen. The map shows two buildings on this property. One of these represents the former Butler "shop" and the other is apparently the house formerly occupied by David Decker and shown on the 1859 map. It is most likely that Mahen occupied the Decker house. The former Butler structure may have been occupied by one or more of the servants listed in the census records. It should be noted, however, that the 1870 census records indicate a vacant structure following the listing for the Mahen household, suggesting that the former Butler structure may have been unoccupied at this time.

After the sale of the property by Daniel Mahen, there is no indication that any of its owners occupied it until 1903. In 1876 Rudolf Pehlemann sold the property to Samuel Kenyon of New York City (Liber 116:517) and the following year Kenyon sold the property to Catherine Flynn, wife of John Flynn, who resided in Brooklyn (Liber 118:448). After this transfer the property remained in the Flynn family until 1900. On September 8, 1887 Catherine Flynn transferred ownership in the property to her husband, John Flynn, through an intermediary, John MacFarlane (Liber 169: 294; 298). By 1890 Catherine Flynn had died and in that year John Flynn, described in the deed as "a widower" transferred the property to his son, John T. Flynn and Mary A. Flynn, the latter's wife (Liber 197:223). All of the participants in these transactions were noted as being residents of Brooklyn.

A household headed by John "Flinn," a carpenter who had been born in Ireland, and including his wife, Catherine, and a son, John T. Flinn, appears in the Brooklyn census records for 1880. This indicates that the Flynn family did not reside on the Beech Street property after the 1877 purchase. In addition, none of the 1890's directories examined list John or John T. Flynn, suggesting that members of this family, although owning the property for some 13 years, never occupied it.

The 1898 Robinson map (Figure 26d) indicates the property as being owned by J. F. Flynn. This map shows a third building on the property in addition to those indicated on the earlier maps. The new structure was located east of the building which apparently represents the mid-19th century Butler "shop."

On July 27, 1900 John T. Flynn and his wife sold the property to Charles H. Dugliss of Manhattan (Liber 284:453). Flynn is still described in the deed as residing in Brooklyn.

On September 14, 1903 the property was sold at auction persuant to a court order, in order to pay off a mortgage on the property. It was purchased at this auction by Charles Stark, then residing in Brooklyn (Liber 297:461).

After Stark's purchase of the Beach Street property, he apparently moved to Staten Island, and operated a hotel on the property, where he also resided. The 1905 tax records list two separate structures on the Stark property, each with an

extension. The 1906 directory lists a hotel at the foot of Beach Street operated by Chas. A. Stark. While the directory does not include a name for the hotel, the 1907 map (Figure 27e) labels it as "The Raritan Bay Hotel" and Charles Stark is indicated as its owner. This map shows a single large building at the location of the two structures shown on the 1898 map at the Butler shop site. This could represent a new structure, but it is more likely that the two earlier buildings were joined together to form the larger building as shown on the 1907 map. The 1911 map (Figure 29e) clarifies the fact that the two buildings shown separately in 1898 were in fact joined together. The main hotel building was a three story frame structure. The 1911 map also shows a large shed northeast of the hotel (see Figures 29e and 29f). A bath house and another small outbuilding are shown to the southeast.

The Raritan Bay Hotel is also listed at the foot of Beach Street in a 1911 business directory. Charles Stark is still listed as the proprietor.

Stark continued to own the hotel in 1917, as indicated on the Bromley map of that year (Figure 30f). Stark apparently resided on the hotel property with his family. The Stark household is listed on Beach (Page) Avenue in the 1910, 1915 and 1920 census records. The 1910 and 1915 records list Stark's occupation as "hotel keeper," and "hotel proprietor." In 1910, his household included his wife, Jennie, and two hotel waiters, indicating that the Raritan Bay hotel also included a restaurant. The household in 1915 included his wife, mother, and a "farm hand." The 1920 census records list no occupation for Stark, suggesting that the hotel may have no longer been in operation at this time. The household at this time included Stark's wife and widowed sister.

The three story hotel building continues to be shown on the 1937 Sanborn map (Figure 34c). It is not shown on the 1951 map (Figure 35c).

Pedestrian reconnaissance indicates that the site of this structure has been graded, causing a substantial amount of disturbance.

VI. OTHER NINETEENTH AND EARLY TWENTIETH CENTURY STRUCTURES

The sites of several other 19th and early 20th century structures are located within or immediately adjacent to the Park. However, due to the subsequent disturbance of some sites, and the nature and relatively late dates of occupation of others, these are considered to be less archaeologically sensitive than the properties discussed in Chapters IV and V.

A. Wards Point Structures

The nineteenth and early 20th century maps show that at this time Ward's Point protruded into Raritan Bay. A shipyard was located here as early as 1859 (see Figure 22) and apparently was in operation through most of the latter part of the 19th century. The property on which the shipyard was built was a one acre tract conveyed from Leonard Parkinson to James Butler on August 28, 1850 (Liber 21:318). It is shown on the 1859 map as a "Ship Building and Repairing Yard" operated by James Butler and James Sleight. Several structures are shown as part of the shipyard complex. These probably included two residential structures, as both the James Butler and James Sleight households are shown in the 1860 census records. Their position in the census listings is consistent with the location of the residences at Ward's Point.

On June 1, 1863, James Butler sold a half interest in the shipyard tract to David C. Butler. The 1870 census indicates that David Butler, a ships carpenter, was residing at the Point. The listing of the Butler household is followed by that of John Grant, another ships carpenter, who may have been resident in another shipyard building.

Two large buildings, owned by D.C. Butler, are shown at the Point on the 1874 and 1898 maps (Figures 23a and 26a). The 1900 census records indicate that David Butler was still residing at the Point at that time. The David C. Butler shipyard continues to be listed in the 1906 directory and the buildings are shown on the 1907 map, although they are no longer labelled as a shipyard.

By 1911 the shipyard was no longer in operation. The topographical map of that year indicates that in 1911 the Point was the location of the "Sea Breeze Dancing Pavillion" and bath house complex (see Figure 29b). Cole (1968) noted that

> between 1908 and 1909 the Wards Point amusement park was a popular resort. In the Sea Breeze Hotel there was a dance hall and a merry-go-round. Sea Breeze was quite popular for four or five years. Its downfall began when a fight broke out and a man was killed.

The former shipyard property was subsequently acquired by Charles H. Leland and, with most of the other portions of the former Ward farm, was conveyed by the executors of Leland's will to the

Harmon National Real Estate Corporation in 1925 (liber 606/522). Comparison of the boundary descriptions in the 1850 Parkinson/Butler deed and in the 1915 deed, as well as examination of the maps indicates that during the operation of the shipyard an additional acre of land had been created by filling-in behind bulkheads along the shoreline.

However, comparison of the 1911 and 1986-1987 topographic maps indicates that the entire Point, including the location of the shipyard structures and the later pavilion has been eroded away, with the Arthur Kill shoreline at the Point being as much as 750 feet east of its 1911 location. Leng and Davis (1930 I:334) and Weingartner (1967) also note the extreme amount of erosion at the Point.

Pilings which are visible at low tide in the Arthur Kill at Wards Point several hundred feet from the present shoreline (see Figures 63a and 63b) could represent the large shipyard pier shown on the 1898 map or the Sea Breeze amusement complex pier shown on the 1911 map.

Leng and Davis (1930 I:334) state that fortifications were built at Wards Point during the Spanish-American War and that these had been submerged prior to 1930. According to Cole (1968) this facility was known as "Fort Lucas" and included a "battery of three mounted guns." Leng and Davis (1930:334) note that the fortifications were

> to consist of a 'sand redoubt behind which a battery of large calibre rapid-fire guns will be mounted'. The concrete foundations for these guns may still be seen, but in the course of thirty years the tides and currents have so changed the point that they are out from the shore and nearly submerged by the water.

A 1910 photograph (see Figure 58) shows partially submerged blocks of concrete along the shoreline which supposedly represent the remains of these fortifications. Later photograph, taken during the early 1930's (see Figures 59 and 60) show what appear to be these same constructions located well offshore.

B. Cleveland Property

As noted in Chapter III, Caleb Ward Sr.'s daughter, Elizabeth, married Ichabod Cleveland, a mason. The 1850 and 1853 maps (Fgiures 20 and 21) indicate a house in the possession of "J. Cleveland" located north of the Raritan Bay shoreline at the southern end of a lane extending southward from Amboy Road. This lane would appear to have been at the approximate location of the present Main Street. The house is no longer shown on the 1859 map (Figure 22) and no structures are shown in this area on subsequent maps.

The Ichabod Cleveland household is listed in the 1830, 1835 and

1840 census records. In the census of the later year it follows the listing for the household of Garrett Garrettson, which is consistent with the relative positions of the two houses as shown on the 1850 map. The 1840 census indicates one of the members of the Cleveland household as "engaged in navigation." As discussed in Chapter III, the sequence of names in the 1835 census suggests that Cleveland may have been occupying the Conference House at that time.

The Cleveland household continues to be listed in the 1850 census records. Cleveland, then 52 years old, is listed as a "mariner." His wife, the former Elizabeth Ward (listed here as "Eliza") was 47. They had seven children at the time of the census. The Cleveland household is listed in these records immediately preceding that of Aaron Van Name, which is also consistent with the position of the Van Name and Cleveland houses as shown on the 1850 map (Figure 20).

The scale and accuracy of the early 1850's maps does not permit the exact site of the Cleveland house to be located. Since it was considered possible that the Cleveland house was within the present Park boundaries, we examined land records in an attempt to locate the house site.

On January 28, 1830 Caleb Ward Sr. conveyed to "Eliza Cleveland, wife of Ichabod Cleveland" a 2 1/4 acre parcel of land (Liber T:340). This tract was "formerly part of the real estate of the late Edmund Wood, deceased." The location of this tract is uncertain, but the boundary description indicates that it is not the tract on which the house shown on the 1850 map was built. On March 22, 1831 Ichabod and Eliza Cleveland sold the tract acquired from Caleb Ward Sr. to William Rider (Liber T:342).

As discussed in Chapter IV, in 1824 Caleb Ward had transferred land to his sons Apka B. Ward and Caleb Ward Jr. Each of these conveyances included a seven acre tract along the Arthur Kill and within the Park boundaries. The two conveyances each also involved a four acre tract located along the boundary between the Ward and the Matthew Decker farm as discussed in Chapter III. The Decker farm came into the possession of Garrett Garretson in 1835. One of the two four acre tracts was sold by Apka Ward and his wife, Catherine Jane, to his brother-in-law Ichabod Cleveland on March 1, 1839 (Liber 6:556). The tract measured 6 chains and 33 links on each side. It was

> bounded easterly by land formerly belonging to Matthew Decker, south by land formerly belonging to Caleb Ward Jr. and westerly and northerly by land formerly of Caleb Ward Sr. deceased .... also the use and privilege of a road through lands formerly belonging to Caleb Ward Senior to and from the public road.

This road privilege was apparently for the use of the lane shown on the 1850 map.

Ichabod and Elizabeth Cleveland apparently occupied this property from its acquisition in 1839 through 1851. On March 22 of the latter year they sold the tract to John Osgood of Williamsburgh, in Kings County (Liber 22:523). The period of the Cleveland ownership and occupation is consistent with the census records as discussed above. John Osgood sold the property on October 22, 1851 to James Hunt of Greenpoint, Kings County (Liber 24:344), and Hunt conveyed the property to Garrett Garretson on June 24, 1853 (Liber 34:295).

It is likely that the two four acre properties granted to Apka Ward and Caleb Ward by their father were both subsequently acquired by Garrett Garretson. These two tracts taken together appear to constitute the portion of the Garretson property which can be seen extending to the west and protruding into the former Ward property on the late 19th century maps (see Figures 23 - 26). This is confirmed by a comparison of the boundary description of the ca. 100 acre tract conveyed from Matthew Decker to Mary Garretson in 1835 (Liber X:253), prior to the acquisition of the two four acre properties, with the boundaries of the Garretson property shown on the later maps.

The 1898 map, which also shows the street grid, indicates that this westward protrusion of the Garretson property was located between what are now Clermont and Billop Avenues and between a point just west of Main Street and a line midway between Chelsea and Brighton Avenues. This entire area is outside of the Park boundaries. The Cleveland house would have been located in the northern half of this area.

C. Other 19th Century Raritan Bay Shoreline Properties

With the exception of the properties discussed in the prior sections, no other nineteenth century domestic or commercial structures were located within the boundaries of the Park.

The portion of the Park east of Loretto Street consists of a narrow strip of land along the shoreline. In the 19th century it included the shoreline portions of a number of farms and estates of varying sizes. With the exceptions of the sites previously discussed in Chapter V, these shoreline areas included only a few small outbuildings and piers. These are reviewed in the following sections.

1. East of Page Avenue

The maps indicate that the shoreline portions of three 19th century residential properties east of Page Avenue and the Raritan Bay Hotel Property discussed in Chapter V, indicated as the Manee, Eaton and Butler properties, are located within the Park boundaries. The domestic structures on these properties are shown on the 1850 and subsequent maps. The only structure within the Park boundaries on the Manee and Eaton properties was a

boathouse shown on the 1911 topographic map (Figure 29f) near the boundary between the two tracts. The 1917 map (Figure 30f) shows what appears to be the same structure within the boundaries of the "Eaton" tract.

The maps indicate that the eastern boundary of the Park is coincides approximately with the eastern boundary of the Butler tract, a large estate which extended for some 800 feet along the shoreline. The major domestic structures on the Butler estate (indicated on the 1898 map as "The Anchorage") were located well to the north of the Park boundary.

The 1874 Beers map (Figure 23b) shows a structure labelled as a "Sand Paper Manufactory" within the boundaries of the Butler property and closer to the shoreline. It is difficult to determine the exact location of this structure. However, it was near the northeastern corner of the Park property. It is possible that this structure is at the same location as one shown near the eastern portion of the Butler property on the 1898, 1907 and 1911 maps, although the structure shown on the latter maps, appears to be smaller than that depicted on the 1874 map. This structure would appear to have been located just north of the northeastern corner of the Park property.

A large pier on the Butler property is shown on the 1898 and later maps extending into Raritan Bay. Pilings were noted at this approximate location during the pedestrian reconnaissance (see Figure 62). The detailed 1911 map (Figure 29f) also shows a number of boat houses along the shore and apparently within the Park boundaries.

2. Properties West of Page Avenue

Between Loretto Avenue on the west and the area in the vicinity of Page Avenue discussed in the Chapter V, there were a number of 19th century residential properties which extended to the shoreline. All of the domestic structures on these properties were located north of the Park boundaries. The closest to the shore was the house located between Sprague and Joline (formerly Central) Avenues owned by Mrs. E. Cooley in 1874 (see Figure 23b). This house is also shown on the 1850's maps (Figures 20 - 22). The 1898 map (Figure 26b) and 1900 tax records indicate this lot (lot #159) as being owned by George Robinson with a small (15 by 15 foot) one story house present on the property. The 1905 tax records indicate the property as owned by the heirs of Mary Robinson. The Park at this location consists of a narrow strip of beach adjacent to the shoreline. Comparison of the 1911 map (Figure 29e) with the 1986/87 Park survey indicates some 90 - 100 feet of erosion at this location. The location of the house as shown on the 1911 map would place its site just north of the present beach zone and the Park boundary.

During the 1988 reconnaissance we noted what appeared to be a layer of shell eroding from the bank adjacent to the beach some

450 feet east of Sprague Avenue. This is approximately the location of the Cooley/Robinson house. A sherd of green edgeware, a 19th century ceramic type, was noted in association with the shell layer.

The 1874 map (Figure 23b) shows the Benjamin Joline estate along the shore east of the Cooley property noted above and extending eastward to include land on either side of Central (now Joline) Avenue. This map indicates that the Joline house was located west of Central Avenue and well to the north of the Park boundary. The Joline estate is also indicated on the earlier ca. 1850's maps (Figures 20 - 22). The 1874 map shows two structures on this property along the shoreline. These may represent bath and/or boat houses. The 1887 map (Figure 25) shows a building southeast of the Joline house which may correspond to one of the shoreline structures shown on the earlier map. The later 1898 map (Figure 26b) indicates that the Joline estate had been broken up into a group of smaller properties and the former shoreline structures are no longer shown. A dock is indicated, however, immediately west of Central (Joline) Avenue.

D. Early 20th Century Shorefront Development

Examination of various maps indicates that beginning at the end of the 19th century the portion of the Park bordering the Raritan Bay shoreline east of Chelsea Street was developed for recreational use. Many of the former residential properties located east of Loretto Street became sites of recreational facilities.

Kreisher (1970) noted that

> Tottenville was a resort area early in the 1900's. There were several large hotels and a "tent" colony. There were real board walks to the beach. House were built over the tents later.

Lavery (1973) indicates that these "summer tent rentals [were located] on the shore east of Wards Point."

1. West of Chelsea Street

Much of the low-lying area west of Chelsea Street and east of Wards Point consists of the extensive area of marshland associated with Ward's Brook as shown on maps dating from the 18th through the 20th centuries. There is no indication of historic period development along the shoreline in this area.

However, this portion of the Park was reportedly the site of a skating pond which was in operation as early as 1866. Davis (1903) indicates that this pond, known as the Bay View skating park, was "the principal place for ice sports" from the 1860's through the 1880's. Davis indicates the location of the skating

pond (also known as "the meadows") as located west of a street formerly known as Aspinwall Avenue, which corresponds approximately to the location of the present Swinnerton Avenue. If Davis' account is accurate this pond could be considered to be the antecedent of the later use of the shoreline portion of the Park for recreational purposes.

2. Chelsea Street to Loretto Street

The portion of the Park shoreline between Chelsea and Loretto Streets was formerly part of the Garretson estate. By the end of the 19th century this tract, like the former Ward estate, had been divided into building lots. The maps and tax records indicate, however, that at this time (ca. 1898-99) only a single structure had been constructed within this portion of the Park. This building (indicated in the tax records as a two-story 20 by 40 foot structure) was constructed on the lot numbered 459, located between Surf Avenue and the shoreline just east of Yetman Avenue (then known as Bayway Street). The 1905 tax records indicate that it was owned by William Wormland. The 1906 directory includes a listing for "William Wormland, hotel, Manhattan Avenue, Tottenville." However, the 1907 map (Figure 27c) indicates that the only structure along the shore in this area is the one at Yetman Avenue. It is likely that the directory is in error, and the Wormland hotel was, in fact at the Bayway (Yetman) Avenue site. The 1911 business directory has a listing under the heading "hotels' for "Friedrichs, Oscar, ft. Bayway Av. Tottenville." The structure at this location is indicated on the 1917 map (Figure 30c) as a hotel, and the 1921 Sanborn map (Figure 31b) indicates it as the "Shore Hotel". The building was no longer standing in 1937 (Figure 34b). A dock was also located at the end of Yetman Street, just west of the hotel, in the early 20th century. Comparison of the 1911 topographic map (Figure 29d) and the 1986/7 Park survey indicates that there has been approximately 100-200 feet of erosion along this portion of the Park shoreline. The Shore Hotel site is between the present high and low water marks.

By the 1917-1921 period, additional structures had been constructed along this portion of the Park shoreline. These include a boat shop and another small dwelling house at Manhattan Street. The "hall" of the Improvement Association of Raritan Bay Park was located west of Yetman Avenue and the Raritan Bay Park Association bath house was located at Rockaway Street. Just east of Rockaway Street was a "Life Savers Club," and a few small beach houses were located west of Loretto Street (see Figure 30c and 31b).

Between 1921 and 1937, the Raritan Bay Park Volunteer Life Saving Station was constructed at the end of Yetman Avenue (see Figure 34b).

Due to erosion, the sites of the structures located west of Yetman Avenue would now be below the high water mark and those in

the vicinity of Rockaway and Loretto Streets below the present low water mark.

By 1951 the only major structures standing along this portion of the shore was the Life Saving Station at Yetman Avenue, the boat house and small beach house at the end of Manhattan Avenue, and the small beach houses west of Loretto Street (see Figure 35b).

3. East of Loretto Street

The maps indicate that a number of the former residential estates and properties along the shoreline were developed for recreational purposes in the early portion of the 20th century. However, the estate located between Loretto and Sprague Avenues, owned by J. Richardson in 1874 and by the Bishop family in the early 20th century, apparently continued to be used for residential purposes. The 1907 map (Figure 27c) indicates that this estate included a beach house along the shoreline.

Immediately east of Sprague Avenue, the property which had been owned by "Capt. Martin" in 1874 (see Figure 23b) remained as a private residential property until the second decade of the 20th century. However, the 1917 map (Figure 30d) indicates that it was then owned by the Reilly Realty Co, and by 1937 it appears to have been operated as a recreational facility known as "Reilly's Beach" (see Figure 34c). Similarly, the land adjoining Reilly's Beach on the east, which represented the former Cooley property was developed after 1917 for recreational purposes and was operated in 1937 as "Robinson's Beach." Both Reilly's and Robinson's beach were still in operation in 1951 (see Figure 35c).

The properties immediately east and west of Joline Avenue (formerly Central Avenue) were a portion of the Joline estate in 1874. By 1898 piers had been constructed on these tracts both east and west of Joline Avenue (see Figures 26b and 26c). Although no longer owned by the Joline family these remained private residential properties through 1921. However, by 1937 the tract east of Joline Avenue was being operated as a summer camp by the "Voluteers of America" (Figure 34c). By 1951 this organization had also taken over the tract immediately west of Joline Avenue and was operating both properties as summer camps (Figure 35c). All of the structures on these properties would have been located north of the Park boundaries.

Apparently one of the earliest recreational facilities along the Park shoreline was the New York Fishing Club. This facility was located between Joline and Page Avenue on property which was indicated on the 1874 map (Figure 23b) as part of the Jacob Manee estate. The Fishing club was located west of the Lambert/Laforge and Decker properties which were discussed in Chapter V. It is first shown on the 1887 map (Figure 25), indicating that the fishing club was organized between 1874 and 1887.

The club property was apparently expanded and the club buildings (located north of the Park boundaries) erected between 1887 and 1898 (see Figure 26c). By the latter year the Club had also constructed a pier, which is indicated in the 1905 tax records as being five feet wide and 225 feet in length. A 1921 newspaper article indicated that "The New York Fishing Club [is] still standing at the foot of Joline Avenue, [it] was...well known. Judge Geigerich used to catch weakfish here" (Evening World 1921). The Sanborn maps indicate that the New York Fishing Club continued in operation through 1951 (see Figure 35c).

4. Piers

Construction of piers on other properties indicate the increasing use of the Raritan Bay for recreational purposes. In addition to those noted above, other piers were constructed between 1907 and 1917 on the Raritan Bay Hotel property immediately east of Page Avenue, and on the Laforge property west of Page Avenue. Between 1917 and 1937 piers were also constructed on the Clark property west of Page Avenue. A concrete sea wall and associated pier had also been built immediately east of the New York Fishing Club tract.

5. Arthur Kill Recreational Use

There was some recreational utilization of the Arthur Kill shoreline during the early 20th century, but apparently to a lesser extent than the Raritan Bay shore. The operation of the Sea Breeze Dancing Pavilion at Ward's Point was noted above. Real estate developers also viewed the shoreline as a lure for prospective buyers. In the deed (Liber 422:369) which transferred part of the Rutan/Felch tract from the Richmond Hill Investment Company to Helen Lindsay (see Chapter IV) it was specified that Lindsay "shall have the privilege of using the dock and beach at the foot of the Shore Road for the purposes of boating, bathing and fishing."

Hylan Boulevard was opened to the Arthur Kill shoreline during the 1920's. It is not shown on the 1924 aerial photograph (Figure 32), and according to notes in the Staten Island Historical Society files the road was constructed in 1927. The 1911 topographic map (Figure 29b) indicates that a portion of the roadway location west of Satterlee Street was formerly a marshy swale area.

A recreational pavilion overlooking the Arthur Kill and known as the "Albert Russell Pavilion" was opened at the end of Hylan Boulevard in 1934 (Steinmeyer 1987:216). It is shown in a 1937 photograph (Figure 51).

Hylan Boulevard was closed west of Satterlee Street in 1978 and in 1984 the concrete pavement was ripped up. The grade at the former roadway location was raised and the Conference House lawn

extended to this area (Staten Island Advance 1984 - see Figures 52, 53a and 53b).

E. Other 20th Century Residential Structures

As noted previously, beginning at the end of the 19th century real estate interests planned to subdivide the former Ward and Garretson farms. Some housing was built on these properties during the early portion of the 20th century. However, as shown on the Sanborn maps, the only houses built during this period on the tracts within the Park boundaries would appear to have been the six houses constructed between 1911 and 1921 in the southern portion of the block bounded by Billop and Surf Avenues and Brighton and Chealsea Streets (see Figure 31b). One of these fronted on Brighton Street and five on Surf Avenue. All but one of these were demolished prior to 1951 (see Figure 35b).

VII. PARK ENVIRONMENT AND LAND USE

A. Natural Environment and Modifications

1. Prehistoric Period

The environment of the northeastern United States during the prehistoric period has been reconstructed based on pollen sequences. These data have been presented in various sources and summarized by Boesch (1994).

In the immediate postglacial period the northeast was characterized by a tundra environment. Two large glacial lakes formed by the melting ice sheet, glacial lakes Passaic and Hackensack, were located northwest and west of Staten Island. The tundra environment was succeeded by forests consisting primarily of spruce and fir, but with small amounts of oak and other deciduous trees. This was the environment encountered by Paleoindian peoples when they arrived in this area ca. 10,0000 - 8,000 B.C. During the succeeding Archaic period (ca. 8,000 - 1,500 B.C.), the coniferous forest changed to one with an increasing percentage of deciduous species. During the Early Archaic period the forest would have retained much of its coniferous character, but by the Middle Archaic coniferous species were being substantially replaced by deciduous species. By approximately 2000 B.C., during the Late Archaic period, the forest had essentially achieved its modern character. These deciduous forests are described as "Oak-Chestnut Forests" composed primarily of mixed oaks (white, red, and black) with some chestnut trees also present on drier slopes. Beech, several varieties of hickory, sugar maple, white ash, and black cherry would also have been numerous (Boesch 1994:5, citing Robichaud and Buell 1973:106 and Shelford 1974).

Ceci (1990) has identified the species of five Burial Ridge wood charcoal samples derived from two burials and one "shell pit" feature. Charcoal recovered from Burial 3 and the "shell pit" feature yielded identical date ranges of 1335-1480. The charcoal from these Late Woodland features was identified as White/Red Oak (*Quercus* spp.), Hickory (*Carya* spp.), and White Oak (*Quercus* spp.). Charcoal from Burial 3-455 was identified as Butternut/Black Walnut (*Juglans* spp.) and C-14 dated to A.D. 640-1040. The radiocarbon dates as well as the description of a projectile point recovered from this burial indicates that it dates to the late Middle or early Late Woodland Period.

2. Historic Period

As noted in Chapter III, the references in Christorpher Billop's 1724 will to a total of 10 plough horses and oxen suggest that large portions of Billop's land were under cultivation by the early 18th century. Testimony before the Loyalist Claims Commission after the Revolution (Davis 1926, cited by Zavin *et*

al. 1980:22) indicated that "half...[of Billop's land]..was cultivated." The testimony also suggests that the best land for cultivation was located in the southern portion of Billop's estate with the northern portion being "lighter land."

Two maps, dating to 1844/5 and 1911 (Figures 19 and 29), provide indications of the ground cover in southwestern Staten Island during the mid-19th and early 20th centuries. The 1844/5 coastal survey map shows an area of wetlands extending along the shore east of Wards Point. Much of the surrounding area consisted of cultivated land at that time. The large areas of wooded land shown on the map appear to lie mainly north of the present line of Hylan Boulevard. It would appear that only a small portion of the wooded area lay east of the Conference House and south of Hylan Boulevard. This wooded area would appear to be outside of the Park boundaries. These woodlands may represent the portion of the Billop property deemed to be unfit for cultivation in the Loyalist Claims Commission testimony.

However, it is likely that the much of wooded area shown on the 1844 map represented fairly recent growth. By the end of the 18th century there were apparently few, if any, tracts of virgin forest left on Staten Island. The woodland which had not been previously removed by cultivation was apparently cut down by the British during their occupation of the Island during the Revolution. An 1829 traveller's account (cited in Steinmeyer 1987:62) noted that

> no part of the wood in Staten Island...is of great size, the British during their occupation of New York, in the Revolutionary War, having cut down for fuel all the wood within their reach.

In the portion of the Park lying west of Brighton Street, the 1911 Borough of Richmond topographic map shows the boundaries between the areas of marsh and open woodland as they existed at that time. As noted previously a stream known as Kingsbury's Brook or Uncle Ed Ward's Brook (Davis 1903), bordered by a narrow marshy strip, extended to the Raritan Bay shoreline along the approximate line of the present Finlay Street. South of the present location of Clermont Avenue the stream passed through what Davis (1903) refers to as "Christopher's Gully" (see Figure 38). This would appear to have been a more well-drained area than the marshy ground north of Clermont Avenue or the lower-lying terrain south of Billop Avenue.

The 1911 map shows most of the Park area west of the present location of Massachusetts Avenue and north of Clermont Avenue as consisting of open land with some trees, with a band of marsh extending northwest of the stream. This would appear to correspond with the location of "Christopher's Swamp" as indicated by Davis (1903). This swamp and the gully noted above were apparently named for Richard Christopher, who occupied the Conference House in the 19th century. A tract of more densely wooded land, corresponding to the Burial Ridge area, would appear

to have been located west of Satterlee Street immediately north of the Cole/Decker property.

With the exception of the band of marsh adjacent to the stream, the area between Clermont Avenue and Billop Avenue (then known as Depew Avenue) and west of the present location of Swinnerton Avenue (one block west of the location of Richmond Avenue as shown on Figure 29c) is indicated on the 1911 map as consisting of fairly open woodlands. West of the stream these open woodlands continued south of the line of Billop Avenue, with the exception of two small lower-lying marshy areas.

Much of the area within the Park between the stream and Brighton Street and south of Billop Avenue was located below the two foot contour and is indicated as a marsh area on the 1911 map, with a area of wooded land at a slightly higher elevation projecting into the marsh between the stream and Richmond Street (the present Main Street), with a small additional area of dryer land extending eastward for an additional block to Chelsea Street.

The major difference in ground cover which appears to have occurred since 1911, would appear to be related to the disturbance of the area between the stream and Swinnerton Street which may be associated with the planned development of the area as described by Weingartner (1967), as well as the result of a major fire which occurred in this area.

On April 20, 1963, a large brush fire burned over a large portion of southwestern Staten Island. More than 20 houses in Tottenville were destroyed. Newspaper accounts of the fire indicate that the portion of Tottenville most severely affected was the area between Hylan Boulevard and the Raritan Bay shoreline (New York Times 1963a, Barrett 1963, Benjamin 1963, James 1963). "Fire trucks could be seen on almost every street leading to Raritan Bay" (James 1963). The destruction of houses on Brighton and Manhattan Streets was specifically noted. A list of destroyed property in the files of the Staten Island Historical Society also indicates that 20 houses and bungalows located south of Hylan Boulevard between Manhattan and Yetman Streets were destroyed. Most of the houses destroyed were apparently summer bungalows which had been built in this area. The fire also destroyed much of the Volunteers of America summer camp complex on the shore near Joline Avenue (Barrett 1963). The SIHS inventory indicates that ten bungalows at Robinson's beach were also destoyed (SIHS vertical files). The survival of the buildings along Satterlee Street and Massachusetts Avenue suggests that the fire may have been less intense in the area surrounding the Arthur Kill shoreline portion of the Park.

The removal of the existing vegetation in the area affected by the fire apparently led to the growth in this area of poison ivy, briars and other opportunistic species which thrive in disturbed environments.

3. Shoreline Changes

The Park shoreline has undergone substantial changes due to erosion. These changes were reviewed during the 1988 study by Pickman and Yamin (1988) and also as part of the geomorphological assessment conducted by Karl Nordstrom (included in Jackson and Kihn et al. 1988). With the exception of the area in the vicinity of Page Avenue noted in the 1988 archaeological sensitivity model as zone II, most of the Raritan Bay shoreline area extending from the location immediately west of Page Avenue westward to Wards Point has apparently undergone severe erosion during the 19th and 20th centuries. The shoreline between Lemon Creek and the Arthur Kill sustained an average erosion of 108 feet between 1836 and 1961 (U.S. Army Corps of Engineers 1976). Comparison of the 1911 and 1986-1987 topographic maps suggests, for example, that the 1911 shoreline at Loretto Street was approximately 200 feet south of its present position. Erosion at Wards Point has been even more severe. Comparison of the 1911 and 1986-1987 topographic maps indicates that the entire Point as it existed in this earlier period has been eroded away, with the Arthur Kill shoreline at the Point being some 800 feet east of its 1911 location. Leng and Davis (1930 I:334) and Weingartner (1967) also note the extreme amount of erosion at the Point.

Comparison of the 1911 topographic maps with the 1986-1987 topographic map of Conference House Park suggests that a particularly wide portion of the Arthur Kill beach approximately 1200-1600 south of the Conference House has been formed since 1911 either as a result of natural aggradation or artificial beach enrichment. However, the beach north of the Conference House appears to have the same configuration as in 1911.

B. Agricultural Land Use

1. The Ward/Parkinson Farm

In the mid-19th century a large portion of the land now within Conference House Park was still being used for agriculture. The 1855 New York State Census agricultural schedule gives us a picture of land use at this time (see Appendix D). These data can be compared with information contained in the 1835 census as well as the early 18th century will of Christopher Billop.

As noted previously, in 1855 most of the Park land was within a tract of some 225 acres owned by the estate of Leonard Parkinson. This tract previously constituted the major part of the Ward farm and represented the largest remaining tract which had originally been included within the Billop property. As discussed in Chapter III the Parkinson land was actually farmed by tenants in the mid-19th century. However, the agricultural schedules provide only the names of the land owners.

The data indicate that approximately half of the Parkinson tract was being used for agricultural purposes while the other half consisted of woodland, marsh and other "unimproved" land. Of the "improved" land, 30 acres were under cultivation in 1855, with 80 acres being used for pasturage. Ten acres, apparently included within the "unimproved" land consisted of "meadow" which yielded 20 tons of hay. This most likely refers to salt meadow along the shoreline.

Four major crops were raised on the Parkinson land; corn, winter wheat, oats, and potatoes. A small number of turnips were also grown.

The account given by Richard Christopher (Brown 1835 - see Chapter III) indicates that ca. 1860's - 1870's quantities of berries were being picked for market on the Parkinson/Aspinwall tract. However, the 1855 agricultural census does not include data on berries.

A small amount of stock was also present on the farm. These included five dairy cows, two additional head of cattle, four working oxen, three horses, and six swine, in addition to poultry. The oxen and horses were apparently used for plowing. The dairy cattle were used to produce both milk and butter. The farm apparently raised income by selling milk, eggs and poultry at market.

The 1835 census (see Appendix D) included information on stock owned by landowners. These data support the data from the later census which indicates that sheep raising was not widely practiced in the Tottenville area. Most of the land owners had at least some cattle and hogs. The larger tracts owned by Henry Biddle and Garret Garretson (see Chapter IV) were apparently operated as working farms. The Apka Ward and Elizabeth Dubois households had several head of cattle and several hogs, possibly providing for household meat and/or dairy needs.

It is interesting to compare the data obtained from the census schedules with information concerning general Staten Island agricultural practices in the mid-19th century. Statistics for 1839 indicate that corn, wheat, potatoes and oats, the major crops raised on the Parkinson farm, were also the crops most frequently grown in Staten Island as a whole (Ackerly 1843). Ackerly (1843) also noted that swine were the most numerous of the animals kept by farmers in Staten Island; most of the heavy farm work was performed by oxen; and that there were few sheep on the Island. The Parkinson farm appears to be a typical Staten Island farm in these respects.

Ackerly (1843:201) notes several aspects of farm layout which may be relevant to the Parkinson farm

> Farm yards should have a southern aspect, with a wing to the barn to protect the cattle from the northeasterly storms. This may be partially done by board fences on the north and

> east, or by a row of barracks containing hay or cornstalks. Hay being a staple and bulky article, is generally housed in barracks, as a cheap and convenient method of securing it. If these were erected on the northeasterly side of a barn-yard, the hay intended for domestic use would keep off the cold winds in the winter, be handy for foddering the cattle, and answer the purpose of more costly structures. Very little attention, however, has heretofore been paid to the position of farm-yards, some of which have unfavorable aspects, are unsheltered, or on sloping grounds, and lose all the liquid parts of the manure.
>
> Cattle, in this county, require to be sheltered in winter but not housed. Hovels or sheds, in which they may have a dry place to lay down, are necessary for their comfort and health.

Although the 1724 will of Christopher Billop (see Chapter II) did not list the specific crops raised at that time, it did indicate some differences in the agricultural use of the land in that period compared with the agricultural production reflected in the 1855 census. The Billop will mentioned four horses and six oxen used for plowing while the 1855 record listed three horses and four oxen (see Appendix D). Since the early 18th century Billop property consisted of approximately seven times more acreage than the mid 19th century Parkinson estate, these data suggest the possibility that a much greater percentage of the land was being cultivated in the mid-19th century than in the earlier period.

There was somewhat more dairying being carried out in the early 18th century, with "ten milch cows and calves" being noted in the 1724 will compared with four in the 1855 census. In terms of stock, however, the major difference in the data from the two sources is the absence of sheep raising in the mid-19th century. The 1724 will mentioned "100 ewes and a ram, 50 lambs, [and] ten wethers of two years old." As noted above, by the mid-19th century sheep raising had become uncommon on Staten Island.

In addition, the 1724 will suggests that cider was being produced on the Billop farm, indicating the presence of an apple orchard.

An account of a 1748 journey indicates that cider manufacture, mentioned in Billop's will, was typical of Staten Island farms of the period.

> near every farm-house was an orchard with apple trees ... I observed a press for cyder at every farm house, made in different manners ... Some people made use of a wheel made of thick oak planks, which turned upon a wooden axis by means of a horse drawing it, much in the same manner as the people do with woad; except that here the wheel runs upons planks .... cherry trees stood along the enclosures round corn fields ... the corn fields were excellently situated, and either sown with wheat or rye (Kalm 1772).

The 1855 schedules include columns for apple orchard products (both apples and cider), but none are listed for the Parkinson farm.

The "corn" mentioned by Kalm apparently refers to grain, according to European terminology, and not to maize or Indian corn. The Billop will did not indicate the nature of the crops grown on his farm, but it is reasonable to assume that wheat and/or rye, as mentioned by Kalm and listed in the 19th century agricultural schedules, were grown on the Billop farm.

An 1829 travellers account (cited in Steinmeyer 1987:62) also notes "the extraordinary quantity of cherry trees producing the small black and red cherry." Although neither the Billop will nor the 1855 agricultural schedules mention cherry trees it is possible that some of these were in fact present on the Billop/Ward farm.

2. Other Properties

The names of several other owners of land within the Park boundaries also appear in the 1855 agricultural schedules.

Only a small tract of land along the Park shoreline west of Loretto Street was included within the approximately 100 acre Garretson farm. It is likely that most of the cultivated land within the Garretson tract was located north of the Park. However, the Garretson farm listings provides data for comparison with the Parkinson farm (see Appendix D). In terms of crops the Garretson farm was growing rye and spring wheat, but not oats. Most notably, three acres of the Garretson farm were devoted to market gardening, with none of these products being produced on the Parkinson estate. Neither dairying or poultry raising, both activities on the Parkinson estate, were carried out on the Garretson farm.

The David Robbins property is also included in the agricultural schedules. As noted in Chapter IV, in 1855 Robbins continued to own the northern portion (3 1/2 acres) of the former Caleb Ward Jr. tract, later owned by Joel Cole. This is apparently the 3 1/2 tract listed in the agricultural census schedules. The data indicate that all 3 1/2 acres were "improved." Corn was grown on 2 1/2 of these acres and potatoes on an additional half acre. Stock on this property included one cow, one horse, and four swine in addition to poultry. Eggs produced by the poultry were sold for market.

Daniel Dubois is also listed in the agricultural schedules as owning two improved acres (this apparently represents the total acreage of the Daniel Dubois property). One acre was apparently plowed. However, no information is included on the crops raised.

John Lambert, Daniel Dubois neighbor and brother-in-law reported having 10 improved and 4 unimproved acres. These apparently

represent both the homestead tract (later owned by Henry Laforge) and adjacent properties. Five of the improved acres were plowed and five in pasture. Crops raised included corn, potatoes and turnips. Lambert kept only one cow, one horse and three pigs.

The 1855 census schedules list 1/8, and 4 acres of improved land respectively for the two properties owned by Theodore Leven (Wood/Leven tract), and William Alberts (Apka B. Ward tract). The schedules include data on the cash value of the land but no other data is provided for these properties.

In addition to the Parkinson and Garretson tracts, only the Robbins property would appear to have possibly represented a working farm. However, the inclusion of the Leven, Albert and Dubois tracts in the agricultural census may reflect the use of some of this land for the production of a small amount of agricultural products for the use of those occupying the property at this time.

3. Regional Agricultural Trends

Shifts in agricultural practices in other portions of coastal New York have been noted which are related to changing economic and technological factors. Some of the study area data included in the 1855 census is especially interesting when compared with these general trends.

Beginning in the second quarter of the 19th century the growth of New York City lead to an overall expansion of the market for agricultural produce (Munsell 1882). However, at the same time, the opening of the Erie Canal and expansion of the railroads made large quantities of inexpensive grain available in New York City.

Because of the competition engendered by these improved transportation links to the midwest, it was difficult for farmers on western Long Island, whose primary market was New York City, to continue to profitably raise cereal crops. However, at the same time, continued lack of refrigeration insured a continuation of a strong market for perishable crops such as fruits and vegetables. Thus these farms shifted to market gardening as a source of revenue. In addition, very bulky commodities (e.g. hay) could not be profitably shipped long distances (Munsell 1882). Thus farmers on nearby Long Island found it more profitable to fill the increased demand for hay created by the City's increasing population than to use this commodity as stock feed. As a result of these trends, by the 1880's Munsell (1882) could state that "the product of cereals [in Queens County] is greatly reduced and stock raising is entirely abandoned as a source of profit."

According to Stilgoe (1988:73) given these conditions successful farmers were those who concentrated "on a few acres dedicated to high profit crops that tickled urban palates."

> Many Long Island farmers abandoned extensive agriculture in the 1820's, concentrating their efforts on reduced acreage. While as late as the 1840's some raised corn, oats, and wheat, most had shifted to growing hay for the immense New York market, indeed by 1843 hay had become the dominant crop. Others concentrated on large-scale gardening; parts of the island specialized in cabbages raised from seedlings started in hothouses in early spring, then transplanted into manured fields .... In 1830 one Englishman determined that 'much of the land in the neighborhood of Brooklyn appears to be devoted to the raising of fruits and vegetables for its own and the New York markets'.... On Long Island especially, farmers by the late 1820's appeared to be prospering by concentrating their energies on less land and new crops (Stilgoe 1988:75).

The shift in western Long Island agriculture from a "cereal-based subsistence economy to a fruit and vegetable cash-crop basis" had reportedly occurred prior to the Civil War within a region within a "one-day wagon trip (20-30 miles) of Brooklyn and Manhattan" (Zeisel 1984).

One author (Macormack 1861), writing in the Queens County Agricultural Society Transactions, stated that "for many years large portions of the county have been devoted to market gardening, a laborious, but usually highly profitable pursuit and one for which its soil would seem especially adapted." Another author (Prince 1861) in the same volume also noted the shift to market gardening in Queens and accurately projected that with the expansion of the New York market, the production of grain and hay would be shifted eastward.

According to Mandel (1956:3) "by the close of the Civil War, Queens, Nassau, and Soffolk (sic) County farms were nationally famous for strawberries, cauliflower, asparagus, brussels sprouts, and cucumbers - not to mention potatoes."

While the 1855 agricultural census data for Staten Isalnd indicates that market gardening was a part of the agricultural activity on the Garretson farm, this was not the case with the Parkinson estate. While hay was produced on both farms, it would appear that there was more focus on this product on the Garretson than the Parkinson farm. There may be two reasons for these differences. The Garretson farm was apparently an owner occupied working farm which needed to turn a profit on the sale of cash crops. On the other hand, it is possible that the tenant's on the Parkinson estate may have been engaged more in subsistence farming, with cash crops being a secondary consideration. In addition, prior to the opening of the railroad in the early 1860's the New York market would have been less accessible to southwestern Staten Island farmers than to those on Long Island. Farmers in the study area may have sold more of their products locally and possibly in New Jersey. The shifts noted by the above authors may have occurred later in the study area, after the opening of the railroad, than on Long Island and

the other boroughs of New York City. This would be consistent with the recollection of Richard Christopher concerning the sale of berries to the New York market in the latter part of the 19th century.

According to Danhof (1969:258) colonial farming practices did not generally involve the application of fertilizer. Hedrick (1933:346) however, notes that there was some use of fertilizers, including farm manure, wood ashes, plaster, fish, bones, and the "body material of animals" prior to the early nineteenth century. By the early 19th century, farm manure was generally recognized as being valuable for maintaining soil productivity and "by the 1840's [farmers were] building barns with cellars to store manure without loss, and in some cases old barns were fitted with such cellars" (Danhof 1969:259).

However, during the 19th century, other sources of manure came into wider use. Along New England's seacost and on Long Island especially, fish became second in importance only to barnyard manures as a soil enrichment material (Bidwell 1941; Danhof 1969:266). Nonedible fish such as menhaden were used for this purpose in concentrations as high as 10,000 to 12,000 per acre. Danhof (1969:266) notes that transportation costs made the use of fish fertilizer economically feasible only within 5-10 miles of the coast.

Other sources of fertilizer used in the mid-late 19th century included guano (seabird excrement), lime and ashes, stable manure and street sweepings containing horse manure, both obtained from New York City, gypsum, and poudrette - a commercially sold blend of night soil, gypsum and charcoal (Danhof 1969, Munsell 1882; Reichman 1981:195).

The use of new forms of manure for agricultural use was recognized by the compilers of the 1855 agricultural census by the inclusions of columns headed "special manures used." The use of "guano" and "street sweepings" are listed for some of the Westfield farms included in the census. However, neither the Parkinson estate or Garretson farms or the other Park properties noted above made use of these types of manures. It is assumed that these farms continued to make use of animal fertilizer.

C. Economic Diversification

Although agriculture remained the primary economic activity in southwestern Staten Island through the mid-19th century period, by this time residents of southwestern Staten Island were increasingly engaged in other economic pursuits. These were primarily oystering, shipping, ship building and repair, and associated activities relating to exploitation of the maritime environment. In the second half of the nineteenth century, after the opening of the railroad, and continuing through the early 20th century, industrial development and the exploitation of the recreational potential of the southwestern Staten Island

shoreline provided additional economic opportunities.

1. Shipping, Shipbuilding and Ship Repair

The community of Tottenville developed in the early portion of the 19th century. It was apparently known as Bentley at that time and Joline (1950) states that the village post office at the lower end of Bentley Street was established sometime between 1829 and 1861. Although not indicated on the 1850 Dripps map, a post office and general store is shown in this location on the 1859 Walling map.

According to Joline (1935) "during the 1840s, 50s 60s and 70s a fleet of 3-masted schooners, carrying on trade with Europe and the West Indies found safe and convenient anchorage on Kill Van Kull between the port of Perth Amboy and the little village of Bentley."

Paul M. Van Name (1935) provides a description of Tottenville in the mid-19th century which stresses the growing orientation of the community to the shipping industry:

> My early recollections of our town as a boy of eight years was of the deep water captains who lived on Quality Street, now Main Street. It was shaded on both sides with large trees. The street was kept in good condition by a continued coating of oyster shells and the side walks were of dirt. All dwellings and lots were fenced in by both square and flat pickets. The customs of those days were a meeting place most central to take and get the news of the day. The popular places were the old country stores, one at the foot of Main Street, Mr. Wesley Totten's, to hear the sea tales and stories around the store stove and amid clouds of tobacco smoke. In those days the vessels would discharge their cargoes and anchor in the river, before putting out to sea again. They sailed mostly to southern ports, Virginia, Baltimore, and North Carolina.

Tottenville's growth as a maritime shipping center, created a need for ship building and repair facilities, and these became a substantial economic activity in Tottenville during the second half of the 19th century. The Rutan shipyard, within the Park boundaries, was one of the first to be established. In addition to this facility, the 1850 Dripps map shows only the Totten shipyard, located within the Town itself. The 1859 map also shows the Butler shipyard at Ward's Point, the location of which is now underwater. Subsequently the Ellis shipyard in Tottenville, was established and in 1873 Abraham C. Brown, who previously had worked at the Ellis shipyard, established his own Tottenville shipyard (Bayles 1887 II:870; Leng and Davis 1930 IV:481) immediately north of Amboy Road.

By the 1880's eight shipyards were in operation in Tottenville.

These were engaged in the repair of small craft such as smacks, tugs, coal barges and oyster boats, and the construction of steam tugs and yachts (Bayles 1887; Judson 1886).

2. Oystering

During the early-mid 19th century, oyster planting also joined agriculture as one of the chief Staten Island industries (Morris 1900 II:468).

When the first settlers arrived in New York, the floor of New York Bay was reportedly covered with oysters. However, over-harvesting depleted these beds and by the early 19th century they had virtually disappeared. This created an opportunity for oystermen on Staten Island. Seed oysters were brought from other areas, including Long Island and Chesapeake Bay and planted in Prince's Bay. By 1813 Prince's Bay oysters were well known and the business reached its height in the 1850's. Most families in southwestern Staten Island were involved in the oyster industry during this period and the population of the area grew as oystermen from other locations, mainly the Chesapeake, moved into the area. Among the immigrants were free black oystermen, mainly from the Chesapeake Bay area, who settled at Sandy Ground, near Rossville, beginning in the late 1830's and early 1840's.

The oyster industry began to decline in the 1880's and 1890's, chiefly due to to pollution stemming from the dumping of industrial and domestic waste. The industry came to an end in 1916, when the Board of Health condemned the Prince's Bay oyster beds (Powell 1976 - cited in Pickman and Yamin 1978 and Geismar 1985).

A number of the persons who resided within the Park boundaries in the 19th century were described in the census records as "oystermen."

3. Other Industries

A number of industrial facilities were established in southwestern Staten Island beginning in the mid-19th century period. In 1854 a factory which processed palm oil and later manufactured candles was established at Princes Bay. By the 1870's the Johnston Brothers had opened a dental supply manufacturing plant on this same Prince's Bay site. This operation merged with the S.S. White Company in 1881. At this time the plant employed approximately 100 persons. It continued in business until after World War II (Bayles 1887:739; Geismar 1985). As noted in Chapter IV, William Felch was employed in this factory after his retirement from the ship building business.

Other industrial operations in the Tottenville area would have provided increased employment opportunities for those residing in within the Park boundaries in the late 19th century. The

Kreischer Brick works, located in the Charleston area north of Tottenville, was also established in 1854 and continued to operate through the remainder of the century. The Atlantic Terra Cotta Company, which began operations later in the century, was also located in Tottenville. The census records indicate that some of the residents on the Park properties in the late 19th and early 20th century were employed by these and other Staten Island industries.

4. Recreation

In 1860 the Staten Island Steam Railroad was opened from St. George to Tottenville (Davis 1930 I:267). This provided increased access to the shoreline of southwestern Staten Island and provided a stimulus to its commercial development for recreational purposes during the late 19th and early 20th centuries. The development of fishing clubs, resort hotels, and amusement facilities in the 1880's and 1890's on a section of the shoreline immediately east of Princes Bay, for example, has been documented by Pickman (1991). The development of the Raritan Bay shoreline within the study area for recreational purposes although beginning in the same period apparently reached its peak somewhat later (see Chapter VI).

D. Infrastructure - Roadways and Water Supply

1. Roadways

a. Seventeenth Century Through Early Nineteenth Century

When Christopher Billop first settled on the southwestern tip of Staten Island there were apparently no roads as such in the vicinity, although there may have been a few rough paths. This inference is supported by the account of Jasper Dankers and Peter Sluyter, who walked around Staten Island during a three day period in October 1679. They reached the southwestern end of the Island after travelling along its south shore. Their account states that

> proceeding thus along, we came to the west point, where an Englishman [apparently Christopher Billop] lived alone, some distance from the road. We ate something here, and he gave us the consolation that we would have a very bad road for two or three houses ahead, which indeed we experienced, for there was neither path nor road (cited by Leng and Davis 1930 I: 123).

At this time access to the Billop house would most likely have been by ship. This would suggest that there must have been a dock west of the house and most likely a rude path would have led from the dock to the house.

However, by the beginning of the 18th century there were

apparently rough tracks connecting the various scattered farmhouses in southwestern Staten Island. At the end of the 17th and beginning of the 18th century roads were formally laid out in the vicinity of the Billop tract. Some of these reference the earlier tracks.

In 1694 a meeting of inhabitants of the west division specified the laying out of a number of roads

> as the Inhabitants shall thinke futt and most Conveanient for the youse and behoofe of his magistie & his subjeckts & for the Inhabitants that lives back in the wood to transport themselves and Goods to the water sid (Morris 1900:447)

Descriptions of three of these roads mention the Billop property. The route of one passed between "Mr John Lecount and Capten Bilops"; another road beginning at the Lecount property apparently ran along the east side of the Billop property, and the third ran "by the water side from "John Bodines to Captain Bilopes land". The exact location of these roads is uncertain and it is uncertain whether they would have actually run through the Billop property.

A roadway corresponding to the present Amboy Road was apparently laid out in 1708

> Beginning at ye fferry by the watering place [i.e. the present Tompinsville] .... along as the Road hath been some years used to Stony Brook .... to along through Billopps Land, by a Range of Marked Trees, To Captn Billops aginst Amboey, this Road to be ffour Rodd [i.e. rods] broad, English Measure (Historical Records Survey 1942:107).

In 1709 another road was laid out "ffrom the head of the ffresh Kill ... [to] the maine Road, which goes to Captain Billopps fferry" (Historical Records Survey 1942:110). This may correspond with the present Arthur Kill Road.

In another early 18th century record the road commissioners

> Laid out a Road from Capt Christopher Billopps through his neck to the Beach and along the beach to a post set up at the S.E. Corner of the land now in possession of Samuel Osbourne then turning up the bank and so along by the said osbournes ffence into the woods and so by a Line of trees marked with a X to a Clear ffeild in the possession of Capt Pollion & then through the said ffeild into the woods and then along again by a Line of trees Marked as above To Stony Brook & from thence to the fferry as formerly Recorded the said Road to be foure Rodd in bredth Englesh mesure (Historical Records Survey 1942:113).

As transcribed by the Historical Records Survey, the year of this record is uncertain, as is the exact location of the road. Morris

(1898:362) identifies Stony Brook as extending across the Amboy Road toward Great Kills. The above description suggests that this road extended southward from the Conference House and along the Raritan Bay shoreline to properties east of the Billop tract and then turned northward to connect with Amboy Road.

It is uncertain if all of the roads specified in the late 17th and early 18th century records were actually constructed. In the late 18th century the only major roadways in southwestern Staten Island corresponded to the present Arthur Kill and Amboy Roads. Two maps dating to the 1780's (Figures 15 and 16) show the latter roadway extending eastward from Amboy Ferry. The only other road in the Park area is shown on the 1781 Taylor and Skinner Map (Figure 16) extending southward from Amboy Road to the shore. This appears to have been at or near the present location of Page Avenue. A road at the latter location is also clearly shown on the 1844 Coastal Survey map (Figure 19). There was apparently another roadway or lane extending southward from Amboy Road which provided access to the Billop House and probably followed the route of the present Satterlee Street. Although this roadway is not shown on the 18th century maps, it is referenced in the 1801 Caleb Ward Sr./Isaac Butler deed discussed in Chapter IV. The late 18th century maps do not show a road along the Raritan Bay shoreline as indicated in the early 18th century road record cited above, although a lane is shown in this location on some of the nineteenth century maps as noted below.

b. Mid-Nineteenth Through Late Nineteeth Century

The first detailed maps of the area date to the 1850's and the 1859 Walling map has been used as a point of reference for this period. This map (Figure 22) shows several roads extending southward from Amboy Road. The three roads shown by solid lines correspond with the location of existing streets. Beach Street is the present Page Avenue and Central Avenue is now Joline Avenue. The latter apparently follows the course of a lane known locally as Uncle Ben Joline's Lane, which ran through the farm of the latter individual (Davis 1903 - see Figure 38). The unlabelled road shown on the 1859 map west of Central Avenue corresponds with the present Sprague Avenue. These roads are shown as terminating on a lane running along the shoreline.

The road shown immediately east of the Arthur Kill shoreline on the 1859 map follows the present route of Satterlee Street and then turns toward the shoreline to connect with the shipyard which was then located at Ward's Point. Satterlee Street was formerly known as Biddle's Road (Davis 1903). The present name commemorates Richard S. and Livingston Satterlee who were principals in the Bentley Manor Company which attempted to develop the area in the late 19th century. It is labelled as "Satterlee Lane" on maps dating to 1917. This lane is referenced in early and mid-19th century deeds as being one rod (i.e. 16 1/2 feet) in width. Later 19th century deeds specify its width as 20 feet. This is generally consistent with the early 20th century maps, which indicate its width as some 15-25 feet. The 1937

Sanborn Map indicates that by this date the portion of Satterlee Street north of the Biddle property had been widened to 50 feet. The original width of the road is at present approximated only in the vicinity of the Wood/Leven House.

In the area south of the Conference house the 1859 Walling map shows a somewhat different configuration of the lane than the 1850 map. The configuration shown on the late 19th and early 20th century maps appears similar to the 1859 route. The road followed approximately the same orientation as the portion north of the Conference House, with two slight bends. This approximate configuration is also shown on the 1924 aerial photograph. Sometime after the sale of the property by the Leland estate in 1925 this lane was abandoned in the area south of the present location of Clermont Avenue. At this time a roadway, then known as Surf Avenue (now Massachusetts Avenue) opened, bending to the west from the end of Satterlee Street at Clermont Avenue. Therefore south of Clermont Avenue the route of the 19th century lane was east of the present location of Massachusetts Avenue.

The road which is shown on the 1859 map running westward from Satterlee Street immediately south of Amboy Road is south of the present location of Pittsville Avenue and was located between the Rutan/Felch and Wood/Leven houses (see discussion in Chapter IV). This road turned to the south and ran for a short distance along the shoreline, providing access to the Rutan shipyard. A roadway at this location was noted in deeds dating to the 1830's (see Chapter IV).

The 1859 Walling map also shows three "lanes" (shown with dashed lines) extending south of Amboy Road. These apparently provided access to various residences. The easternmost of these lanes, between Central (Joline) and Sprague Avenues, is shown extending to the shoreline. This appears to correspond with the lane referenced by Davis (1903) as "Old Eliza's Road" (see Figure 38). There is no corresponding existing mapped street south of Hylan Boulevard. However, 20th century Sanborn maps show a road marked "Robinson Lane" extending southward from Hylan Boulevard at this location. An an overgrown dirt road was observed in this area during a 1988 archaeological survey (Pickman 1988c).

The lane shown immediately west of Sprague Avenue on the 1859 map is at the approximate location of the present Sleight Avenue. It is shown extending only part of the way between Amboy Road and the shore on the map. However it is shown as extending to the shoreline on the 1874 and 1887 Beers maps (Figures 23 and 25). The lane shown between Amboy Road and the shoreline immediately west of Sleight Avenue on the 1859 map corresponds approximately with the lane indicated by Davis (1903) as Garretson's Lane, which ran along the "easterly line of Garret Garretson's farm." While this lane does not appear to exactly correspond with any of the presently mapped streets, it would appear to have been located at the approximate location of the present Yetman Avenue.

Davis (1903) shows one additional lane which does not correspond

to those shown on the 1859 map. This lane, known as "Uncle Jack Manee's Lane" extended to the shoreline between Joline and Page Avenues, through the Manee farm (Davis 1903) along the approximate line of the present Bedell Avenue (see Figure 38).

Two maps dating to the early 1850's, the 1850 Dripps map (Figure 20) and the 1853 Butler map (Figure 21), indicate some minor differences when compared with the 1859 map discussed above. These earlier maps also show roads at the present locations of Page, Joline and Sprague Avenues, but only the one at the Page Avenue location is shown by solid lines. The course of Joline Avenue is also different than as shown on the 1859 map - bending to the east rather than running straight to the shoreline. A lane is also shown on these earlier maps running north from the shoreline to the Manee House, between "Page" and "Joline" Avenues, near the location of Uncle Jack Manees Lane as indicated by Davis (1903). These earlier maps also show the lane at the present location of Yetman Avenue which was indicated on the 1859 map, but they do not show the lane at the location of Sleight Avenue or the one extending along the shoreline.

The 1850 and 1853 maps show an additional lane extending south of Amboy Road which is not shown on the 1859 map. This lane, which led to the Cleveland house as discussed in Chapter VI, was at the approximate location of the present Main Street, west of the lanes shown on the 1859 map.

Satterlee Street (or Biddle's Road) is shown on the early 1850's maps, but, the extension southward to Ward's Point shown on the 1859 map is not depicted on the earlier maps. The southward extension may have coincided with the establishment of the Butler shipyard at the Point during the 1850's.

Later 19th century road alignments are shown on the 1874 and 1887 Beers maps (Figures 23 and 25). There are only minor differences from the earlier maps. Beach (Page), Central (Joline) and Sprague Avenues continue to be shown. The street shown on these maps as Prospect Avenue corresponds with the location of the lane shown on the 1859 map near the present location of Yetman Avenue. A new lane, Garretson Avenue, shown west of Prospect Avenue on these maps is near the present location of Brighton Avenue. However, it is possible that these roads did not actually exist as shown, since they are depicted as traversing the marsh area. The lane running along the shoreline is shown only east of Central (Joline) Avenue on these later maps. The alignment of Satterlee Street and the Street extending westward to the Arthur Kill south of the location of the present Pittsville Avenue remains approximately as shown on the 1859 Walling map.

A summary of the 18th and 19th century lanes and roadways traversing the Park is shown in Table 1.

The 1898 Robinson map shows a street grid which corresponds approximately to the one which now exists. However the names of some of the streets as shown on the map differ from the present

Table 1
19th Century Roads - Summary

Satterlee Street	-	Lane at location of Satterlee Street at least since early 19th century - extension to Wards Point after 1850.
Joline and Sprague Avenues	-	Roads at approximate present location of these streets since at least 1850.
Page Avenue	-	Road at approximate present location of Page Avenue probably since late 18th century.
Yetman Avenue	-	Lane near present location since 1850's
Brighton Avenue	-	Lane near present location since 1870's
Main Street	-	Lane in vicinity prior to 1859.
South of Pittsville Avenue	-	Lane extending to Arthur Kill Shoreline south of present Pittsville Ave. at least since 1830's.
Raritan Bay Bay Shoreline	-	Lane along shoreline shown in 1859. Only east of Joline Avenue by 1874. (The location of this lane probably removed by erosion).

Table 2
Conference House Park Roads - 1898 and Present Street Names

Present Name	1898 Name
Hylan Boulevard	Belmont (Cartere) Avenue
Clermont Avenue	Clermont (Ponemah) Avenue
Billop Avenue	Depew (Raritan) Avenue
Surf Avenue	Surf Avenue
Satterlee Street	(unnamed lane)
Pittsville Avenue (Shore Road)	not present
Massachusetts Avenue	Satterlee Street (S. of Clermont Av).
Connecticut Avenue	Castleton Street
Finlay Street	Ridledge Street
Aspinwall Street	Bentley Street
Carteret Street	Aspinwall Street
Main Street	Richmond Street
Chelsea Street	Chelsea Street
Brighton Street	Brighton Street
Manhattan Street	Manhattan Street
Yetman Avenue	Bayway Street
Rockaway Street	Rockaway Street
Loretto Street	Loretto Street
Sprague Avenue	Sprague Avenue
Joline Avenue	Central Avenue
Bedell Avenue	Manee Avenue
Page Avenue	Beach Street

names. Table 2 shows the corresponding 1898 and existing street names. It should be noted that many of the streets shown on the 1898 map did not actually exist at that time.

During the 1920's Hylan Boulevard was extended to the shore, and streets were laid out within the Park boundaries. Many of these streets were apparently actually constructed and sidewalks installed in order to encourage real estate development (Weingartner 1967), most of which never occurred. As Weingartner (1967) notes, evidence of some of these streets can be noted today. However, it is uncertain if all of the streets shown on the ca. 1920's street grid were actually constructed.

2. Water Supply

Archaeological deposits on historic period sites are often found within subsurface "features" such as privies, cisterns and wells. Such features would have been necessary on historic properties prior to the introduction of a public water supply.

The construction of the Tottenville Water Works began in 1897 (Morris 1900:475). By the following year a water main had been installed in Amboy Road as indicated on the 1898 Robinson map (Figure 26a). However, none had yet been installed in the streets within or adjacent to the boundaries of the Park. Thus the residents of the houses discussed in the previous chapters would have had to depend on cisterns or wells for their water supply at least through the end of the 19th century.

The 1907 map (Figure 27d) shows that by this year six inch water mains had been installed on Beach and Central Avenues (the present Page and Joline Avenues) to the shoreline. Thus the public water supply would have been available to the residents of the structures located immediately west of Page Avenue, within the portion of the Park included within archaeological sensitivity zone II, during the first decade of the 20th century.

Examination of the Sanborn maps (Figure 31b) indicate that by the 1917 - 1921 period water mains had also been extended to the shore along Sprague, Rockaway and Bayway (the present Yetman) Avenues and along Brighton Street southward to Depew Avenue (the present Billop Avenue). These water mains may have been installed as part of the planned development of this area discussed by Weingartner (1967). The maps indicate that water mains were not installed on Satterlee Street until the period between 1917 and 1937 (see Figures 31a and 34a).

VIII. SUMMARY AND CONCLUSIONS

The land included within Conference House Park has been the site of human occupation for at least 8000 years. Existing documents, records of archaeological excavations and testing, and observations made during pedestrian reconnaissance for this project indicate that archaeological deposits associated with these occupations remain intact in various portions of the Park.

The recorded recovery of human skeletal remains and associated artifacts as well as extensive domestic deposits associated with the prehistoric and contact period Native American occupation of the Burial Ridge/Billopp Ridge area has led to the inclusion of this portion of the Park on the National Register of Historic Places. Archaeological evidence also suggests that associated prehistoric deposits extend north of the designated National Register District. The results of the pedestrian reconnaissance and considerations of the area's environmental characteristics suggest that the area south of the National Register District as well as other portions of the Park, designated as Zones II and IIIa in a previously prepared model, may also contain evidence of prehistoric occupation and/or utilization.

Since most of the reported excavations within the Burial Ridge/Billopp ridge portion of the Park were conducted during the 19th and early 20th century, and consequently not analyzed or reported according to modern standards, the nature of the Native American occupations here are imperfectly known. Virtually nothing is known about the relationship of other sites along the Arthur Kill bluff top area to the larger Ward's Point occupation or about the possible utilization of other portions of the Park by the occupants of the Ward's Point site or other Native American groups.

After the initial settlement of Staten Island by Europeans, the entire southwestern portion of the Island was included within a large grant to Christopher Billop, and Billop erected the large stone structure now known as the Conference House, probably during the early 1670's. Documentary evidence suggests that a large portion of the Billop tract was farmed and provides other data about activities on the property. However, there are gaps in the documentary records concerning the occupation of the property at various times during the period of Billop family ownership, which continued until the Revolution.

The meeting which took place between British and American delegates during the Revolution has led to the Conference House being listed on the National Register of Historic Places.

Archaeological material associated with the 18th century as well as later occupations of the Conference House have been recovered during previous archaeological excavations, and additional deposits undoubtedly are present elsewhere on the property.

Prior to the Revolution the Billop family had disposed of some of the vast acreage acquired by Christopher Billop in the 17th century. After the Revolution the remainder of Billop's property was seized and subsequently sold to various individuals. The largest tract was acquired by Samuel Ward and subsequently transferred to his son Caleb. With the exception of the narrow strip of land along the Raritan Bay shoreline, Conference House Park is located within the boundaries of the Ward property.

During the latter portion of the 18th century and the early 19th century agriculture remained the major economic activity on Staten Island, and the Ward tract apparently was operated as a working farm. The Billop and Ward families also apparently owned the ferry which ran between the end of Amboy Road and Perth Amboy, New Jersey as well as an associated tavern. The ferry and an associated tract of land which includes what is now referred to as the Biddle property was apparently one of the first portions of the farm to be disposed of by the Ward family.

Until the early 19th century the Conference House was apparently the only domestic structure on the Ward farm. However, in the 1820's Caleb Ward sold several tracts along the Arthur Kill shoreline to his sons Apka B. Ward and Caleb Ward Jr.; and his daughter, Hannah, and her husband, Samuel Wood. By the 1820's or early 1830's, houses had been built on these properties, which have been referenced in this study as the Wood/Leven, Apka Ward, and Caleb Ward Jr. tracts. While their father was alive, his sons and son-in-law apparently assisted in the operation of the farm and/or the Amboy Ferry.

After Caleb Ward Sr.'s death in 1835, his heirs sold his farm. His sons apparently had no further interest in farming the property. Caleb Ward Jr. apparently left the area prior to his fathers death and Apka Ward shortly thereafter. While Samuel Wood continued to reside on a portion of the tract purchased from his father-in-law through the 1850's, he sold the Wood/Leven house in 1849.

During the early 19th century another family farm, owned by Richard Dubois Jr. was located in the Page Avenue area, and the portion of this tract along the shoreline, which includes Richard Dubois Jr.'s house, which still stands, is included within Conference House Park. After Richard Dubois' death in 1826, his land was divided among his wife and his children. The homestead tract, immediately west of Page Avenue was occupied by his wife and his son, Daniel, and the adjacent property by his daughter and son-in-law, Charity and John Lambert. The house constructed prior to 1835 on the latter property was apparently located north of the present Park boundaries.

Changes in occupation and land use occurred in the mid-19th century and continued through the remainder of the century. The former Ward farm was acquired by a series of wealthy land owners. The first of these, Leonard Parkinson, may have utilized the property as a "country" estate, at least for a brief period of

time. However, from at least the late 1840's until the turn-of the century period, the former Caleb Ward Sr. property was apparently operated as a tenant farm, occupied by Richard and John Christopher. The research for this project has not provided information on the arrangements which existed between the Christophers and the land owners. However, one or both of the Christopher brothers and their families continued to occupy the Conference House during this period. Other individuals apparently assisted the Christophers in farming the property. At various times these individuals and their families apparently shared the Conference House with members of the Christopher family and/or occupied other buildings on the property.

Peter Ruberty was most likely employed on the Ward farm during most of the latter portion of the 19th century. At various times he resided in the Conference house, and in the former Apka B. Ward house, which was most likely destroyed between 1907 and 1911. When not occupied by Ruberty this latter structure was apparently rented to other tenants. What appears to be the foundation of this structure and two associated stone-lined features were noted during the reconnaissance.

The records contain data concerning mid-19th century agriculture on the Ward farm and other neighboring properties. The available data suggest that regional trends in agriculture may have affected southwestern Staten Island somewhat later than other portions of the area. This may be due to its relative isolation from the New York market prior to the opening of the railroad to St. George in the early 1860's.

Other properties within the Park were acquired by new owners in the mid-19th century period and these continued to be owner occupied through the early 20th century. Among the new residents of the Arthur Kill shoreline area were James and William H. Rutan, who established one of the first shipyards in Tottenville in the late 1840's. These shipyards apparently played an important role in the process of economic diversification in southwestern Staten Island, which began in the mid-19th century and accelerated after the opening of the railroad.

In the same period that the shipyard was established, William H. Rutan constructed the house which still stands on the Rutan/Felch tract. His brother may have occupied a second house on this property, but this latter structure was apparently destroyed prior to 1859. William H. Rutan occupied the Rutan/Felch house until his death in 1870. It was then owned and occupied by his widow and subsequently by his daughter and son-in-law, William H. Felch. Another domestic structure, apparently connected to the main house and occupied by family members, was constructed during the late 19th century and may have stood until the mid-20th century period. Members of the Felch family continued to occupy this property until at least 1910, when it was sold for incorporation into a planned real estate development.

When the Rutan shipyard was founded there were apparently two

main buildings. A ship chandlery was located at the base of the bluffs west of the Wood/Leven house. This building may also have served as a residence and James Rutan may have lived here for a time prior to his purchase in the 1860's of a house located on the east side of Satterlee Street. The foundation of this structure, as well as an associated stone lined well, a brick cistern and a midden deposit were noted during the reconnaissance. A second major shipyard structure was located along the beach some 175-200 feet south of the chandlery. The shipyard also included two marine railways. After the death of William H. Rutan in 1870, his son-in-law William Felch acquired the shipyard and operated it during the 1870's. At this time James Rutan apparently established a new facility immediately south of the original shipyard. In 1880 the original property was reacquired by James Rutan and he continued to operate both facilities until the mid-1890's.

The establishment of the Rutan shipyard was followed in the succeeding decade by the establishment of the Butler and Sleight shipyard at Ward's Point. The site of this facility has been affected by erosion and is now submerged.

The existing Biddle house was apparently constructed shortly after 1850 by Henry Biddle. Biddle apparently had owned and operated the Amboy ferry and tavern. Either through this business or from other sources Biddle apparently became wealthy and by the time he built this house was apparently retired. Henry Biddle continued to occupy the house until his death in 1887. His son, Charles, subsequently lived there until its sale in 1904 to George T. Brewster, an artist whose work was apparently well known at the time, at least locally.

Another new resident in the area in the mid-19th century was Theodore Leven, who purchased the Wood/Leven house in 1849 after Samuel Wood's wife had died and Wood had moved to a second house on the property. This second house was also acquired by the Leven family in 1859 after the death of Samuel Wood. Theodore Leven was a shoemaker and a Swedish immigrant to the United States. The property continued to be occupied by members of the Leven family until after 1910. At this time it was purchased and occupied by Mary Felch subsequent to her sale of the neighboring Rutan/Felch house. The Wood/Leven house still stands. The second house was destroyed or demolished after 1937. Several areas of midden deposit were noted on or immediately adjacent to the Wood/Leven tract during pedestrian reconnaissance.

It should be noted that the households of Henry Biddle, a wealthy landowner, and those of James and William H. Rutan, the shipyard owners, included servants of varying ethnic backgrounds. However, servants were not included in the household of the shoemaker, Theodore Leven.

The property south of the Conference house which was originally sold to Caleb Ward Jr., was apparently owned by Richard Robbins, his widow, and subsequently by his son David Robbins after its

sale by Caleb Ward Jr. All of these owners apparently occupied the property at various times, although it was leased for a period of time during the 1830's to John Dewaters. During this period a second small house was apparently constructed on the property. Both of these houses were most likely located on the northern portion of the tract. During at least a portion of the period prior to 1860, the tract appears to have been farmed.

During the 1850's this seven acre tract was divided and the northern portion was purchased by Joel Cole, who constructed a new house prior to 1865. Two houses stood on this portion of the property in the 1870's, one of them occupied by Cole's son-in-law. The second structure, located south of the Cole house, was apparently one of the buildings standing prior to Cole's purchase of the property and may have been the original Caleb Ward Jr. house. Jole Cole may have continued to farm the land for a time but apparently retired soon after. He may have also engaged in commercial fishing during this time. His son-in-law apparently participated in the oyster industry, which represented another area of economic diversification established in southwestern Staten Island in the early and mid-19th century period. The Cole family continued to occupy the property until 1883. At this time it was purchased by Almer Decker and the property continued to be occupied by members of the Decker family until after 1910. The Decker family apparently operated a shipyard and marine railway on the property in the early 20th century. One family member was employed in the Prince's Bay dental factory, one of the industrial establishments which provided new employment opportunities to residents of southwestern Staten Island during the second half of the 19th century. The structures on this property were demolished after 1924. The site of the Cole house foundation, an adjacent brick cistern, and the remains of a dock possibly associated with the shipyard were noted during the reconnaissance.

The opening of the railroad in the 1860's meant that the shoreline portion of southwestern Staten Island became more accessible for recreational activities. After the division of the Caleb Ward Jr. tract, the southern portion of the property was the site of a yacht club constructed in the latter portion of the 1860's. The structure was apparently occupied by the club house custodian. Later in the 19th century, the property was used for domestic purposes and it was owned and occupied by members of the Budd and Acker families during the turn-of-the century period. In addition to the former clubhouse, a second structure was built between 1887 and 1898 on a portion of this property now located east of Massachusetts Street. The Acker family sold the property to Charles Leland in 1904 and it was apparently subsequently rented to several working class households. The structures on this tract were demolished after 1924.

The census data suggest that during the early 20th century, occupants of all of the Arthur Kill shoreline properties, including the Conference House, were employed in various southwestern Staten Island commercial/industrial establishments.

Unlike the Ward farm, the Richard Dubois Jr. homestead property, west of Page Avenue continued to be owned by family members into the latter portion of the 19th century, and was occupied by Dubois' son Daniel until after 1870. Daniel Dubois was apparently involved in the oyster industry, and during the 1850's he apparently shared the house with other families. This property continued to be owned by members of the Dubois families until 1884, but it was apparently not occupied by family members at this time and may have been rented. It was sold to Dr. Ottocur Kopetschny in 1884. It is uncertain whether he occupied the property between his acquisition of the property and the mid-1890's, but after the latter period and through 1920 it was apparently rented.

After his purchase of the Dubois homestead property in 1884, Dr. Kopetschny sold the westernmost 75 feet of this tract to David Clark and a house, which still stands, was constructed on this property. It is not known if Clark occupied the house prior to the mid-1890's, but after the latter period it was apparently rented.

The land records indicate that there was a well located in the western portion of the Daniel Dubois tract. The well site would be within the portion of the property acquired by David Clark in 1884.

The property west of the Dubois homestead property, which had been owned and occupied by John and Charity Lambert, Richard Dubois Jr.'s daughter and son-in-law continued to be owned by members of the Dubois family until 1859. After a subsequent period of ownership by several individuals, who may have occupied the property for short periods, it was purchased by Henry Laforge in 1869, and members of the Laforge Family continued to occupy the property until at least 1915. A second domestic structure was constructed on this property, near the shoreline, prior to 1874 and the house that stands within the Park boundaries may represent a later alteration of this structure. Members of the Laforge family were apparently also participants in the oyster industry, but in 1880, Henry Laforge was apparently involved in the operation of a summer resort and it is possible that the building constructed near the shoreline was rented for this purpose.

The shoreline property located immediately east of Page Avenue was originally the site a commercial structure constructed during the 1850's by James Butler. It was subsequently acquired first by a member of the Dubois family and then by Daniel Mahen, a lawyer, who resided on the property during the early 1870's. It subsequently was owned by several individuals, but was apparently occupied by tenants until 1903. Following the development of the Raritan Bay shore for recreational purposes during the turn-of-the century period, this property was acquired in the latter year by Charles Stark, who operated a hotel here which also served as his residence. The hotel continued to operate ~~operated~~ during the

Table 3 Conference House Park - Summary of 19th Century Structures

No.	Name	Date Built	Date Demolished	1898 Outbuildings	1911 Outbuildings	Visible Deposits
1.	Biddle House	ca. 1850	Standing	Barn north of house	Same	
2	Rutan/Felch	ca. 1850	Standing	2 outbuildings at northeast portion of property Barn on beach/pier	Same with additional outbuilding in northeast	Midden
2a	James Rutan House (?) on Rutan/Felch property	ca. 1850	Prior to 1859			
2b.	Rutan/Felch 2nd house	1887-1898	After 1951			
3.	Wood/Leven	After 1834	Standing	Rear of house	Same	Midden
3a.	Wood/Leven 2nd house	1834-1849	1937-1951			
4.	Rutan shipyard chandlery	ca. 1850	1937-1951			Foundation, 2 features, midden
4a.	Rutan shipyard building	ca. 1850	After 1917	2 additional buildings	2 small sheds, probably the same as in 1898	
5.	Apka Ward House	ca. 1820s	1907-1911(?)	4 outbuildings on northeast portion of property	same (also shown in 1917)	Foundation, 2 features
6.	Caleb Ward Jr.	1810-1820	1887-1898(?)			
6a.	Cole/Decker	ca. 1862	After 1924	1 outbuilding northeast portion of property, 2 outbuildings on shore	3 outbuildings northeast portion of property, 2 buildings (shops) on shore	Foundation cistern
6b.	Cole/Decker #2	1887-1898	After 1924	Outbuildings to south	Extension and small outbuilding to west	

Table 3 Conference House Park - Summary of 19th Century Structures

No.	Name	Date Built	Date Demolished	1898 Outbuildings	1911 Outbuildings	Visible Deposits
7.	Appleby/Acker	After 1868	After 1924			
8.	Richard/Daniel Dubois	Before 1820	Standing	North of house	Small outbuilding northwest of house	Well noted in deed
9.	Clark	ca. 1883	Standing	Northwest corner of property	Same	
10.	La Forge southern house	1859-1874	Standing		Small outbuilding northeast of house	Well noted in deed
11.	Butler Shop/Hotel site	1853-1859	After 1937	Northeast of main building	Extension and outbuilding northeast of hotel, Outbuildings southeast of hotel	Site disturbed

first two decades of the 20th century. This site appears to have been severely disturbed.

Table 3 presents a listing of the structures built during the 19th century within the Park boundaries, their dates of construction and demolition, the associated outbuildings as shown on the 1898 and 1911 maps, and the visible remains of foundations, features and deposits.

With the exception of those discussed above, there were no 19th century domestic or commercial structures within the Park. The only early 20th century structures were a few bungalows located within the block bounded by Billop and Surf Avenues and Brighton and Chelsea Streets. The sites of other early 20th century recreational facilities along the Raritan Bay shoreline have been subjected to erosion and are now south of the high tide line.

The history of the various properties discussed above, from the late 17th century through the beginning of the 20th century, reflect the transition of southwestern Staten Island from a rural agrarian economy dominated by large landowners to a suburban economy with a commercial and industrial economic base and with increased ties to the New York City market.

Archaeological deposits which may be present on these properties would represent the material culture associated with residents representing a variety of economic, cultural and occupational strata, and could also provide data on these economic transitions. In addition, remains associated with one of the first Tottenville shipyards are present within the Park.

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FIGURES

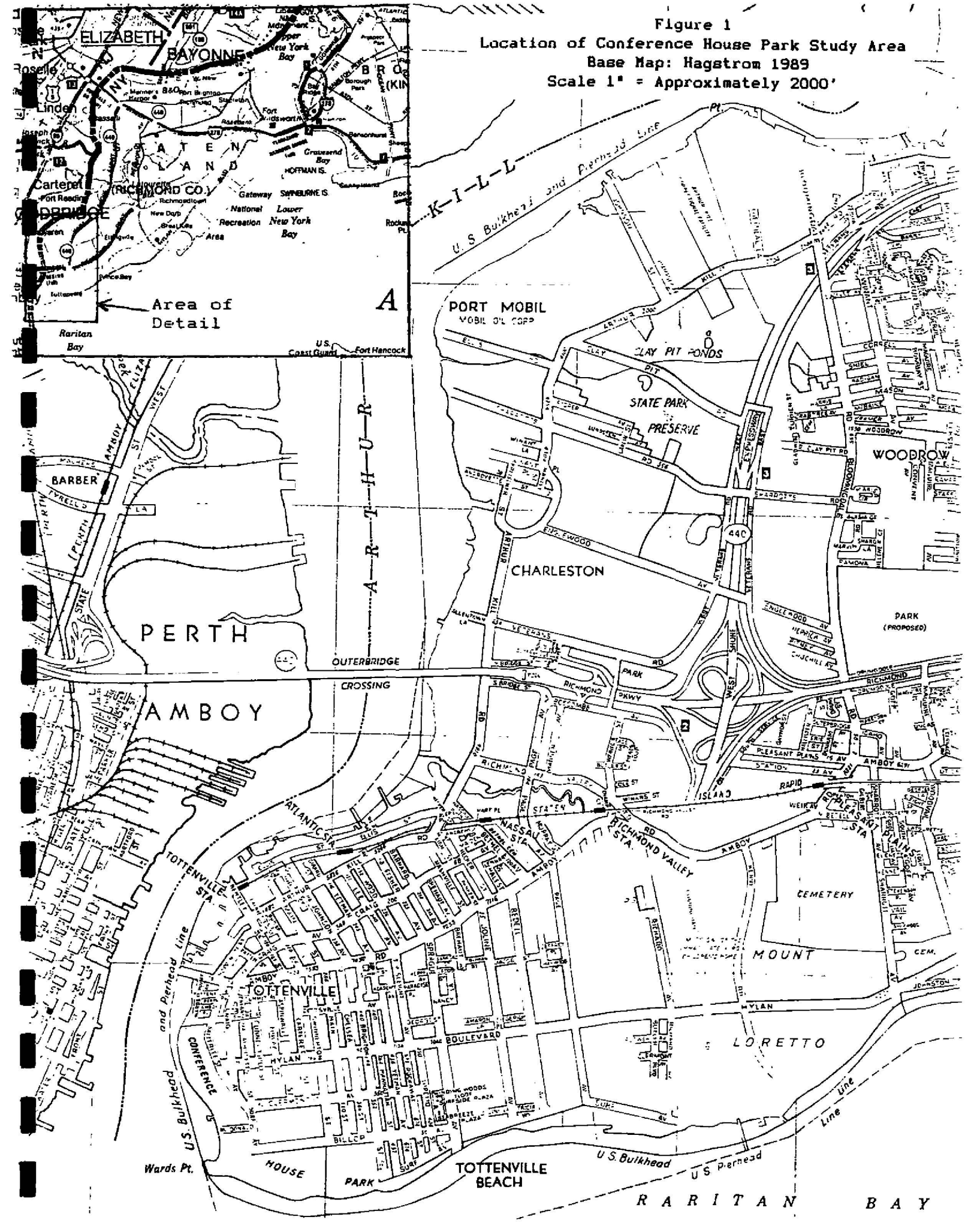
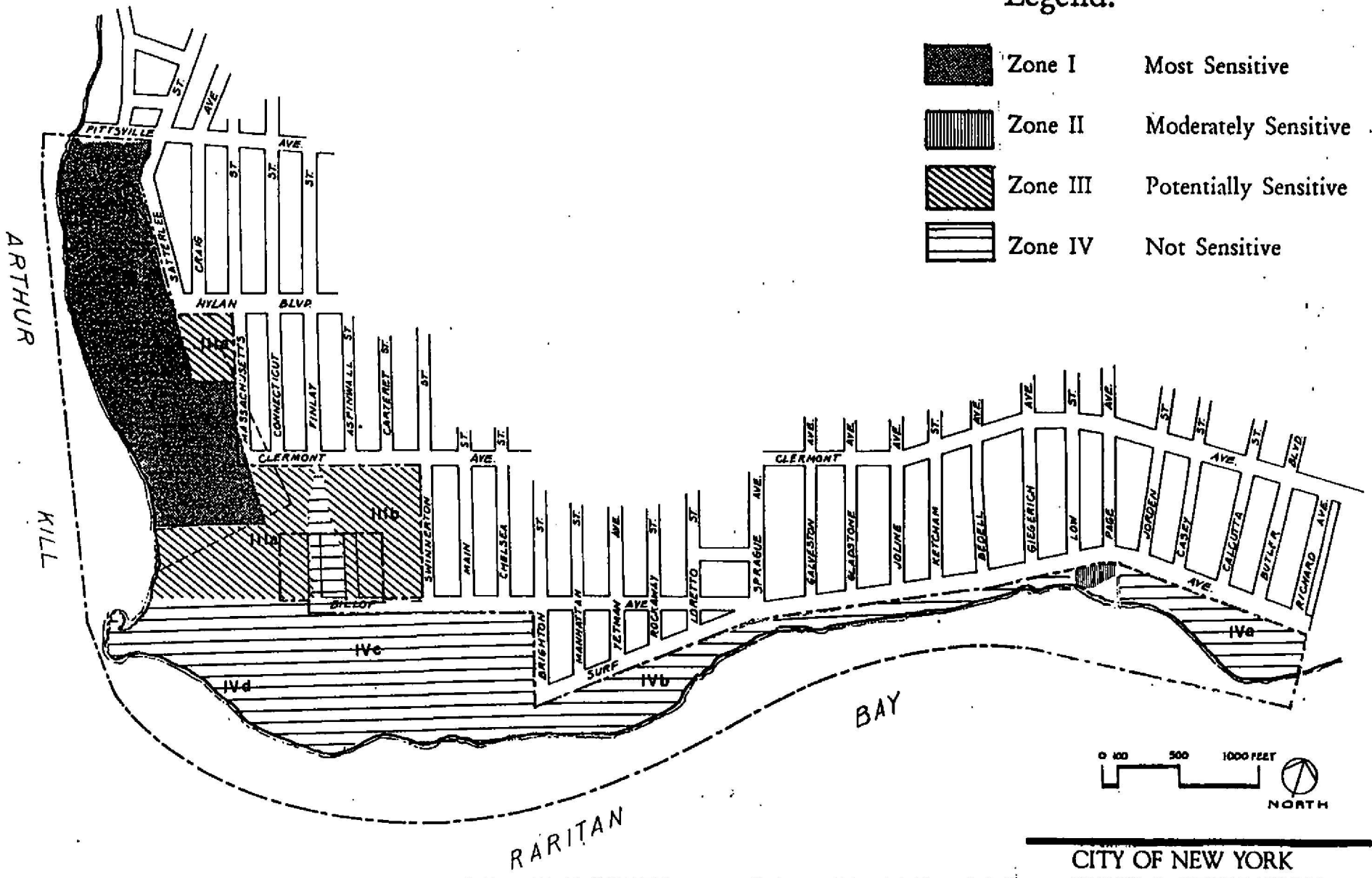


Figure 1
Location of Conference House Park Study Area
Base Map: Hagstrom 1989
Scale 1" = Approximately 2000'



ARCHAEOLOGICAL SENSITIVITY ZONES 1988

CONFERENCE HOUSE PARK

JACKSON & KIHN • SOUTH STREET DESIGN COMPANY • 1996

CITY OF NEW YORK
PARKS & RECREATION

OLMSTED CENTER
FLUSHING MEADOWS-CORONA PARK
FLUSHING, NEW YORK 11368

Contract No. R-RE-6-201 Date_____

Figure 2

MAP II - Sites Near Ward's Point.
Scale: one inch equals 200 feet.

(1) Billopp Ridge, (2) Billopp House, (3) Pits H-12, H-17, H-27, H-31, (4) Herbert Reed's finds, (5) Section of Zone 3, (6) Burials WA 1-8, AC-1, Zone 3, (7) A-S I, (8) 1960 Area Excavation (Appendix C), (9) 1967 Excavations (Appendix E)

Harrington Trenches, 1920 ▮ Buildings, 1907
Fences, 1920 ---- Pepper Trench, 1895
Area, Map III ——————

NOTE: Topographic features and some buildings are after a topographic survey of 1907; streets have been superimposed from recent street maps. See text, Section VI, and Map III for details.

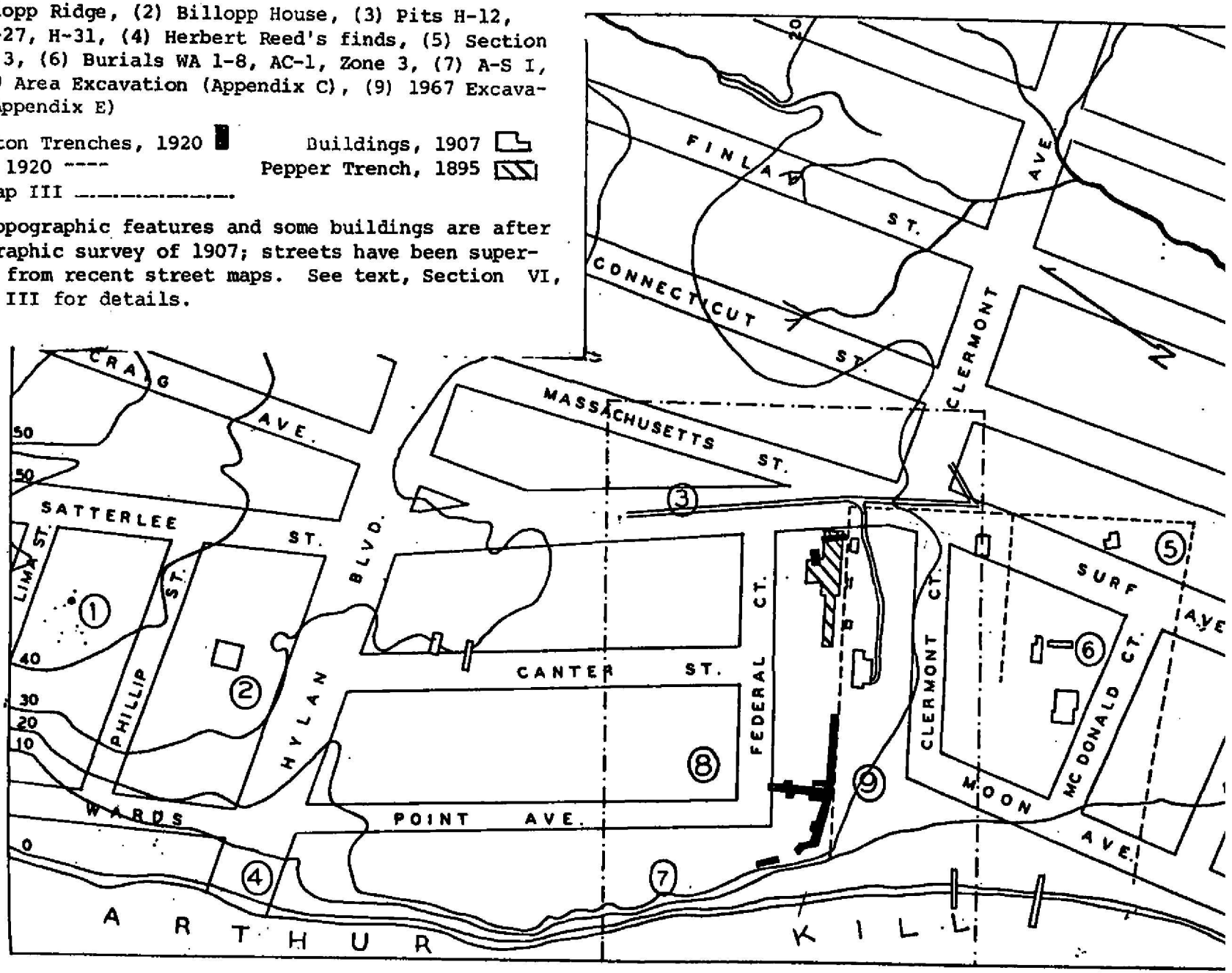


Figure 3
Reported Archaeological Excavations - Wards Point Area
Source: Jacobson 1980:7

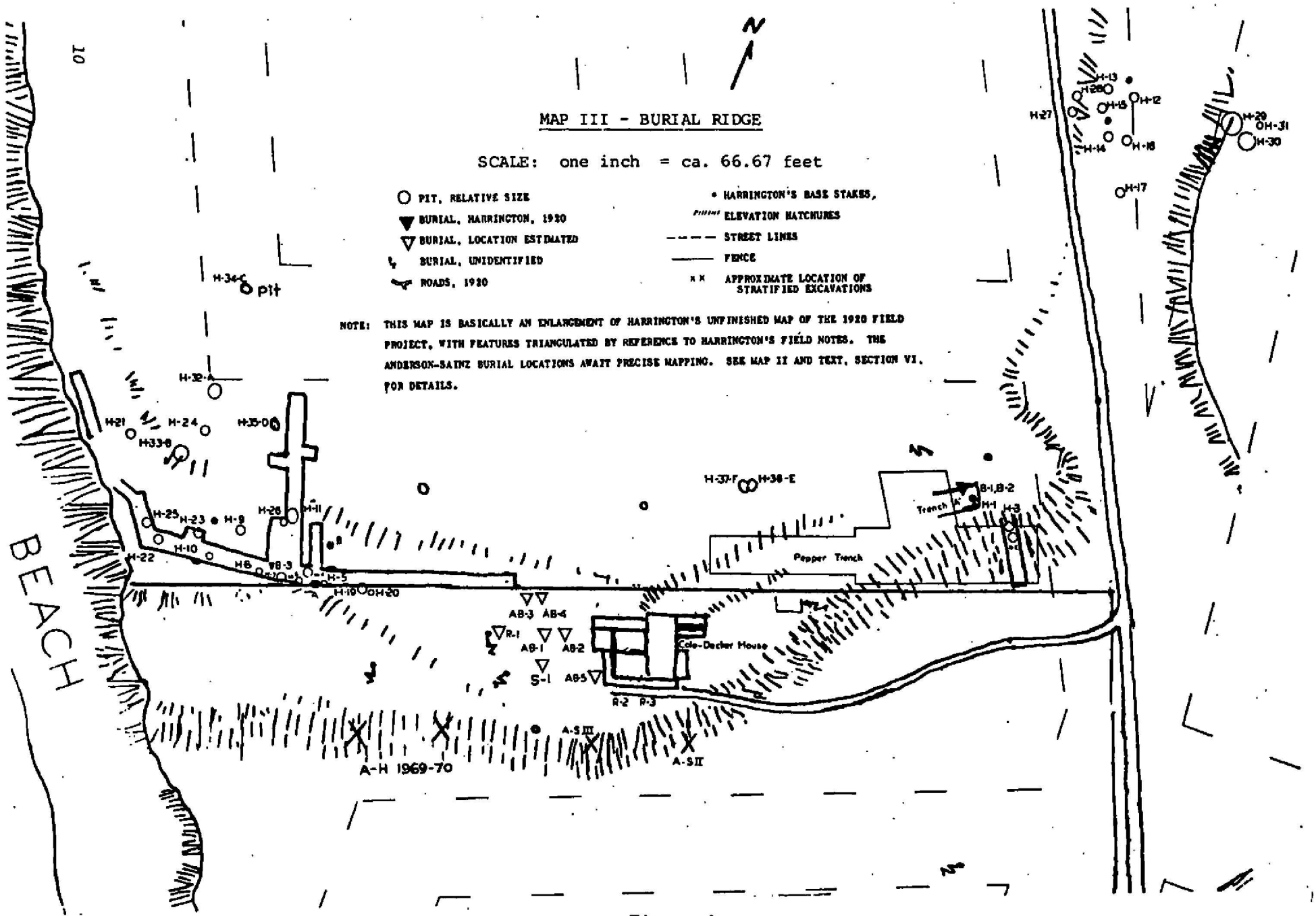


Figure 4
Reported Excavations, Burials and Other Features - Burial Ridge
Source: Jacobsen 1980:10

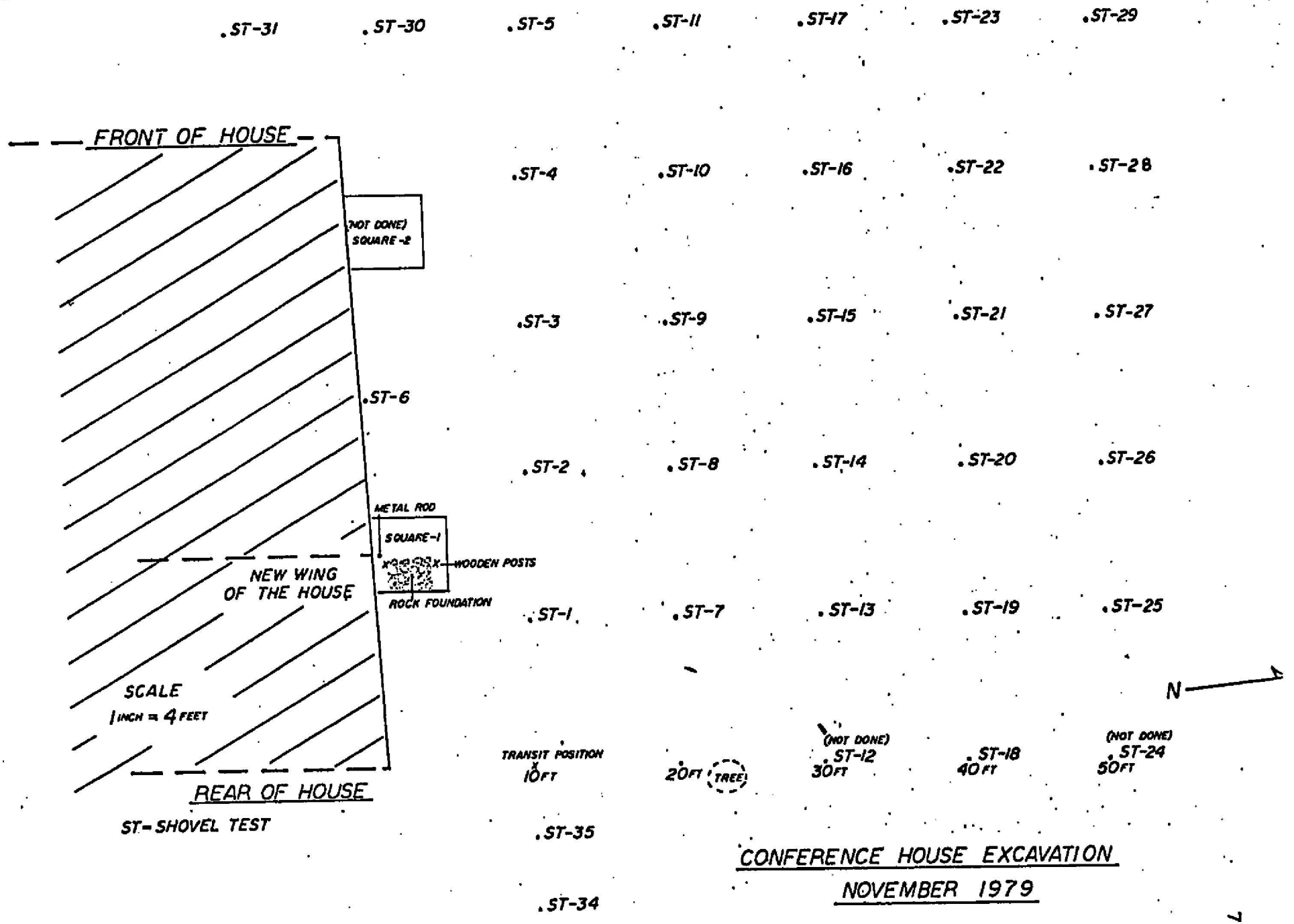


Figure 5
Location of 1979 Shovel Tests - Conference House Property
Source: Zavin et al. 1980:162

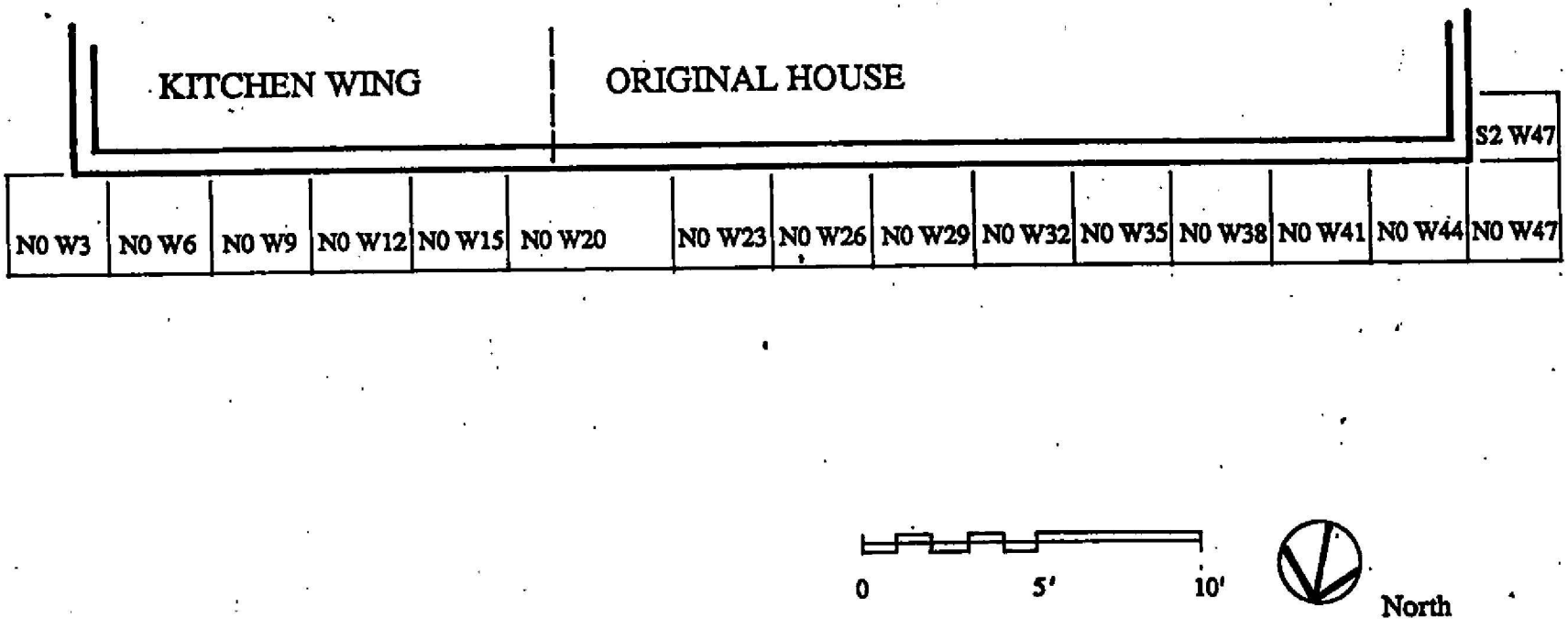


Figure 6
Location of 1980 Archaeological Excavations - Conference House
Source: Baugher et al. 1991:12

Map of Excavation Units. The exact location of all the squares with their coordinates is shown in relation to the house. Map drafted by Dan Marriott.

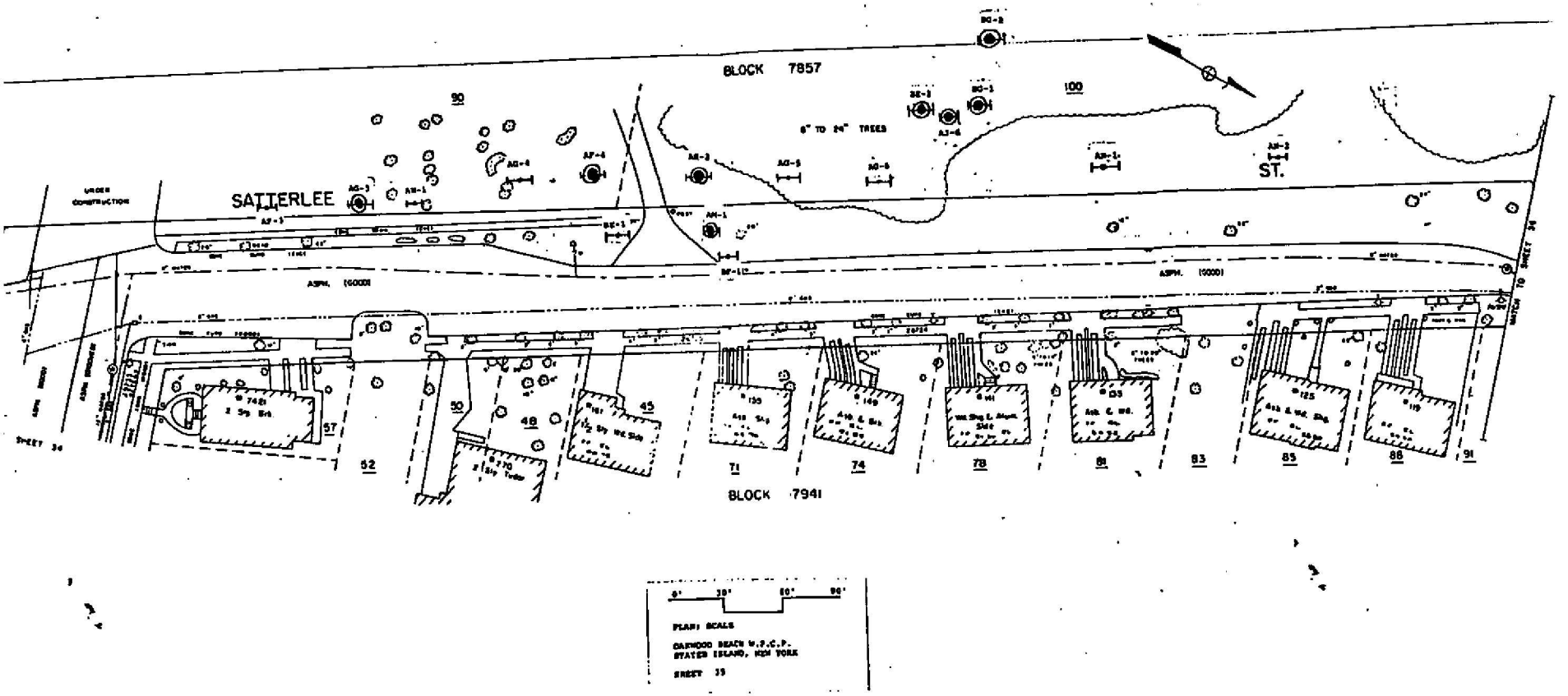


Figure 7a
Location of 1984 Oakwood Beach Shovel Tests along West Side
Satterlee Street - Hylan Boulevard to Wood/Leven Property
Source: Pickman and Yamin 1984

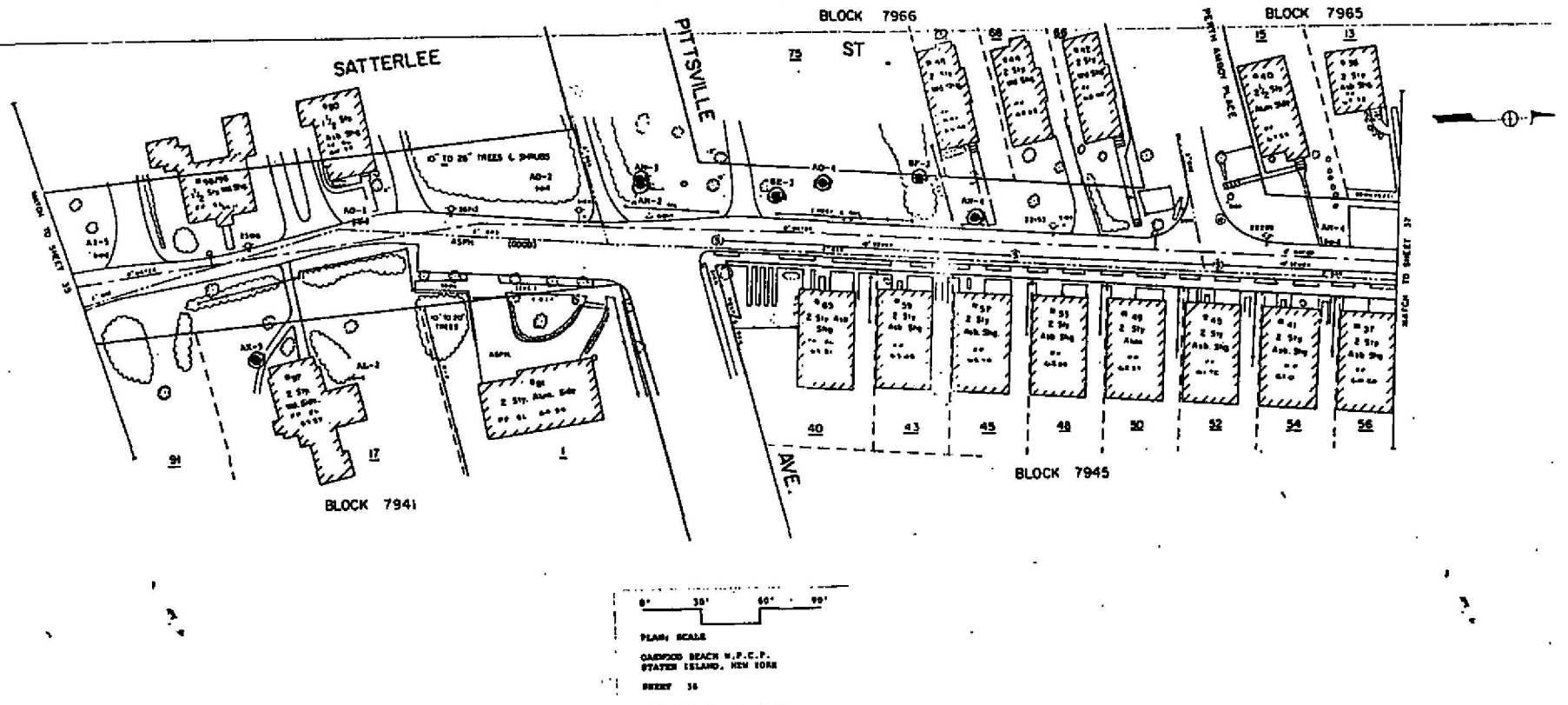


Figure 7b
Location of 1984 Oakwood Beach Shovel Tests along West Side Satterlee Street - Wood/Leven, Rutan/Felch and Billop Properties
Source: Pickman and Yamin 1984

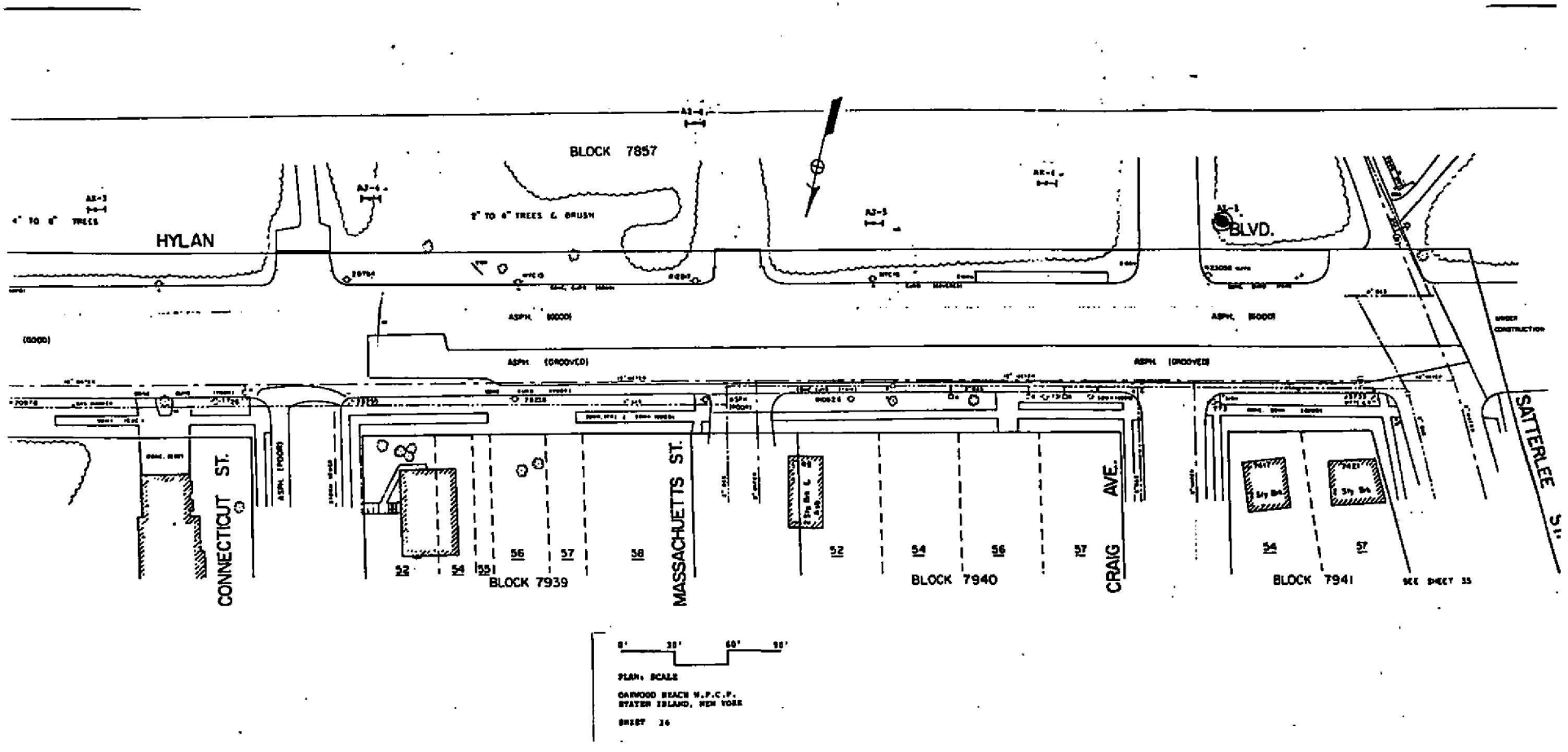


Figure 7c
Location of 1984 Oakwood Beach Shovel Tests
South Side of Hylan Boulevard
Source: Pickman and Yamin 1984

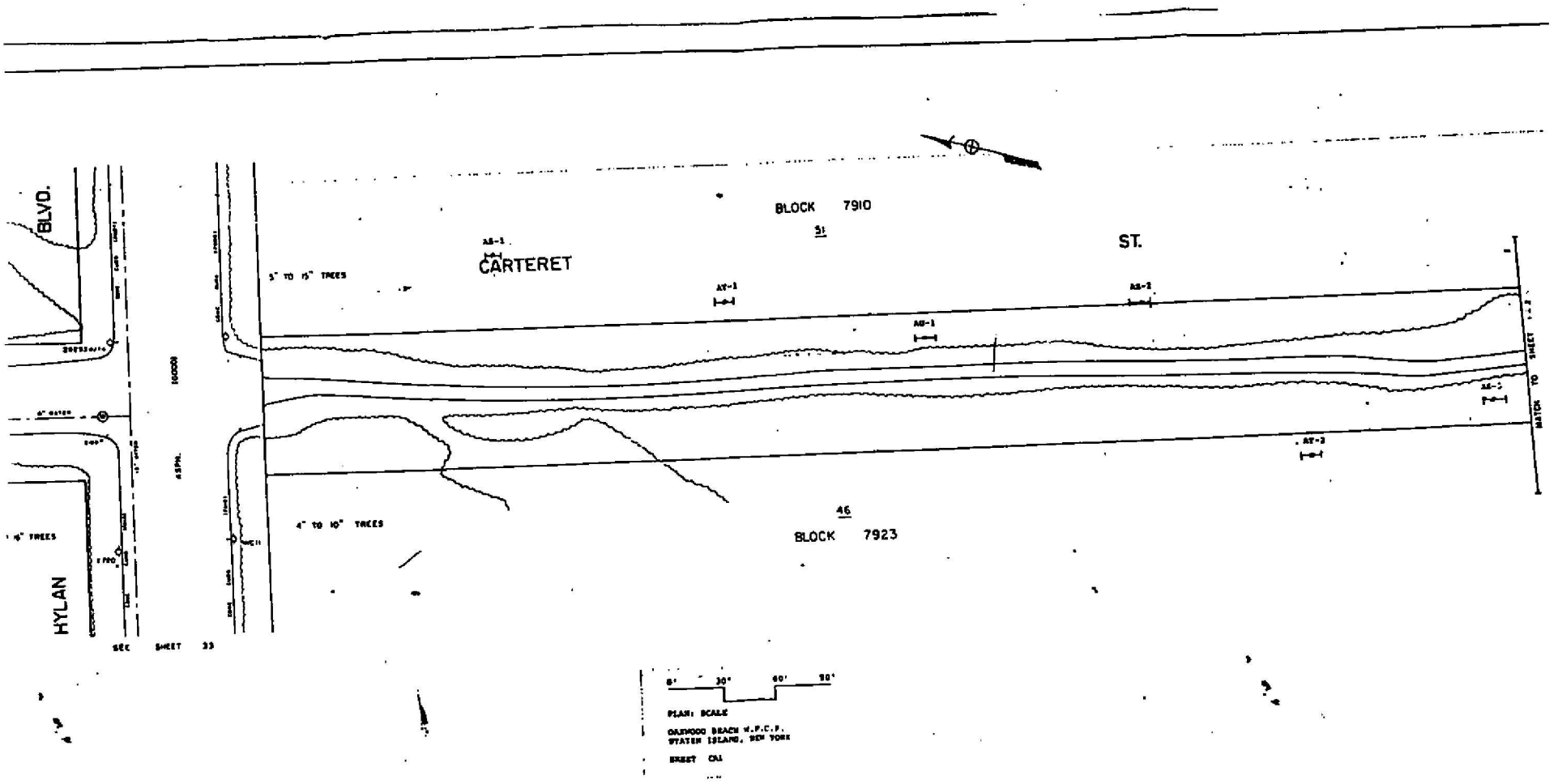


Figure 7d
Location of 1984 Oakwood Beach Shovel Tests Along Carteret Street
Source: Pickman and Yamin 1984

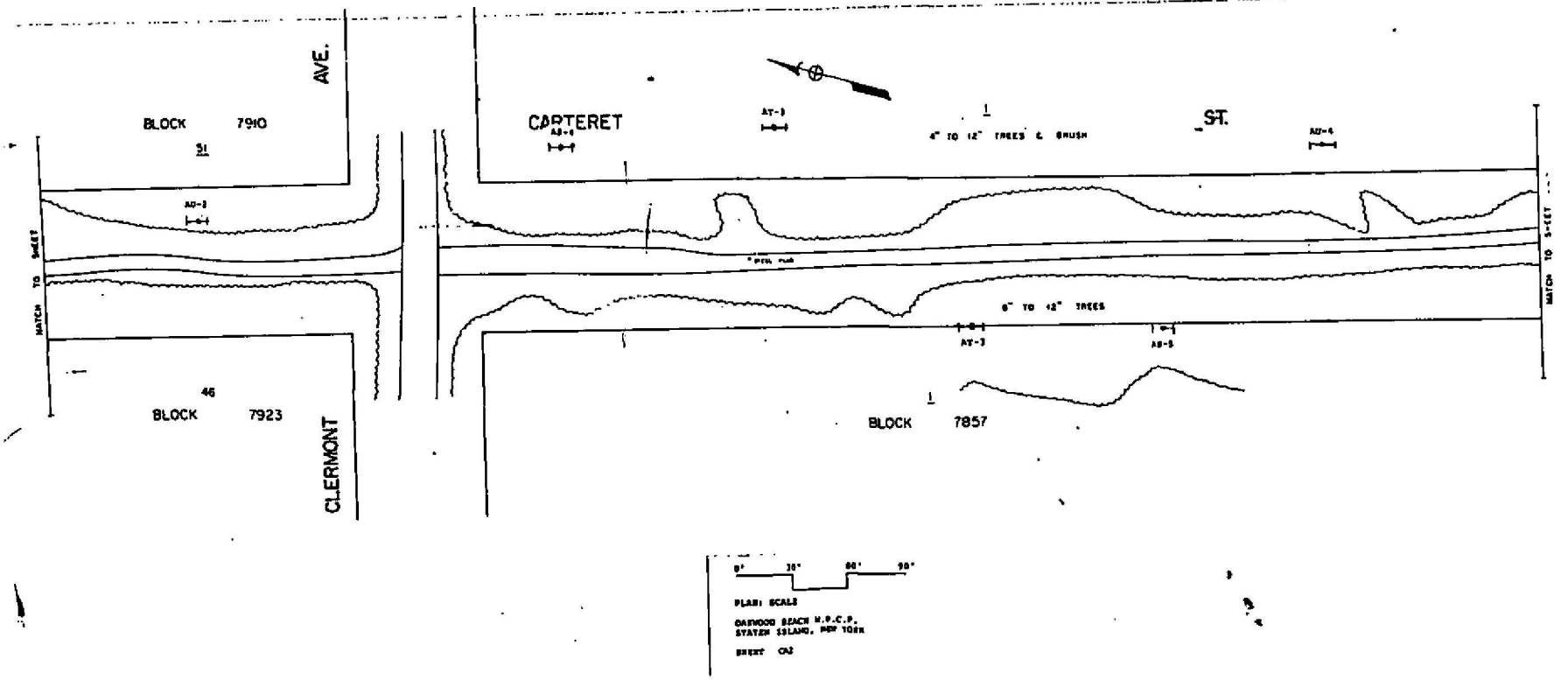


Figure 7e
Location of 1984 Oakwood Beach Shovel Tests
Along Carteret Street (continued)
Source: Pickman and Yamin 1984

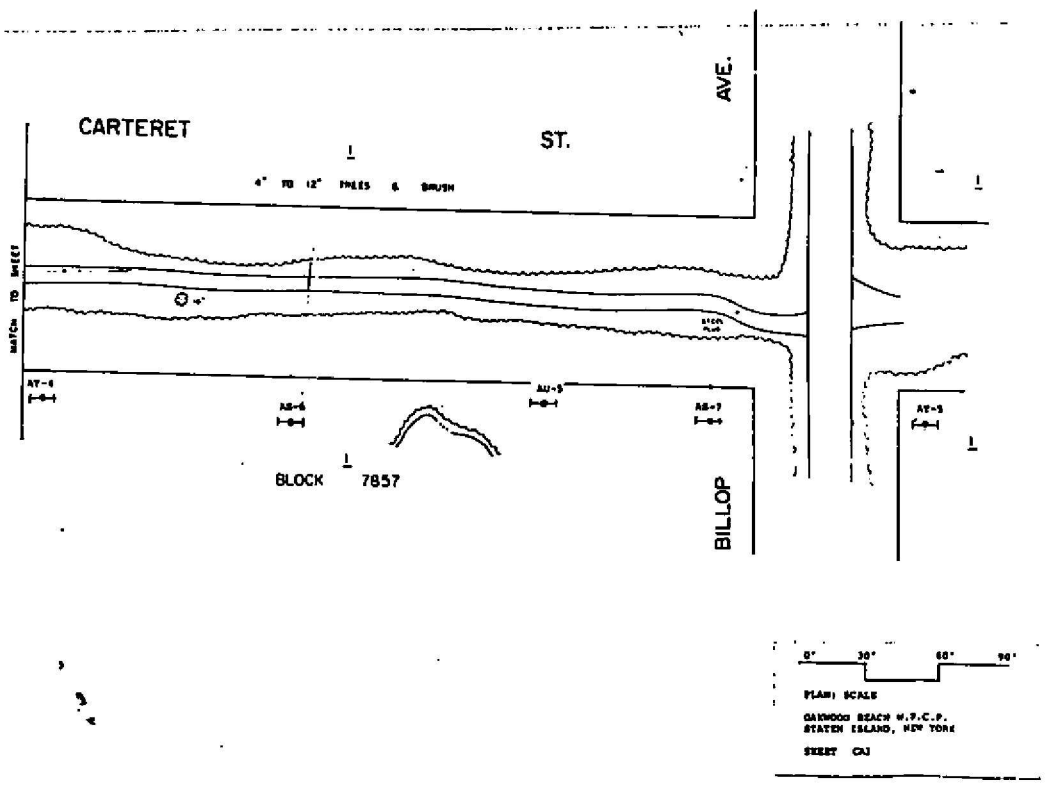
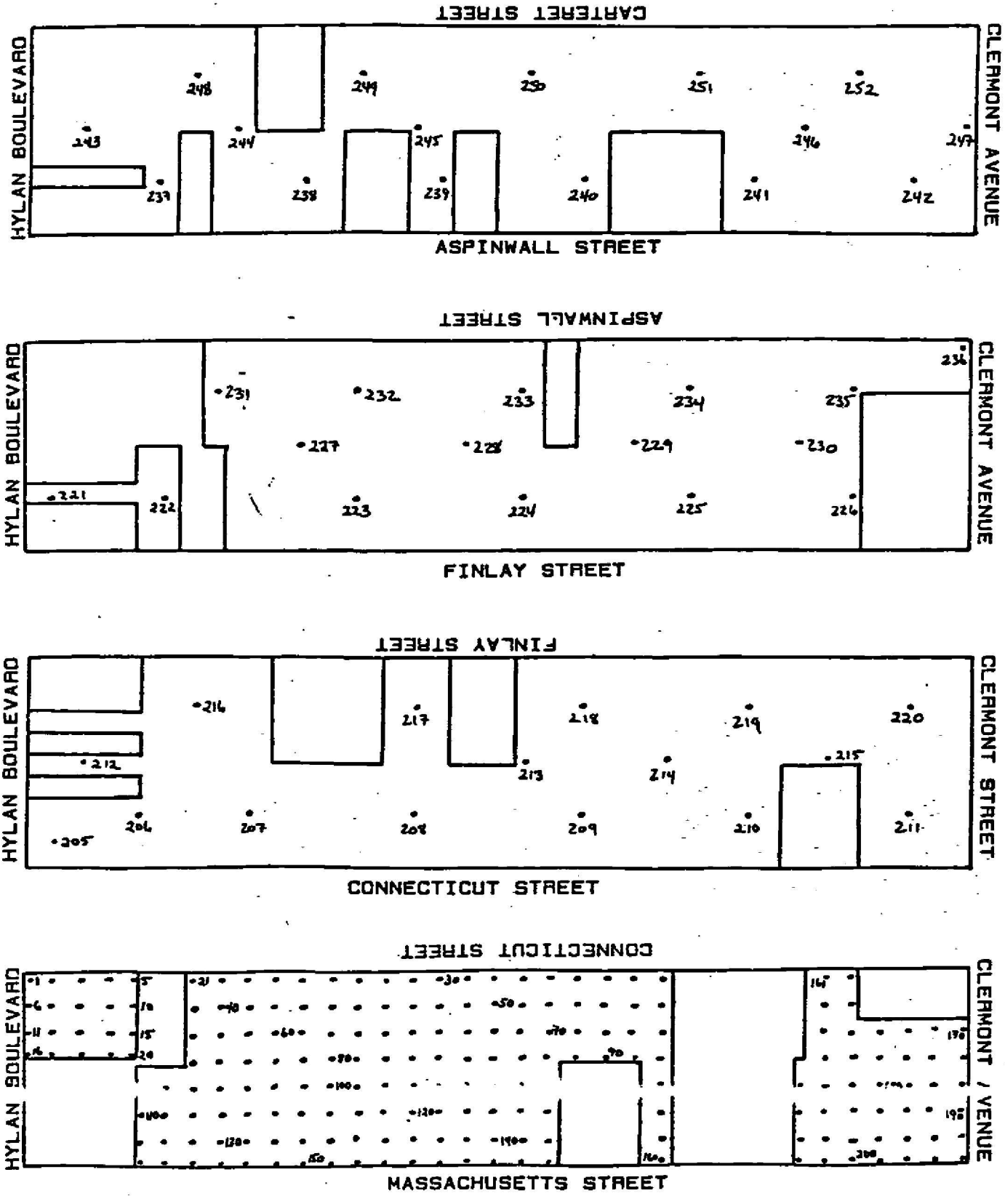


Figure 7f
Location of 1984 Oakwood Beach Shovel Tests
Along Carteret Street (continued)
Source: Pickman and Yamin 1984

Figure 8
Location of 1985 Shovel Tests East of Conference House Park
Source: Winter 1985:9



Key:

1 - Wards Point Conservation Zone (Jacobson 1980; Florance 1982)
2 - Shovel Test Finds (Pickman and Yamin 1984)
3 - Shovel Test Finds (Pickman 1988)
4 - Shovel Tests (Winters 1985)
5 - Page Avenue Sites (Anderson 1965, 1966; Kaeser 1966; Grossman 1985; Ritchie and Funk 1971)
6 - Finds along Kreischerville Beach (Anderson 1967)
7 - Port Mobil/Charleston Beach (Kraft 1977; Salwen 1968)
8 - Smoking Point (Rubertone 1974; Silver 1984)
9 - Chemical Lane/Pottery Farm (Rubertone 1974)
10 - Harik's Sandy Ground (Lavin 1980)
11 - Wort Farm (Williams 1968)
12 - Sharrott Estates (Cotz et al. 1985; Lenik 1987)
13 - Sandy Brook (Lenik 1987; Yamin and Pickman 1986a)
14 - Sites in Clay Pit Ponds State Park Preserve (Yamin and Pickman 1986b)
15 - Canada Hill (Williams 1967)
16 - "Surfside Village" Survey Finds (Roberts and Stehling 1987a)
17 - Shovel Test Finds (Pickman and Yamin 1984)
18 - Red Bank (Skinner 1909)
19 - Sharrott Avenue (Bolton 1922)
20 - Richmond Valley/Boiling Spring (The New Bulletin 1961; Leng and Davis (1930).
21 - Shovel Test Finds (Pickman 1988c)
22 - Wolfe's Pond (Skinner 1909, Bolton 1922)
23 - Shovel Test Finds (Pickman and Yamin 1984)
24 - Huguenot Avenue (Anderson 1964)
25 - Disturbed Late Woodland Site (Pickman 1992; Pickman and Boesch 1995)

Figure 9
Map of Southwestern Staten Island Showing Location of Archaeological Sites and Finds

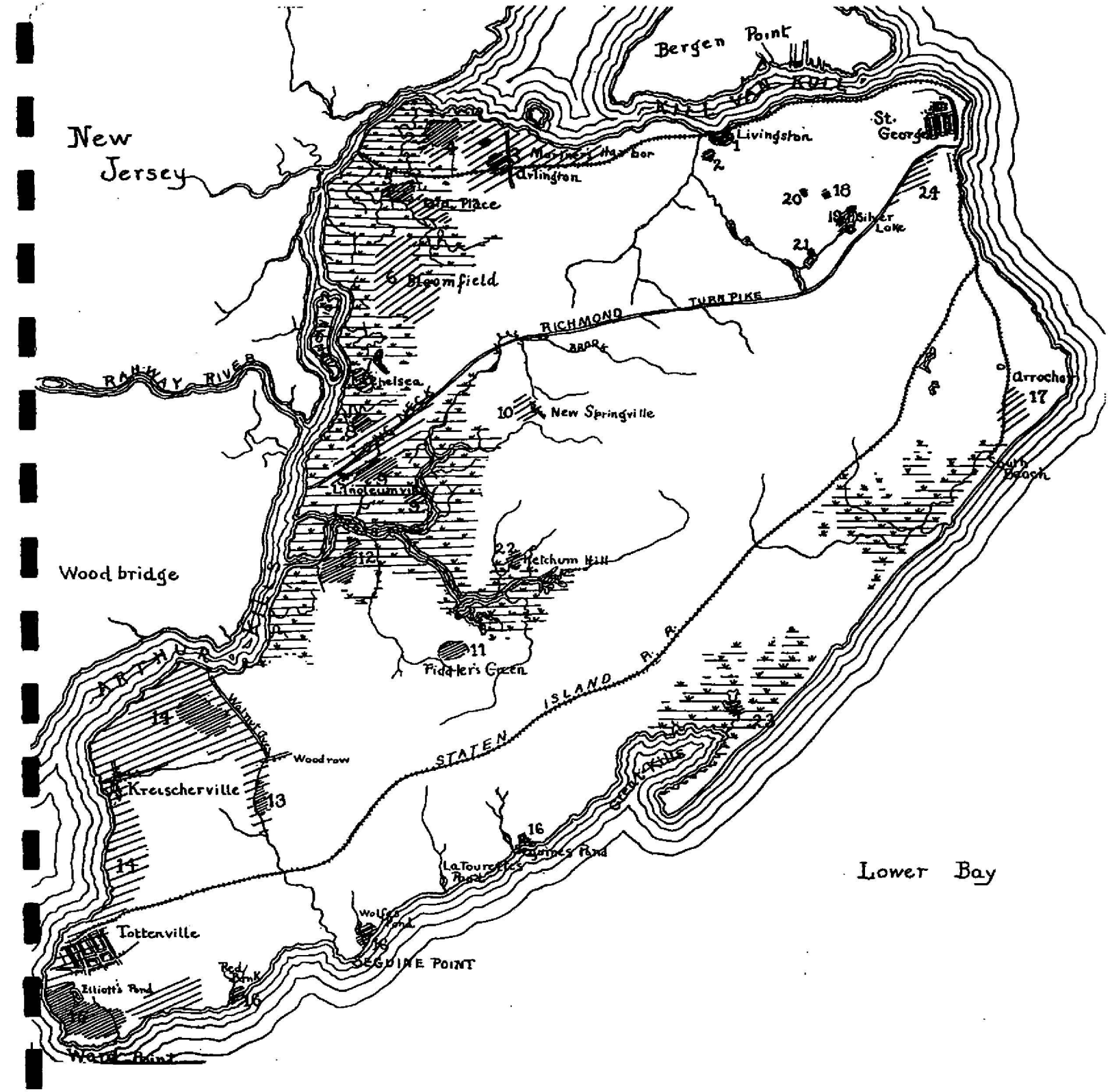


Figure 10
Staten Island Prehistoric Sites
Source: Skinner 1909, following p. 62

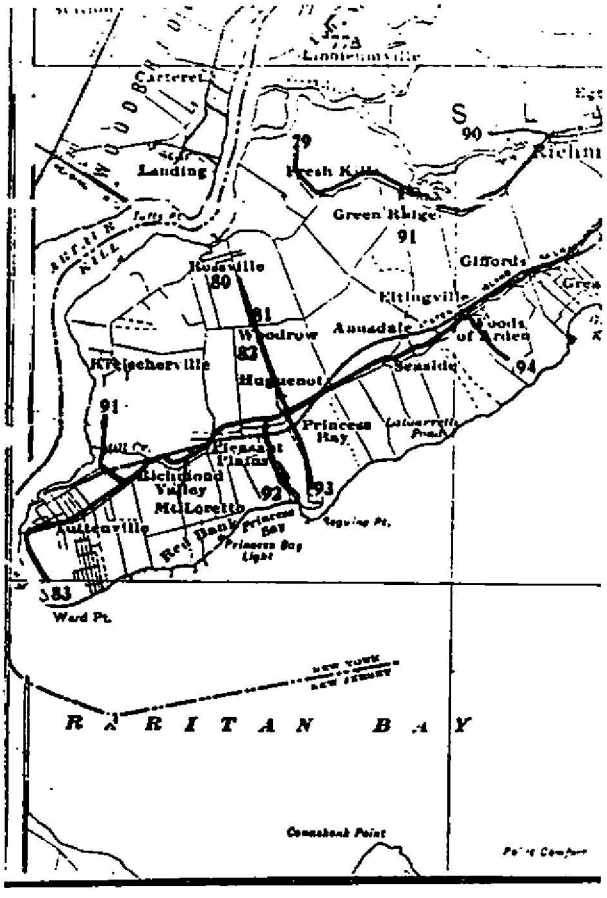


Figure 11
Source: Bolton 1922, Map # 1

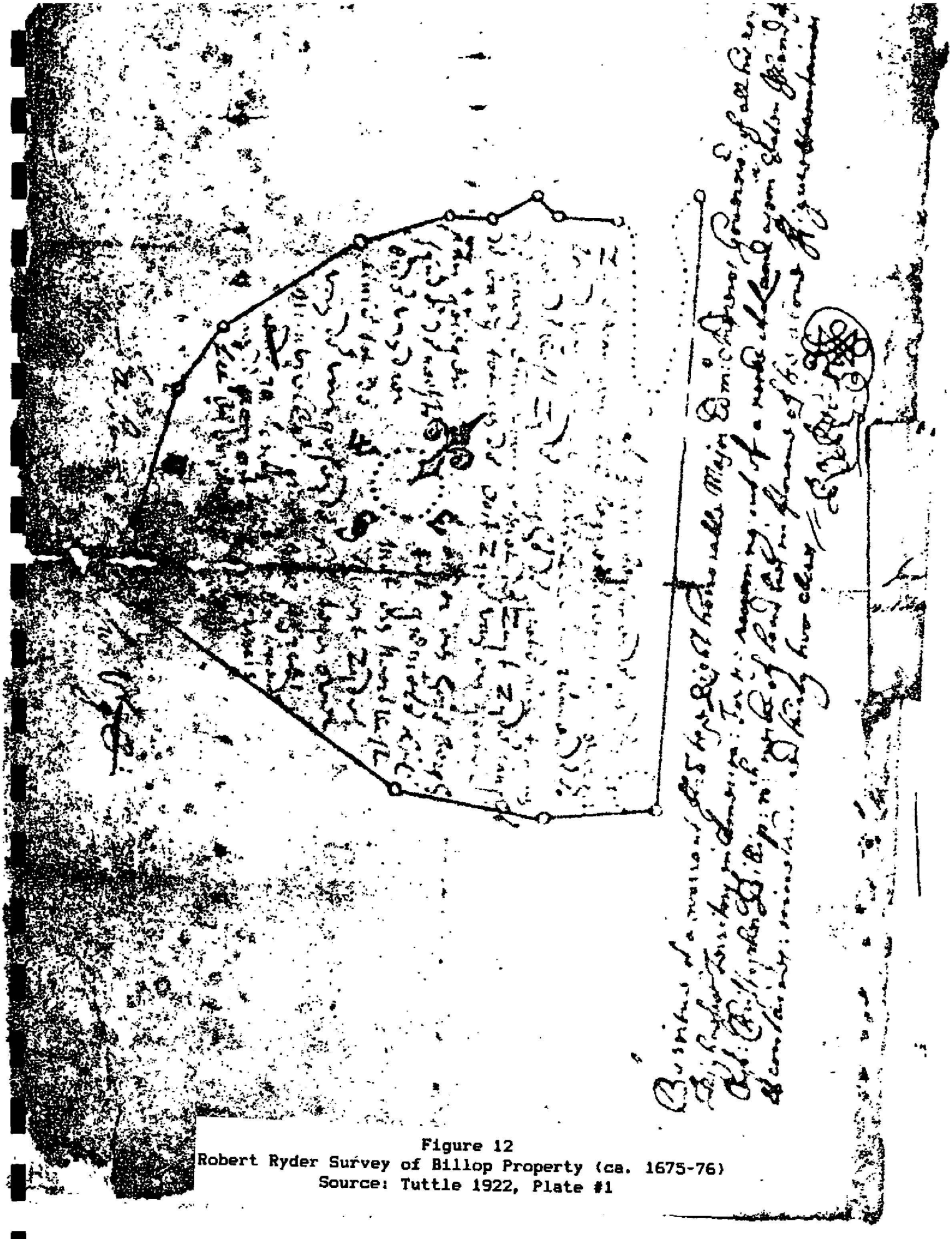


Figure 12
Robert Ryder Survey of Billop Property (ca. 1675-76)
Source: Tuttle 1922, Plate #1

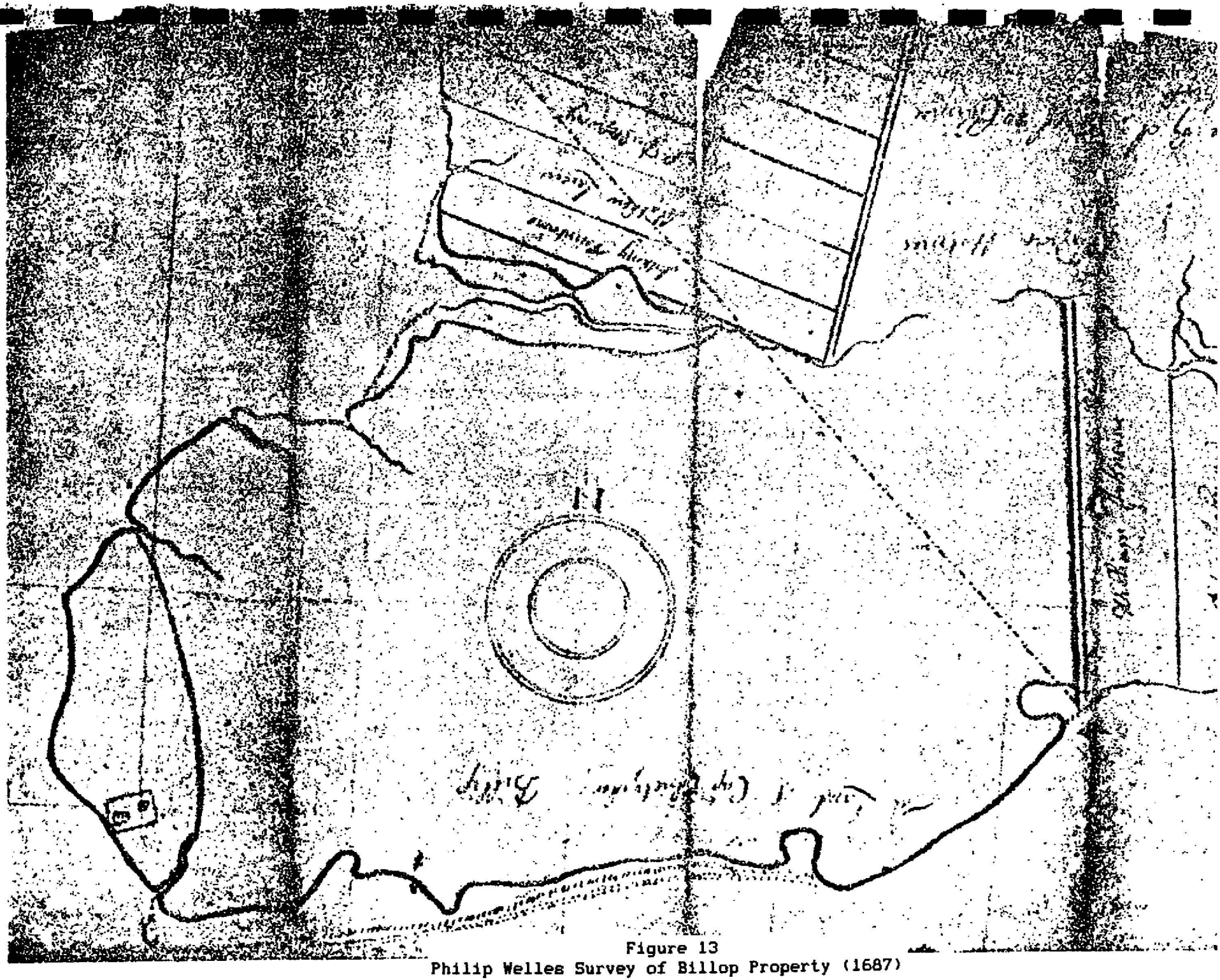


Figure 13
Philip Welles Survey of Billop Property (1687)
Source: Tuttle 1922, Plate #2

Figure 14
Map of New York and Perth Amboy Harbor
1733 London: Henry Popple
Source: Leng and Davis 1930 I:149

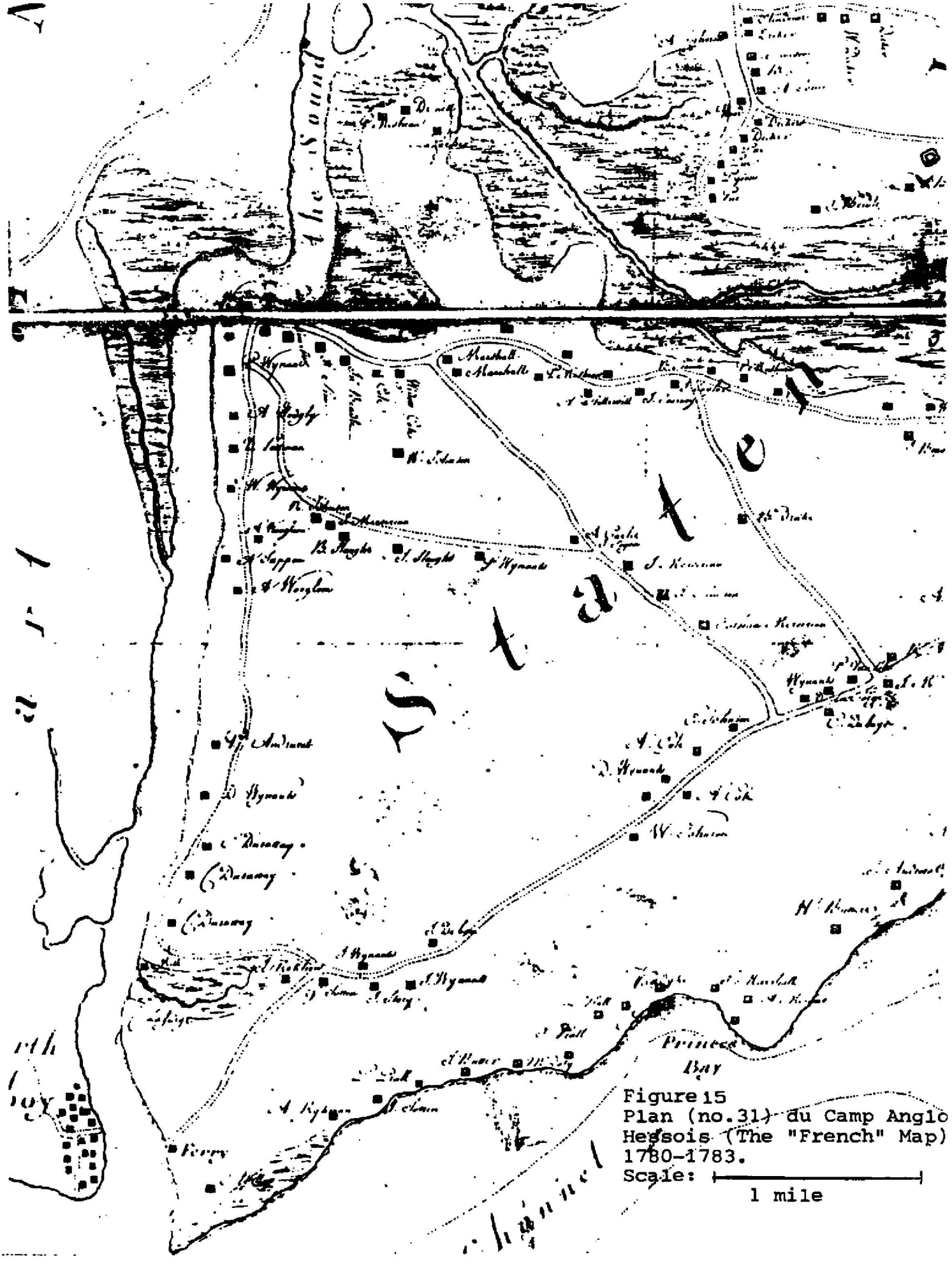


Figure 15
Plan (no.31) du Camp Anglo Hessois (The "French" Map) 1780-1783.
Scale: 1 mile

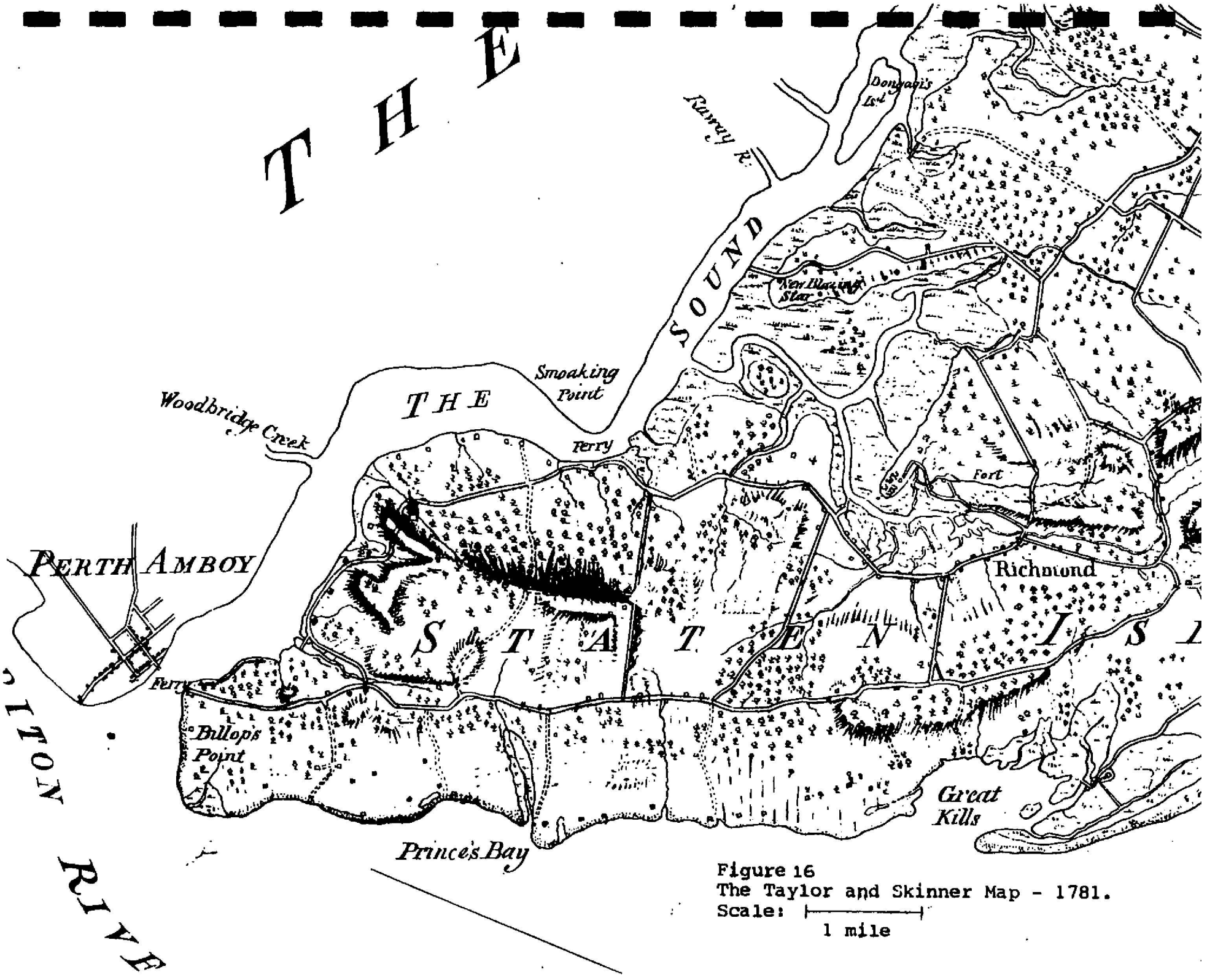


Figure 16
The Taylor and Skinner Map - 1781.
Scale: 1 mile

STATEN ISLAND

DURING THE REVOLUTION 1775 - 1783

COMPILED FROM THE FOLLOWING MAPS AND FROM OTHER SOURCES

THE TAYLOR & SKINNER MAP 1781

Original in the British Museum gives geographical features and all Roads and Houses indicated in brown.

Plan No 31 du Camp Anglo-Hessois dans Staten Island de 1780 à 1783

Original in the French War Office gives features indicated in red, names of inhabitants and following

LEGEND

[illegible]

THE HESSIAN MAP c1777

Copy in New York Public Library gives Camp Sites indicated in blue with the following original

LEGEND

a. Richmond: Headquarters of Col. Von Lossberg Capt. Selig with 100 men
b. Amboy Ferry: Col Von Wurmb with 2 Companies.
c. Rocky Ground: Maj Von Wurmb with 2 Companies.
d. Capt. Waldenberg with 1 Company.
e. Old Blazing Star, Lt. Col. Von Schuler with 2 Companies.
f. New Blazing Star: Col Von Donop with 3 Companies.
g. Spencer's Farm Capt. Scher with 1 Company.
h. Elizabeth Town Ferry Col Dieshausen with 3 Companies.
i. Morning Star: Lt. Col. Von Lengerke with 2 Companies.
k. Deckers Ferry: Col Schreiber with 2 Companies.
l. Maj. Lorenstein with 2 Companies.
m. New York: Col. Dalrymple with 200 Englishmen

THE NAMES [illegible]

Figure 17
Source: McMillen 1933

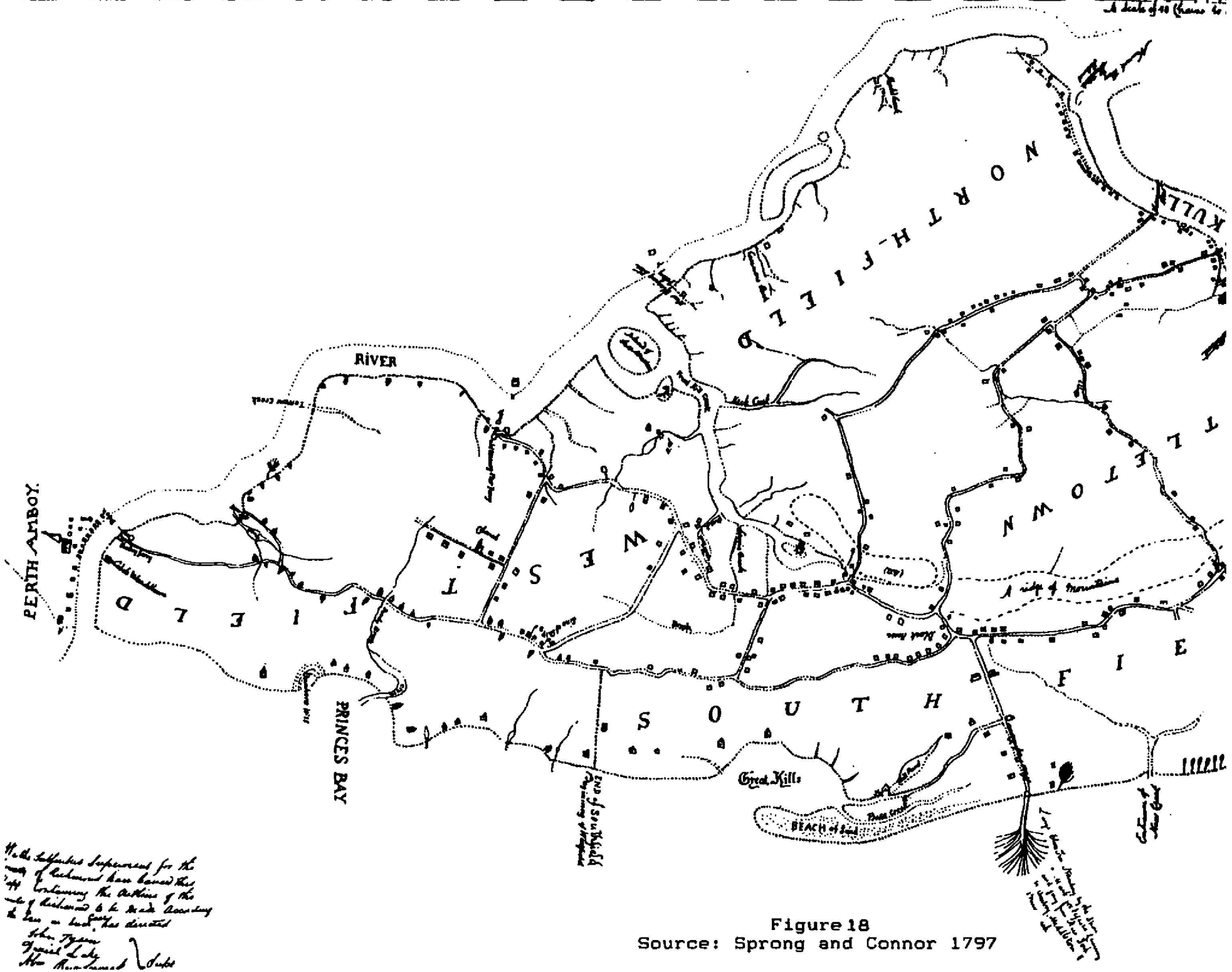


Figure 18
Source: Sprong and Connor 1797

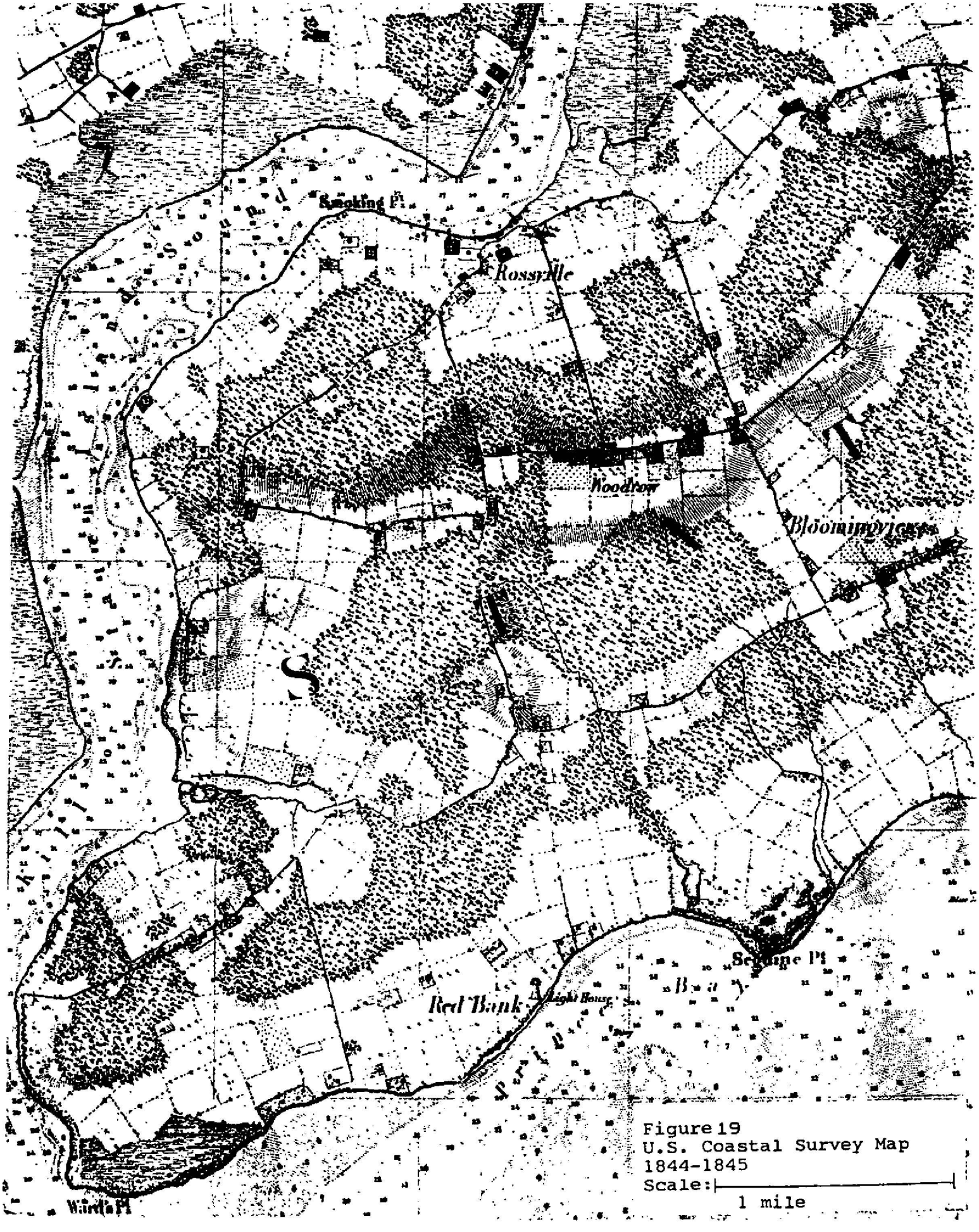


Figure 19
U.S. Coastal Survey Map
1844-1845
Scale: 1 mile

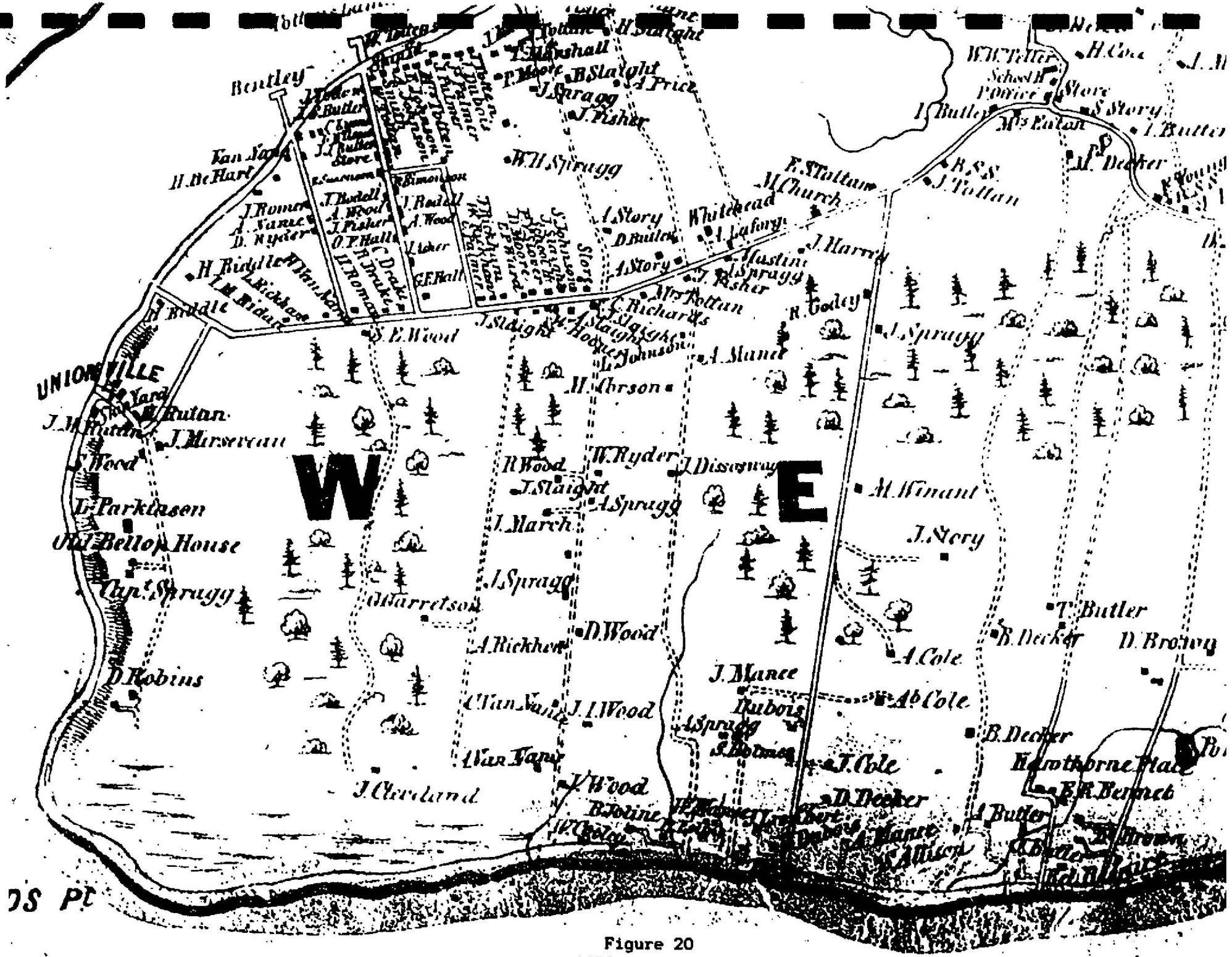


Figure 20
1850 Dripps Map
Scale: 1" = Approximately 1000'

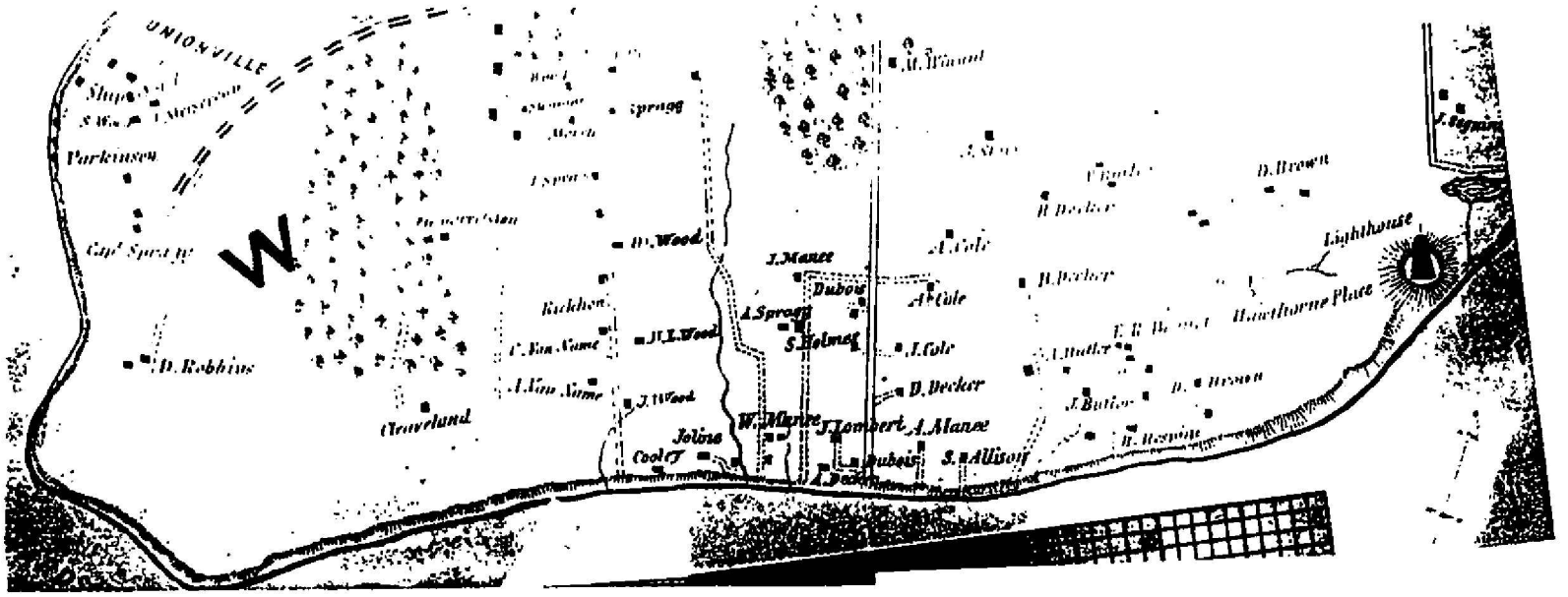


Figure 21
1853 Butler Map
Original Scale: 1" = ca. 1150'

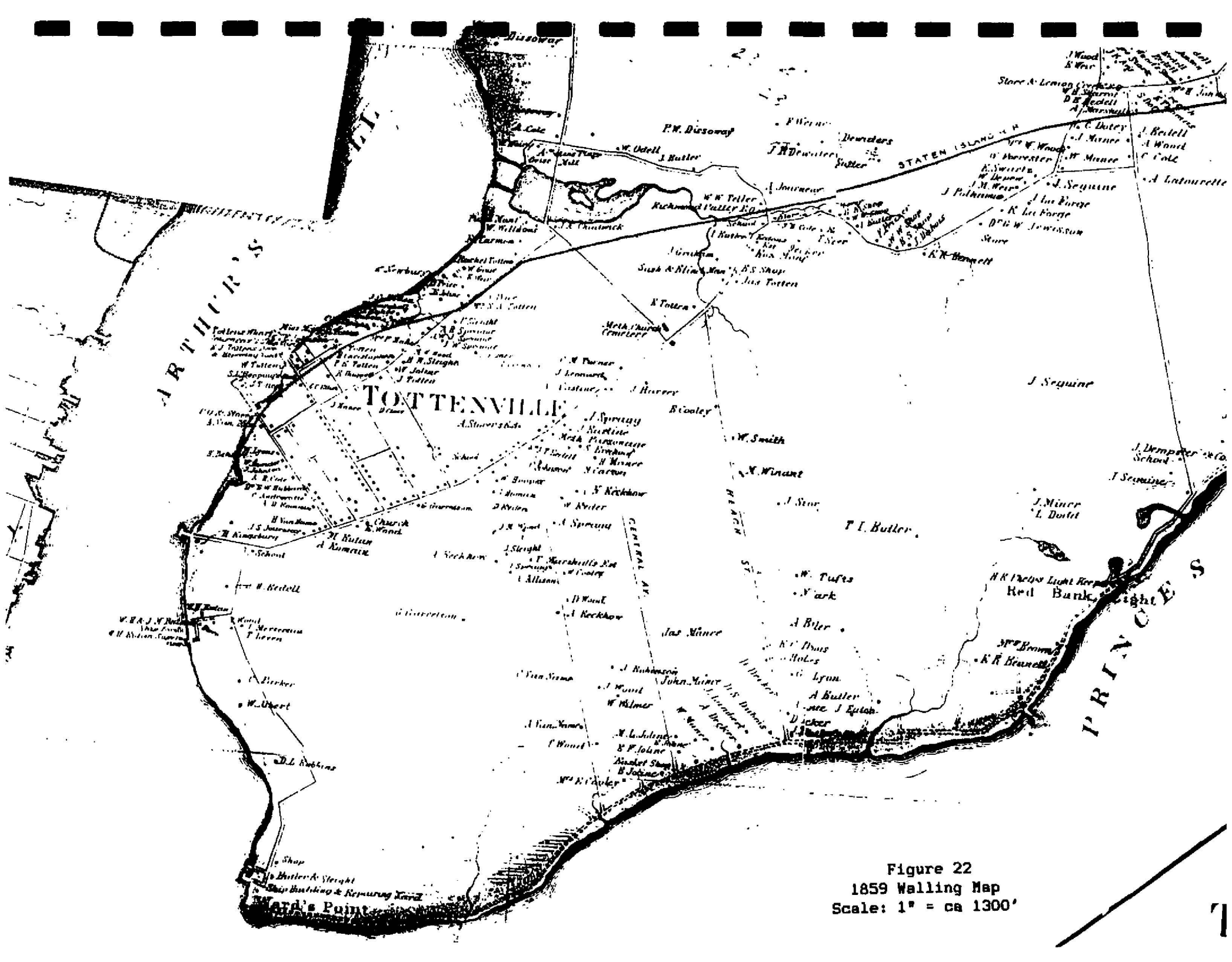
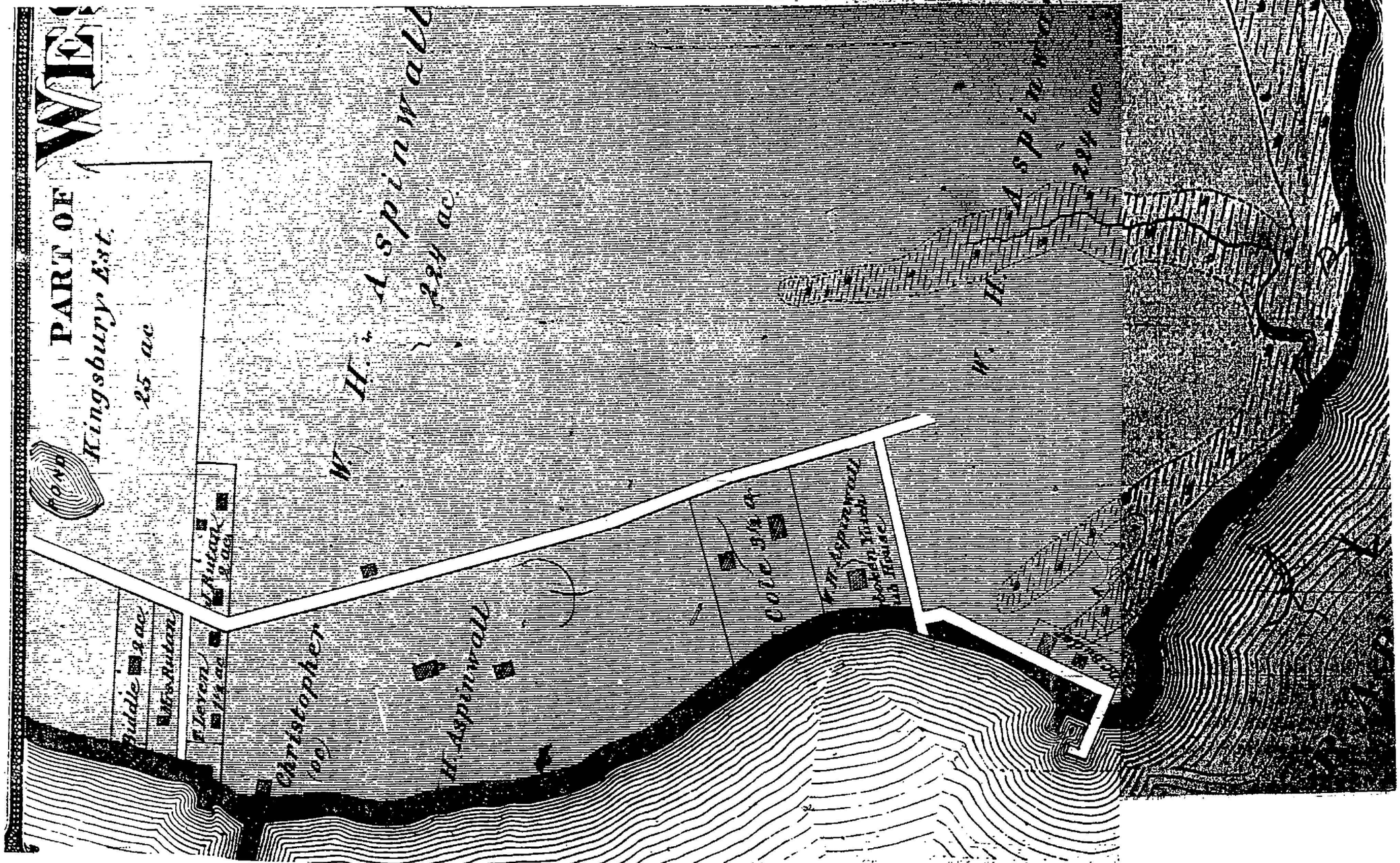


Figure 22
1859 Walling Map
Scale: 1" = ca 1300'

Figure 23a
1874 Beers Atlas: Section 31a
Arthur Kill Shoreline Area and Western Portion of
Raritan Bay Shoreline
Scale: 1" = Approximately 325 feet


GARRETSON AVE.
PART OF
Kingsbury, Est.
25 ac.
Aspinwall
24 ac.
W. H.
Christopher
Aspinwall
Dale
Ruin
Ruin
Ruin

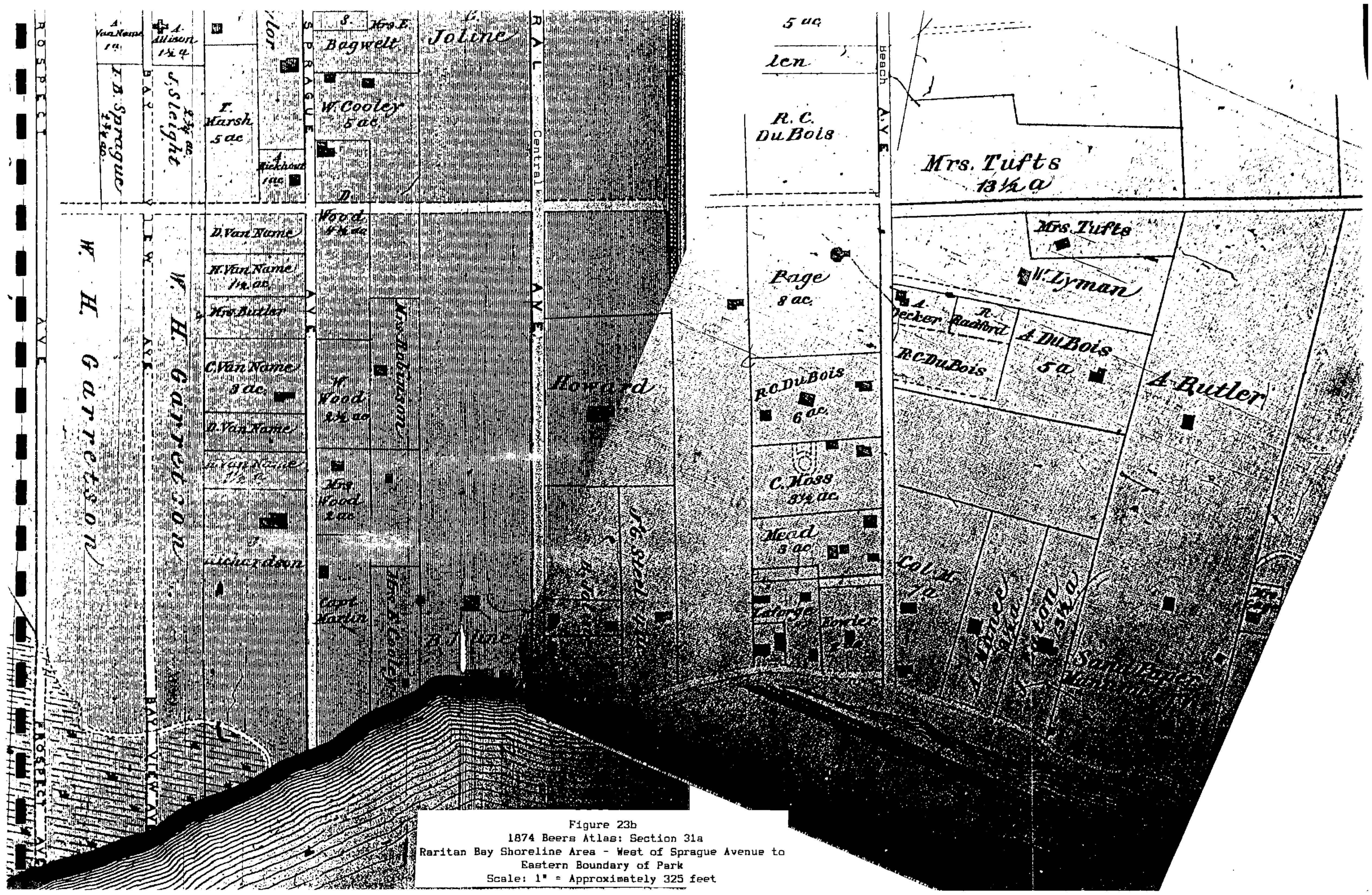
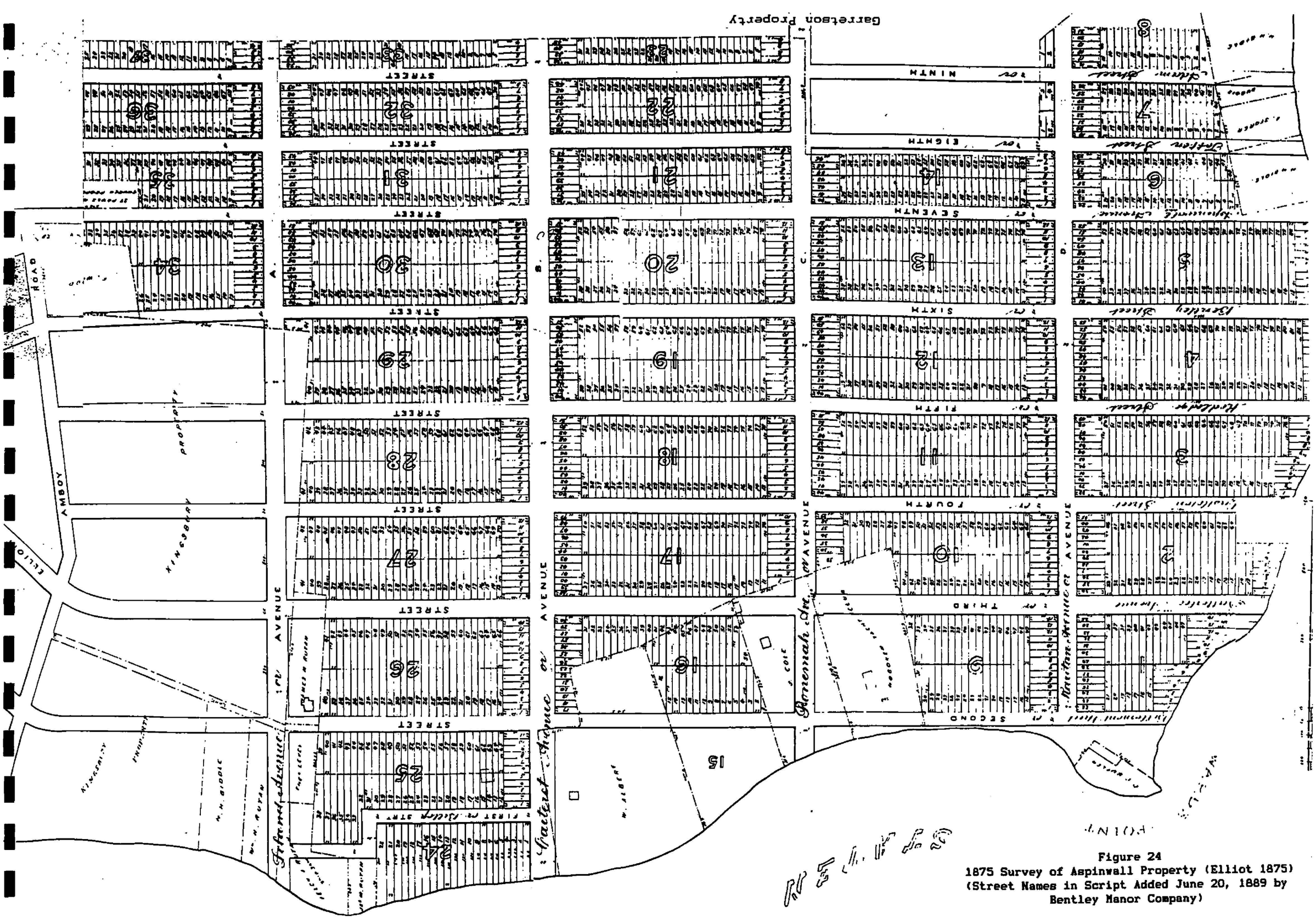


Figure 23b
1874 Beers Atlas: Section 31a
Raritan Bay Shoreline Area - West of Sprague Avenue to Eastern Boundary of Park
Scale: 1" = Approximately 325 feet


Garretson Property
NINTH
EIGHTH
SEVENTH
SIXTH
FIFTH
FOURTH
THIRD
SECOND
FIRST
STREET
AVENUE
AMBOY
ROAD
Kingsbury
Prospect Avenue
Kennedy Street
Hartley Street
Hartley Place
Atlantic Avenue
Pacific Avenue
Ocean Avenue
Point
20
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
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62
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64
65
66
67
68

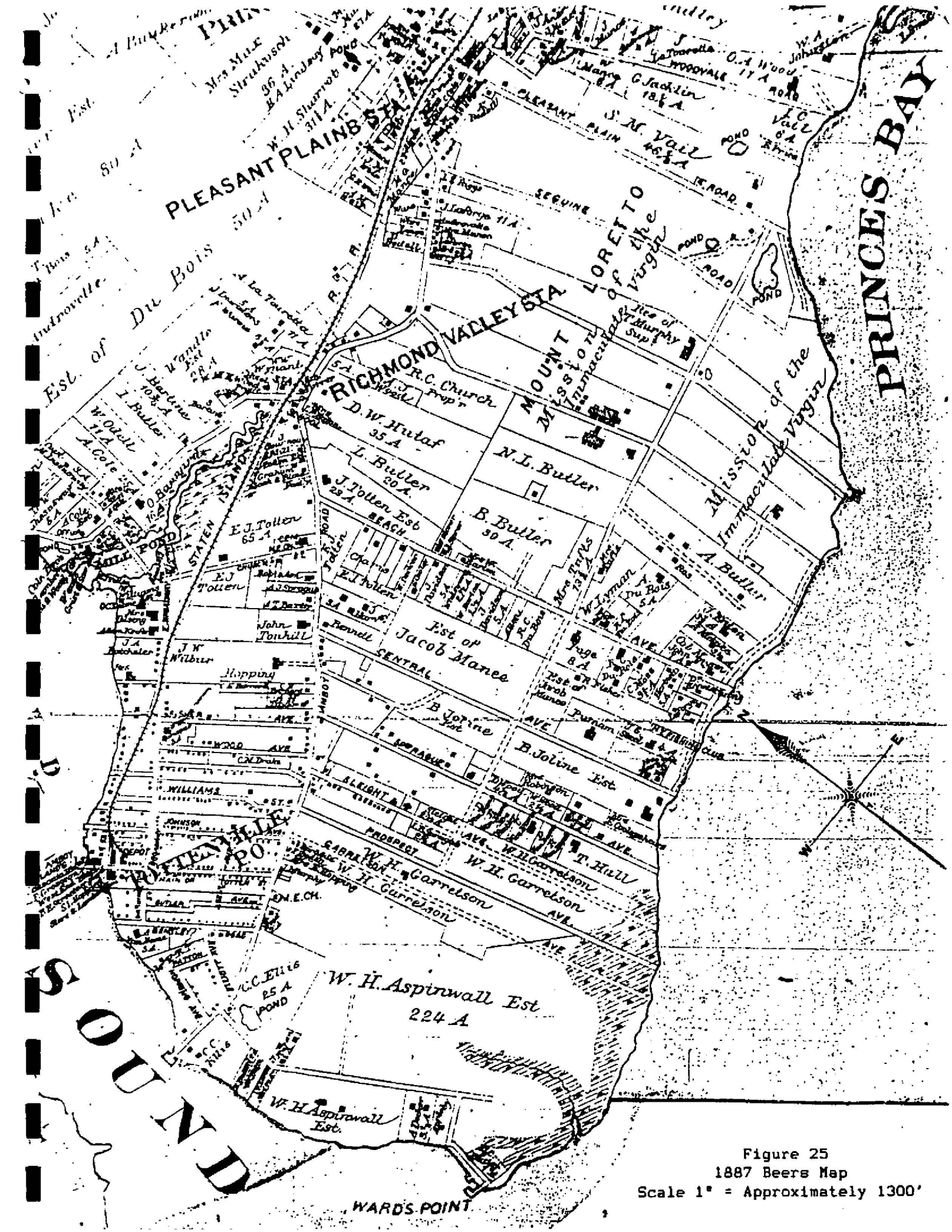


Figure 25
1887 Beers Map
Scale 1" = Approximately 1300'

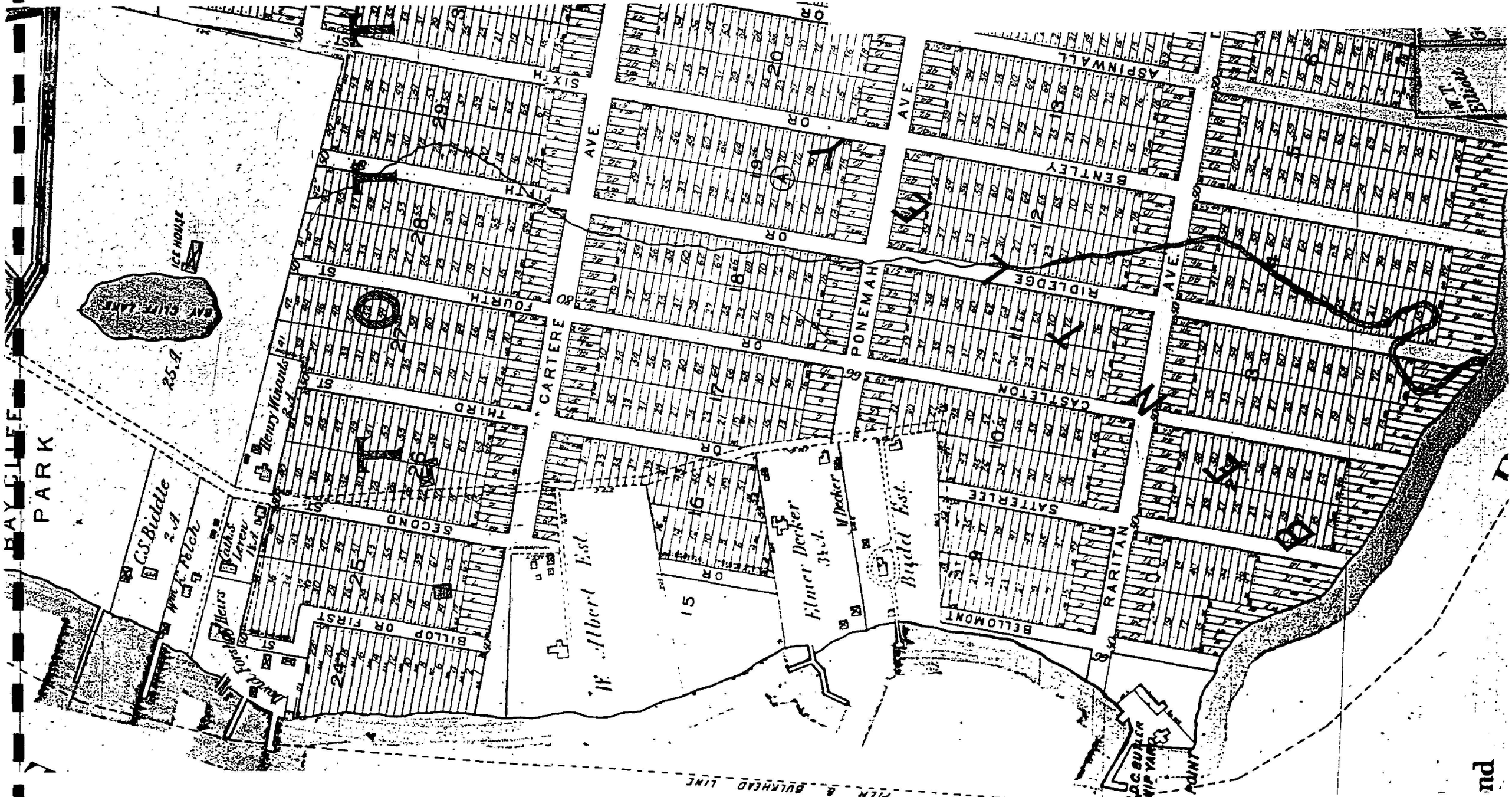
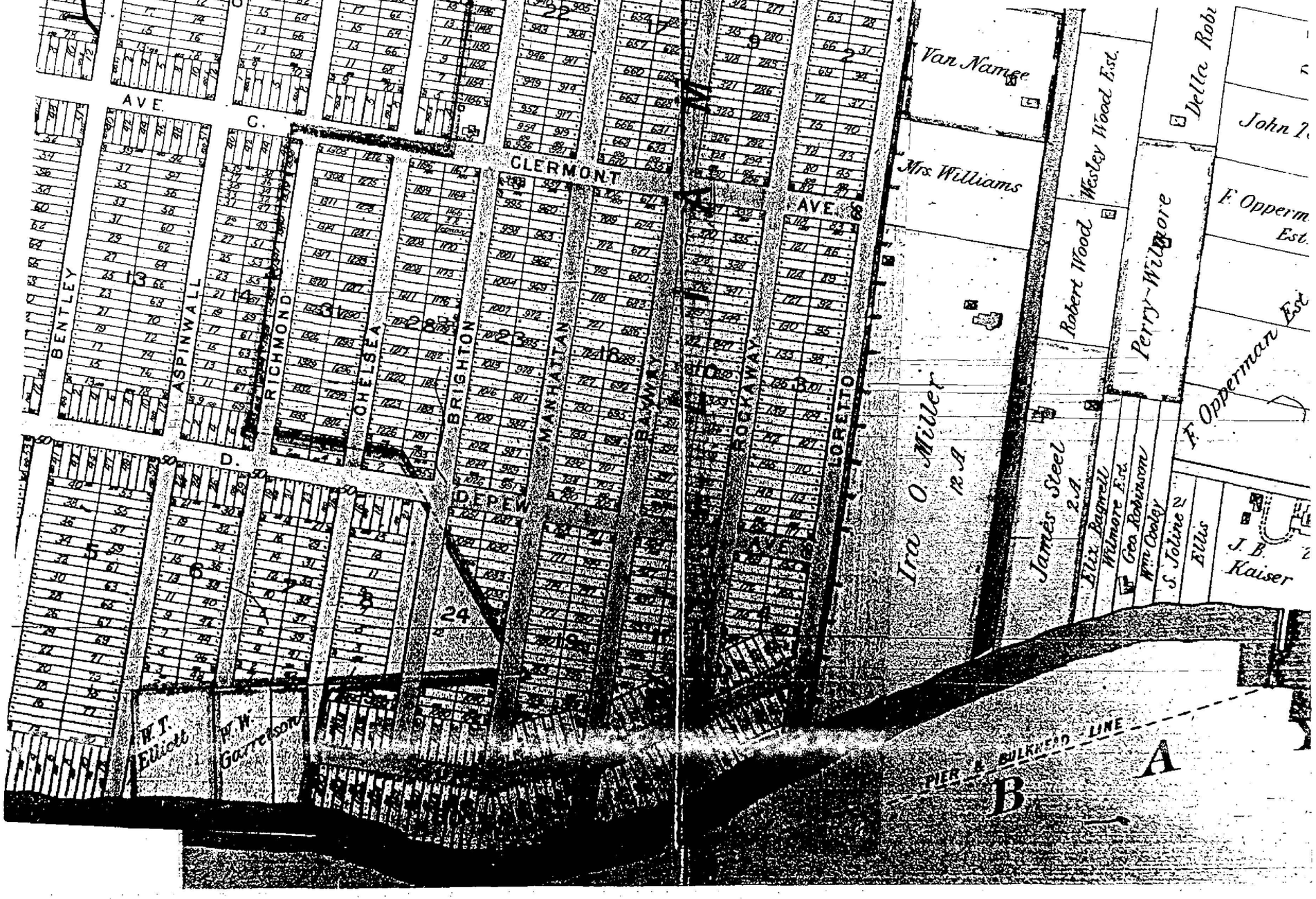
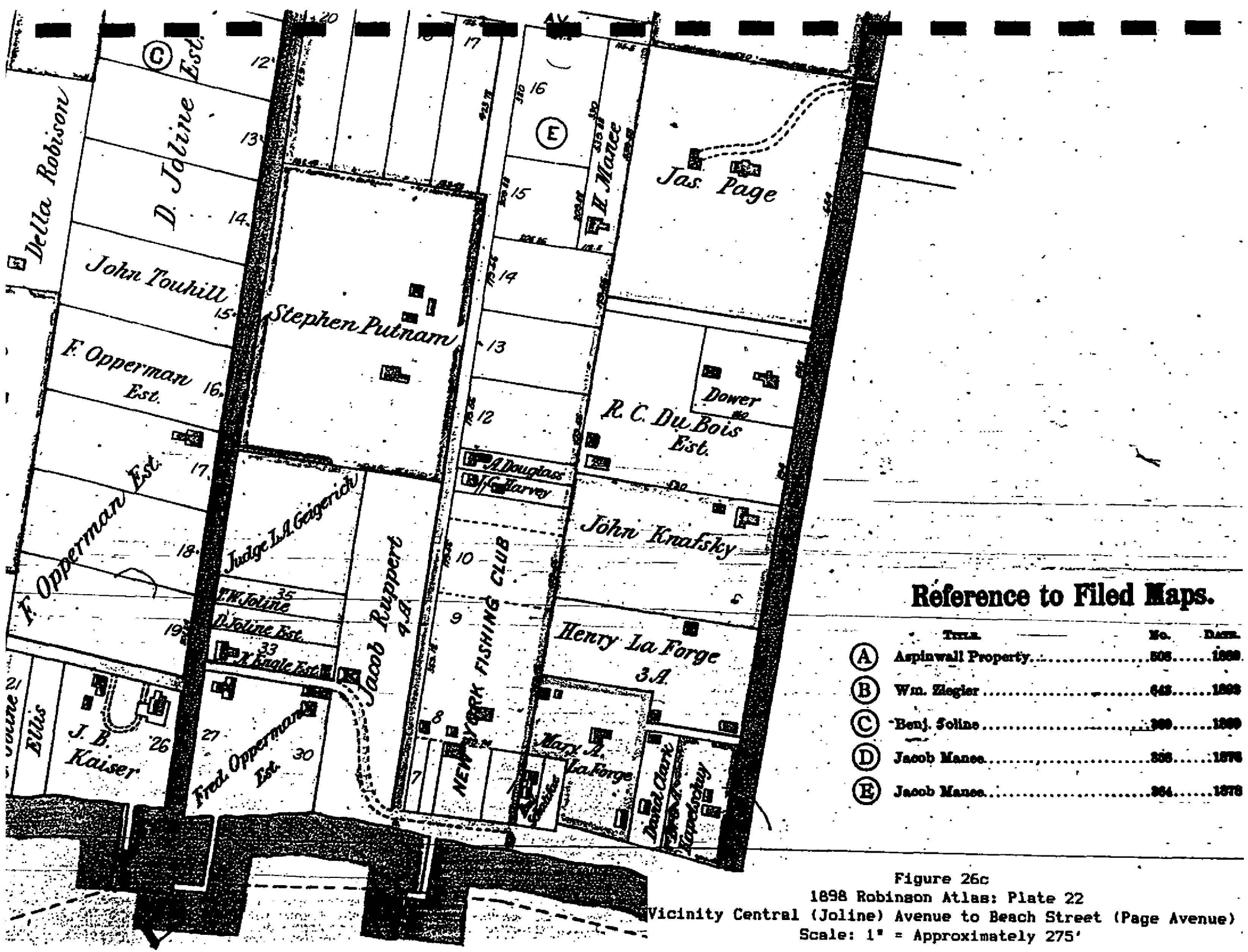


Figure 26a
1898 Robinson Atlas: Plate 22
Arthur Kill Shoreline Area
Scale: 1" = Approximately 275'

Figure 26b
1898 Robinson Atlas: Plate 22
Bentley (Aspinwall) Street to Vicinity Central (Joline) Avenue
Scale: 1" = Approximately 275'





Reference to Filed Maps.

	Title.	No.	Date.
(A)	Aspinwall Property	506	1888
(B)	Wm. Ziegler	645	1892
(C)	Benj. Joline	900	1889
(D)	Jacob Manee	506	1876
(E)	Jacob Manee	964	1876

Figure 26c
1898 Robinson Atlas: Plate 22
Vicinity Central (Joline) Avenue to Beach Street (Page Avenue)
Scale: 1" = Approximately 275'

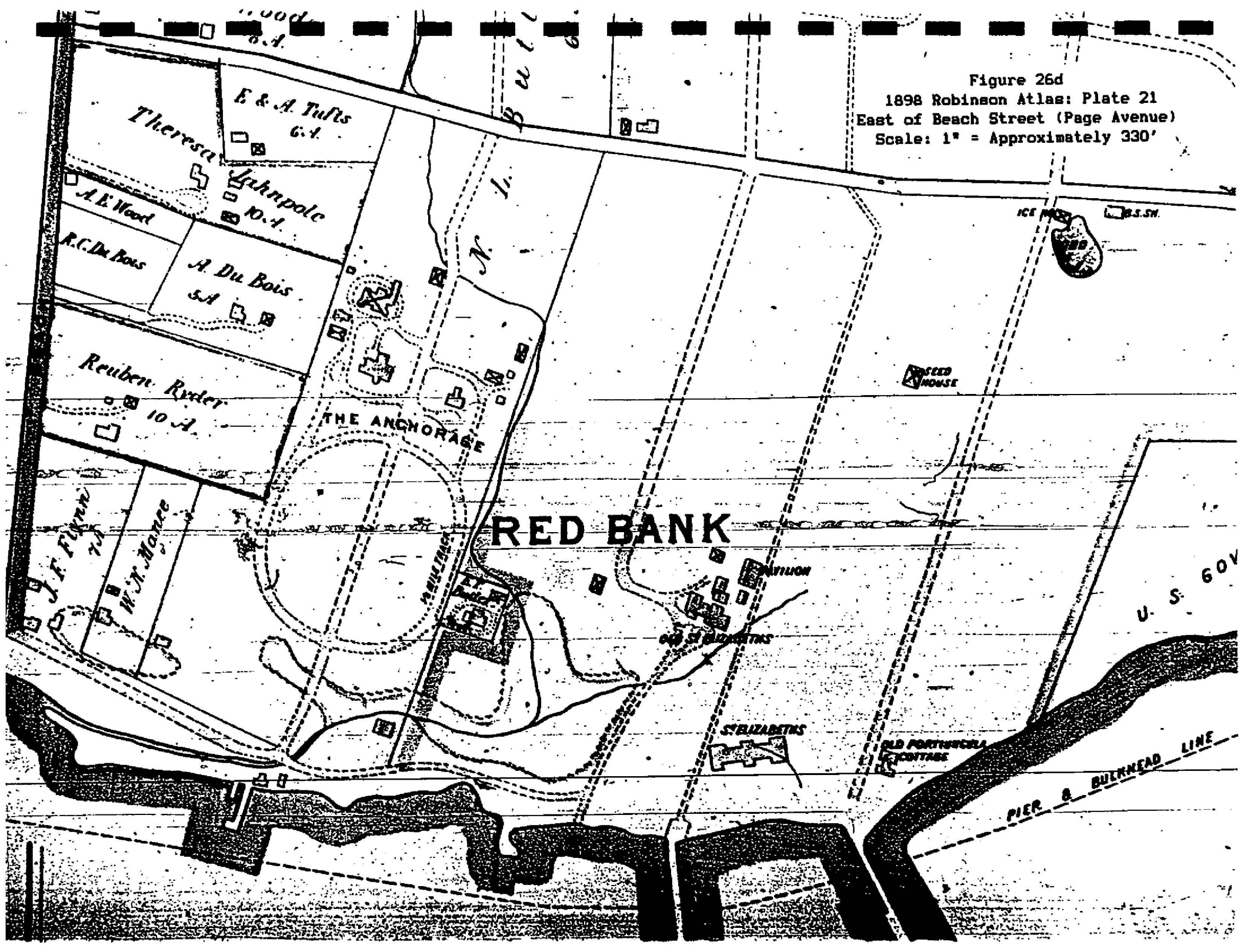


Figure 26d
1898 Robinson Atlas: Plate 21
East of Beach Street (Page Avenue)
Scale: 1" = Approximately 330'
E. & A. Tufts
6 A.
Theresa Kuhnpole
10 A.
A. E. Wood
R. C. Du Bois
A. Du Bois
5 A.
Reuben Ryder
10 A.
THE ANCHORAGE
RED BANK
J. F. Flynn
W. H. Manee
ICE HOUSE
SEED HOUSE
PAVILION
OLD ST ELIZABETHS
ST ELIZABETHS
OLD PORTHOLE COTTAGE
PIER & BULKHEAD LINE
U. S. GOV

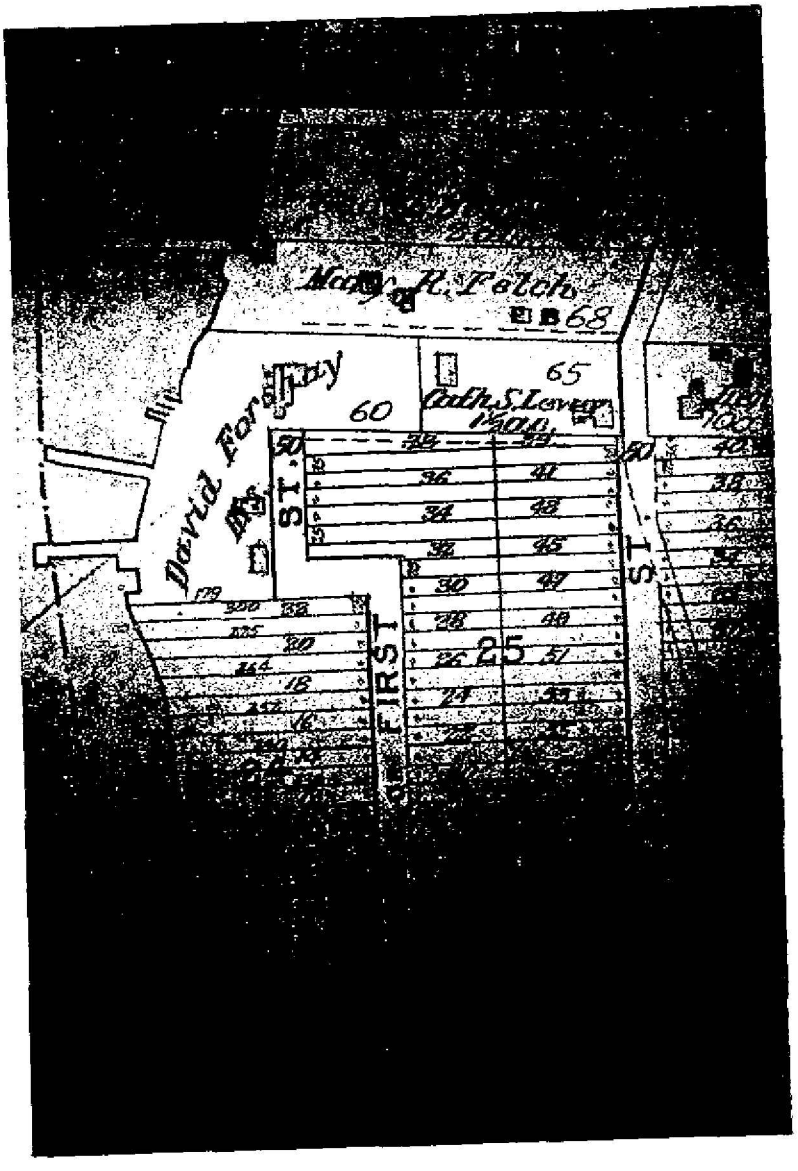


Figure 27a
1907 Robinson Atlas: Plate 22
Arthur Kill Shoreline North of Conference House
Scale of Original: 1" = 300'

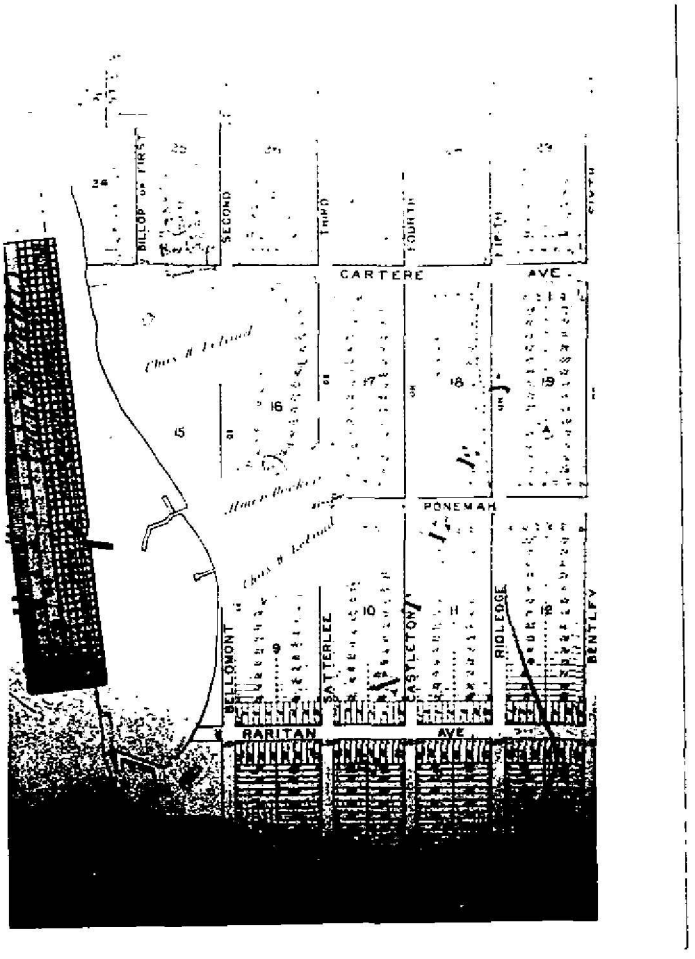


Figure 27b
1907 Robinson Atlas: Plate 22
Arthur Kill Shoreline - Conference House to Wards Point
Scale of Original: 1" = 300'

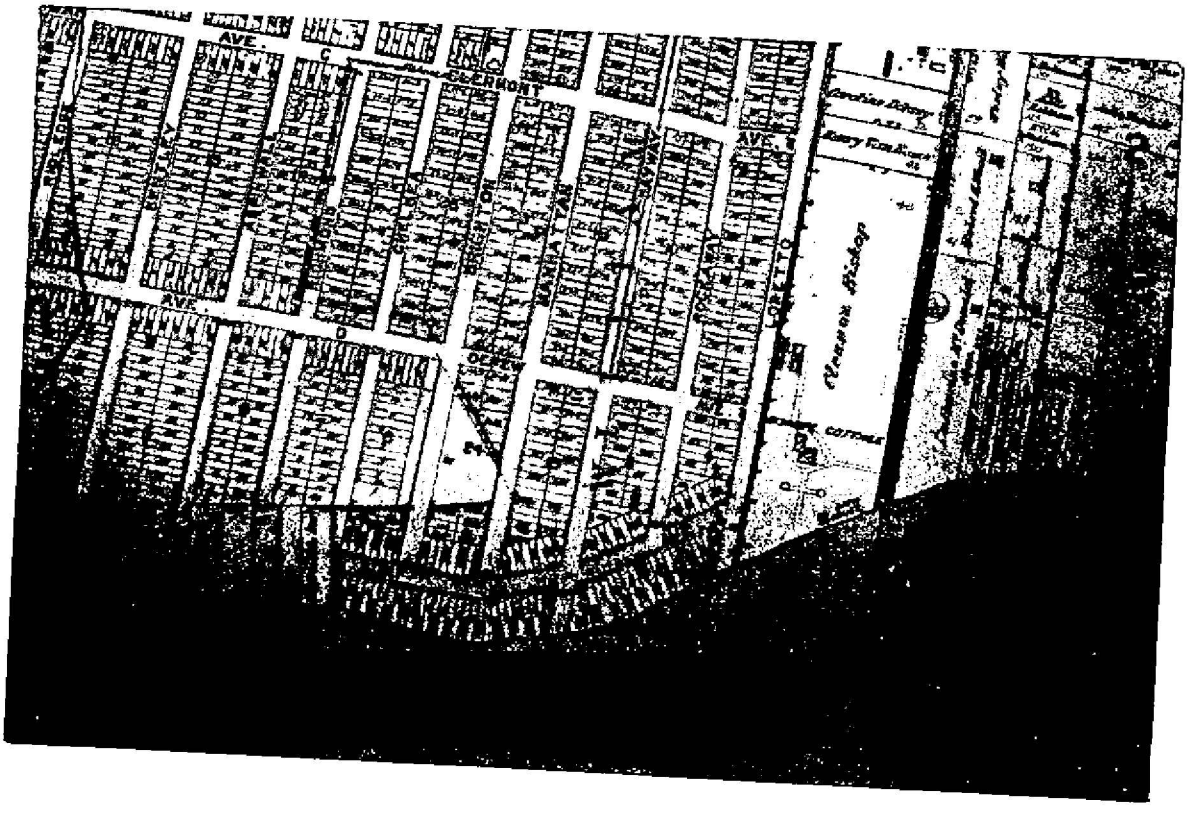


Figure 27c
1907 Robinson Atlas: Plate 22
Raritan Bay Shoreline
West of Central (Joline) Avenue
Scale of Original: 1" = 300'

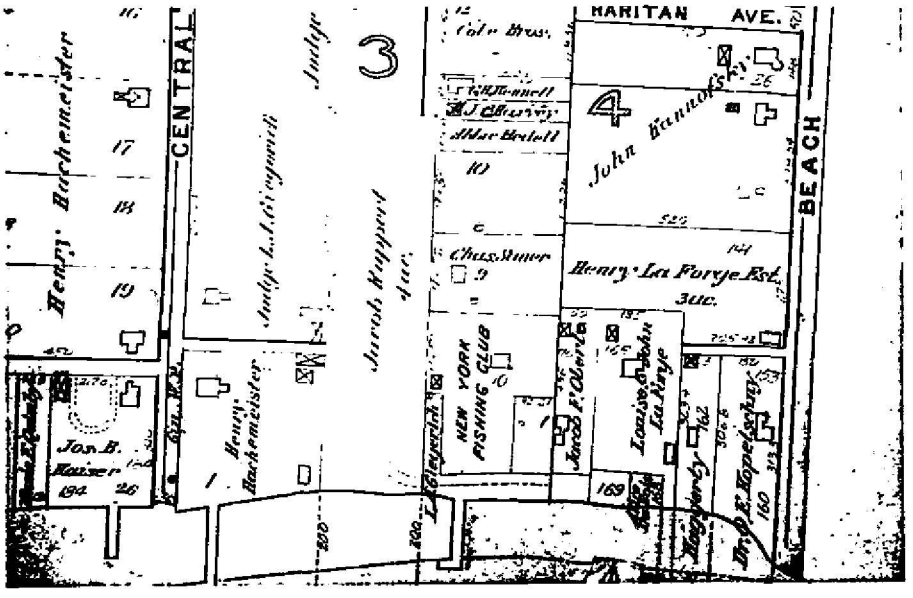


Figure 27d
1907 Robinson Atlas: Plate 22
Raritan Bay Shoreline
Central (Joline) Avenue to
Beach Street (Page Avenue)
Scale of Original: 1" = 300'

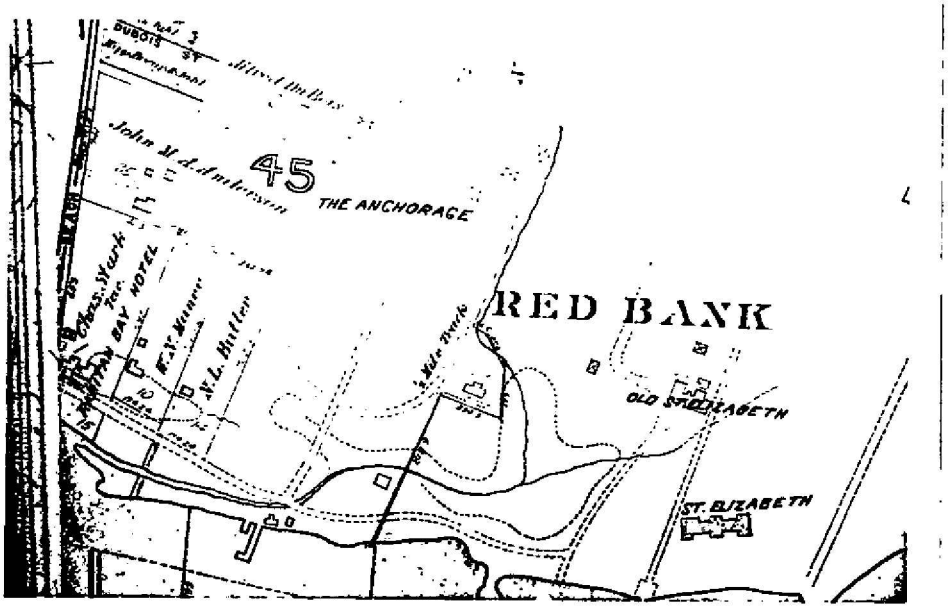


Figure 27e
1907 Robinson Atlas: Plate 21
Raritan Bay Shoreline
East of Beach Street (Page Avenue)
Scale of Original: 1" = 400'

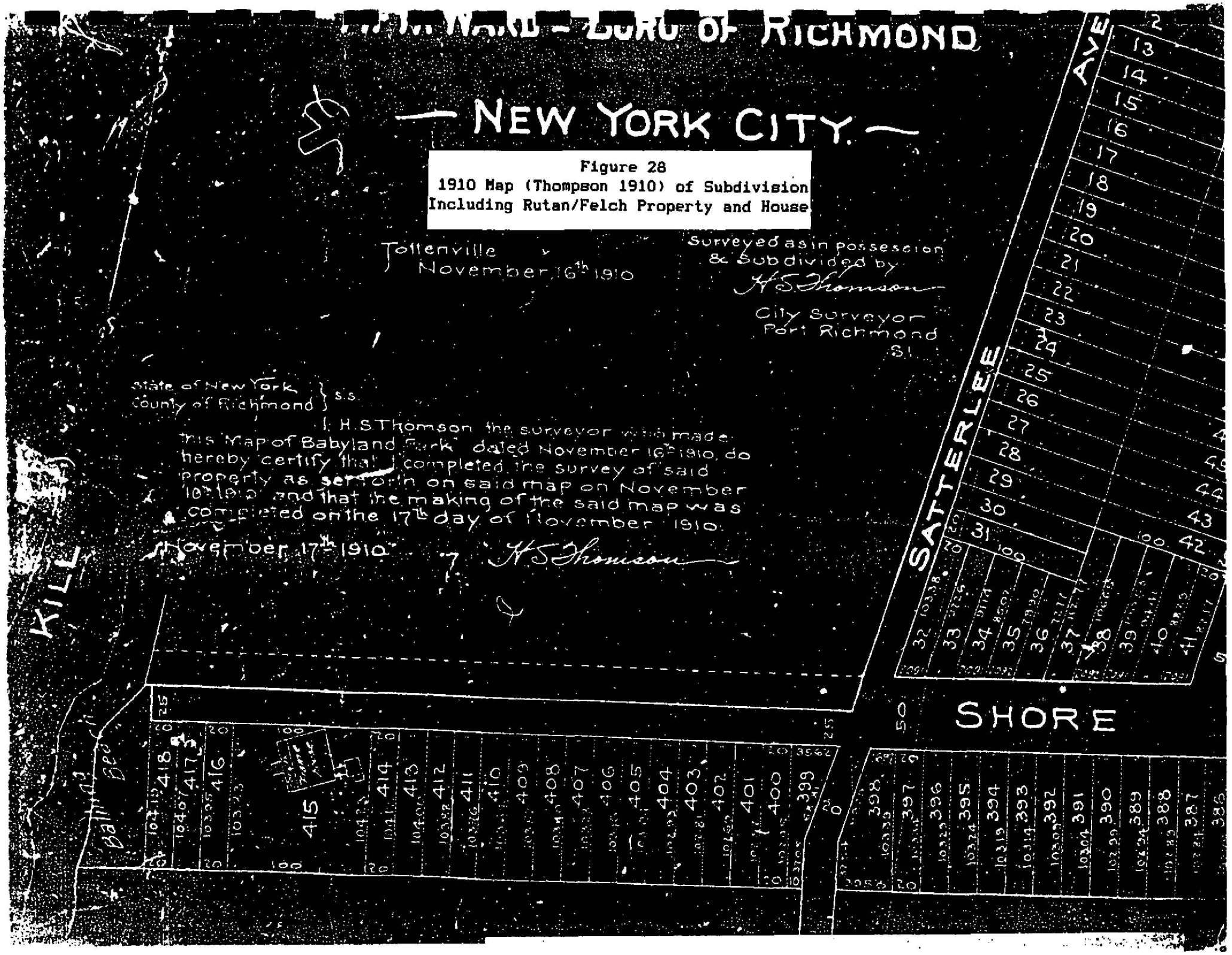


Figure 28
1910 Map (Thompson 1910) of Subdivision Including Rutan/Felch Property and House

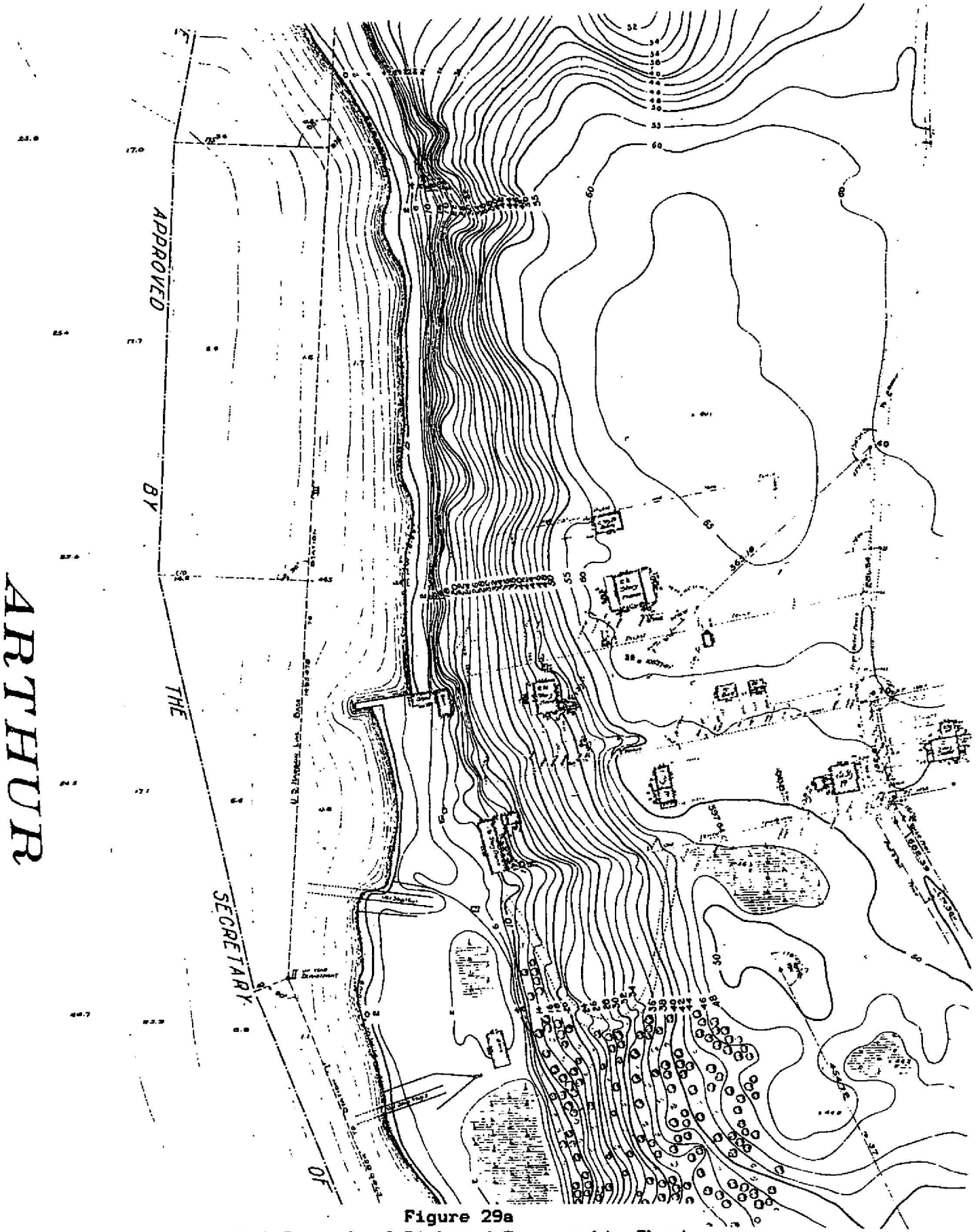


Figure 29a
1911 Borough of Richmond Topographic Sheet
Arthur Kill Shoreline Area
North of Conference House
Scale: 1" = 150'

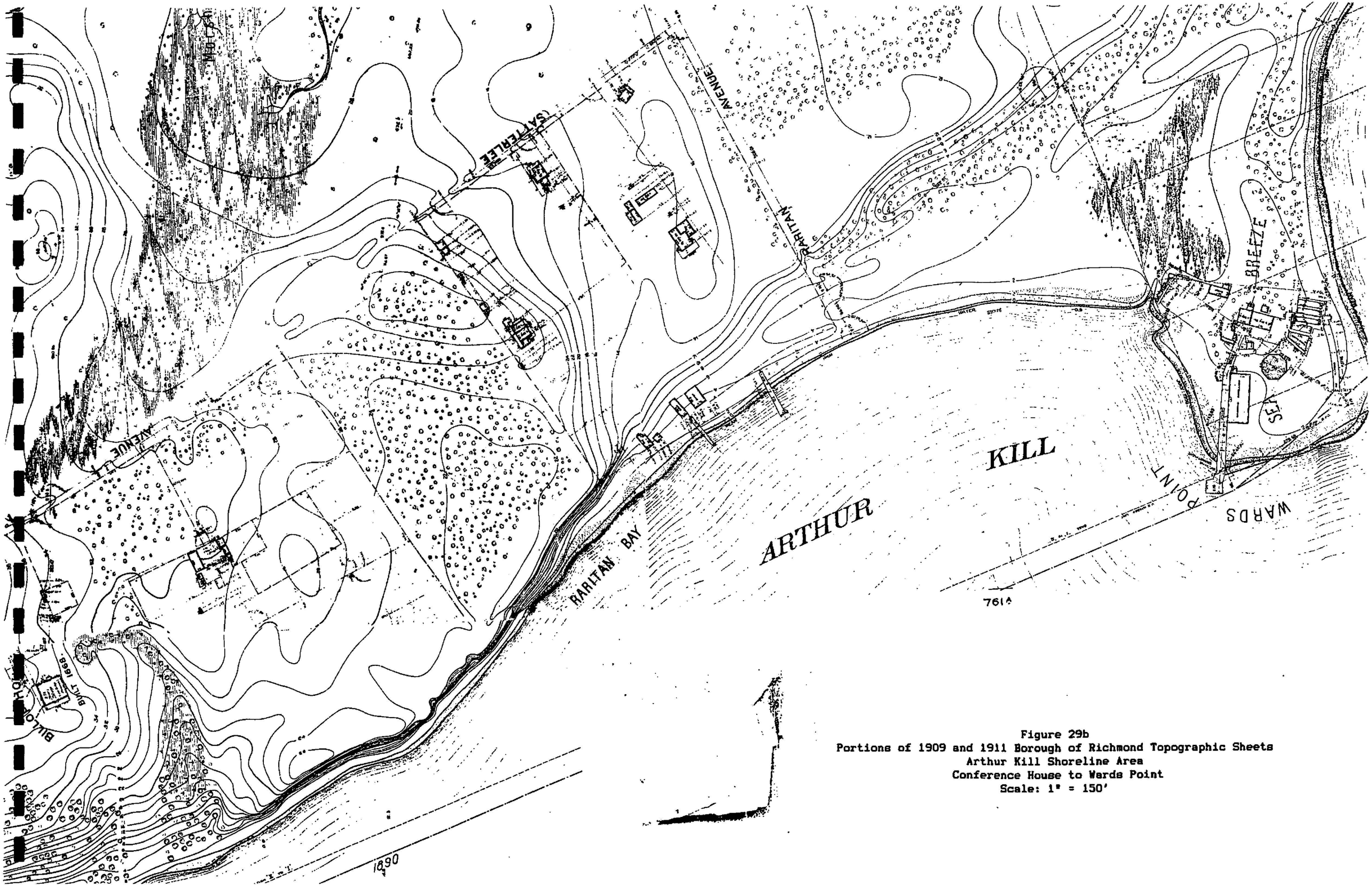


Figure 29b
Portions of 1909 and 1911 Borough of Richmond Topographic Sheets
Arthur Kill Shoreline Area
Conference House to Wards Point
Scale: 1" = 150'

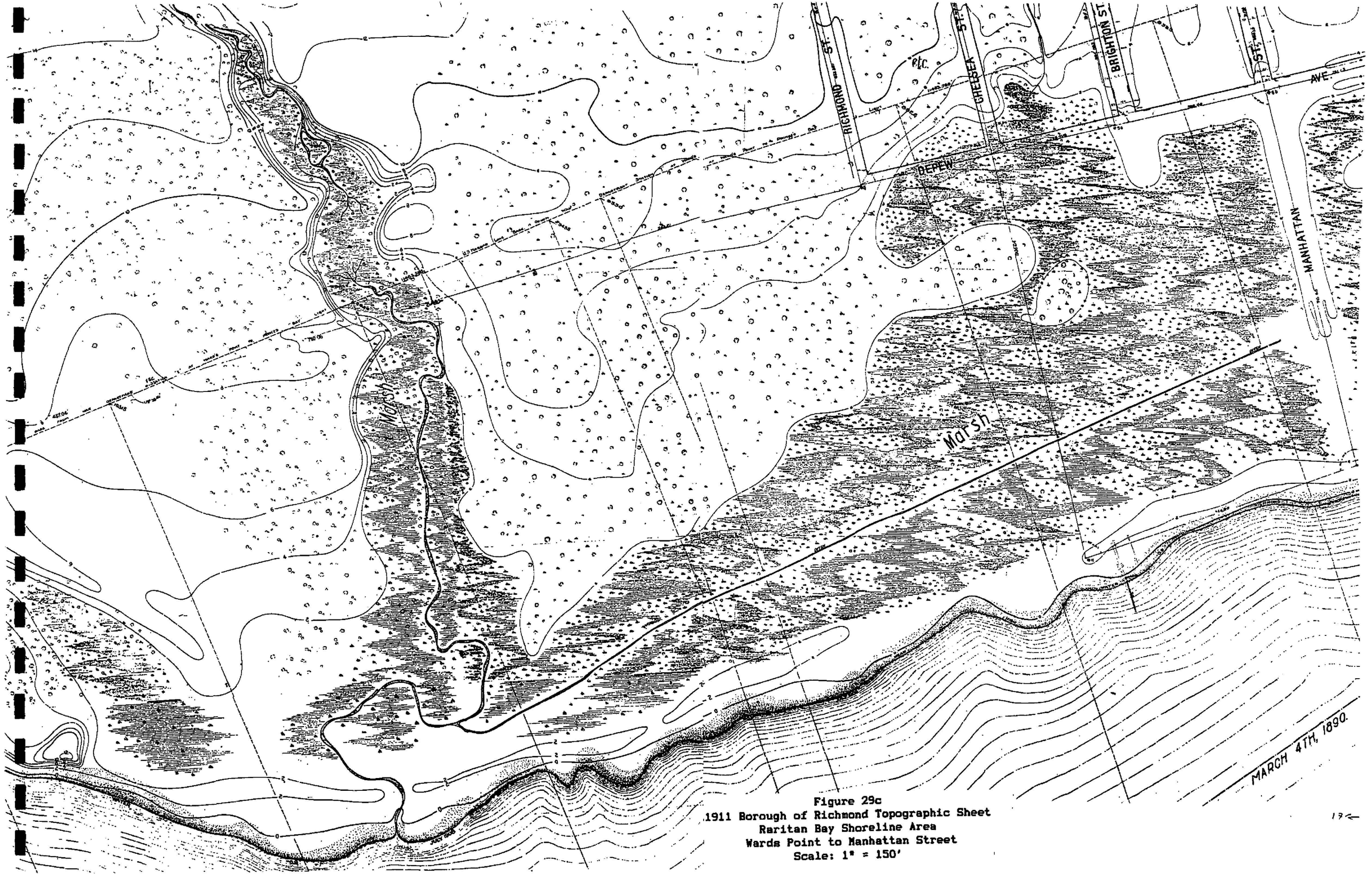


Figure 29c
1911 Borough of Richmond Topographic Sheet
Raritan Bay Shoreline Area
Wards Point to Manhattan Street
Scale: 1" = 150'

SHEET NO.101

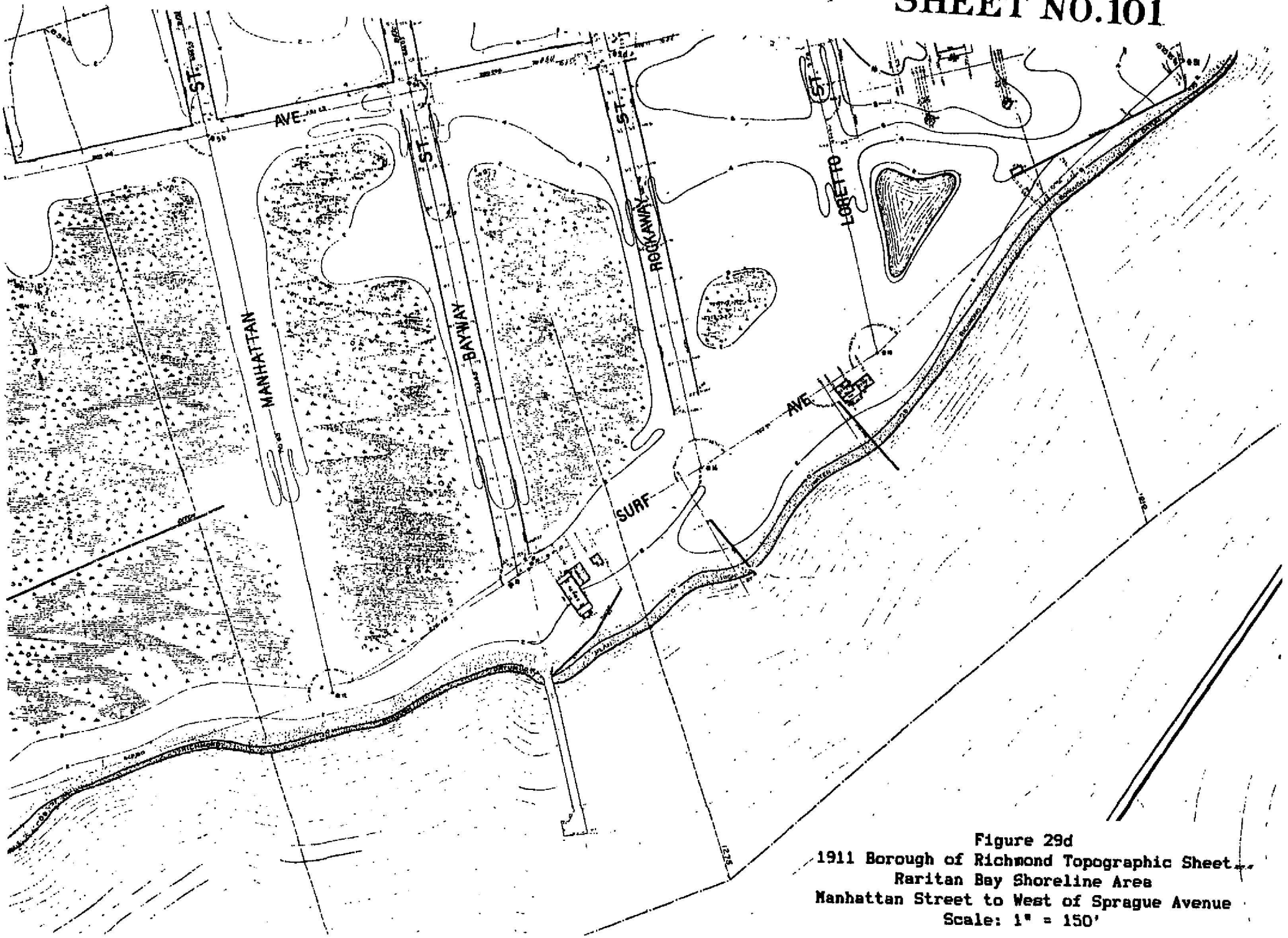
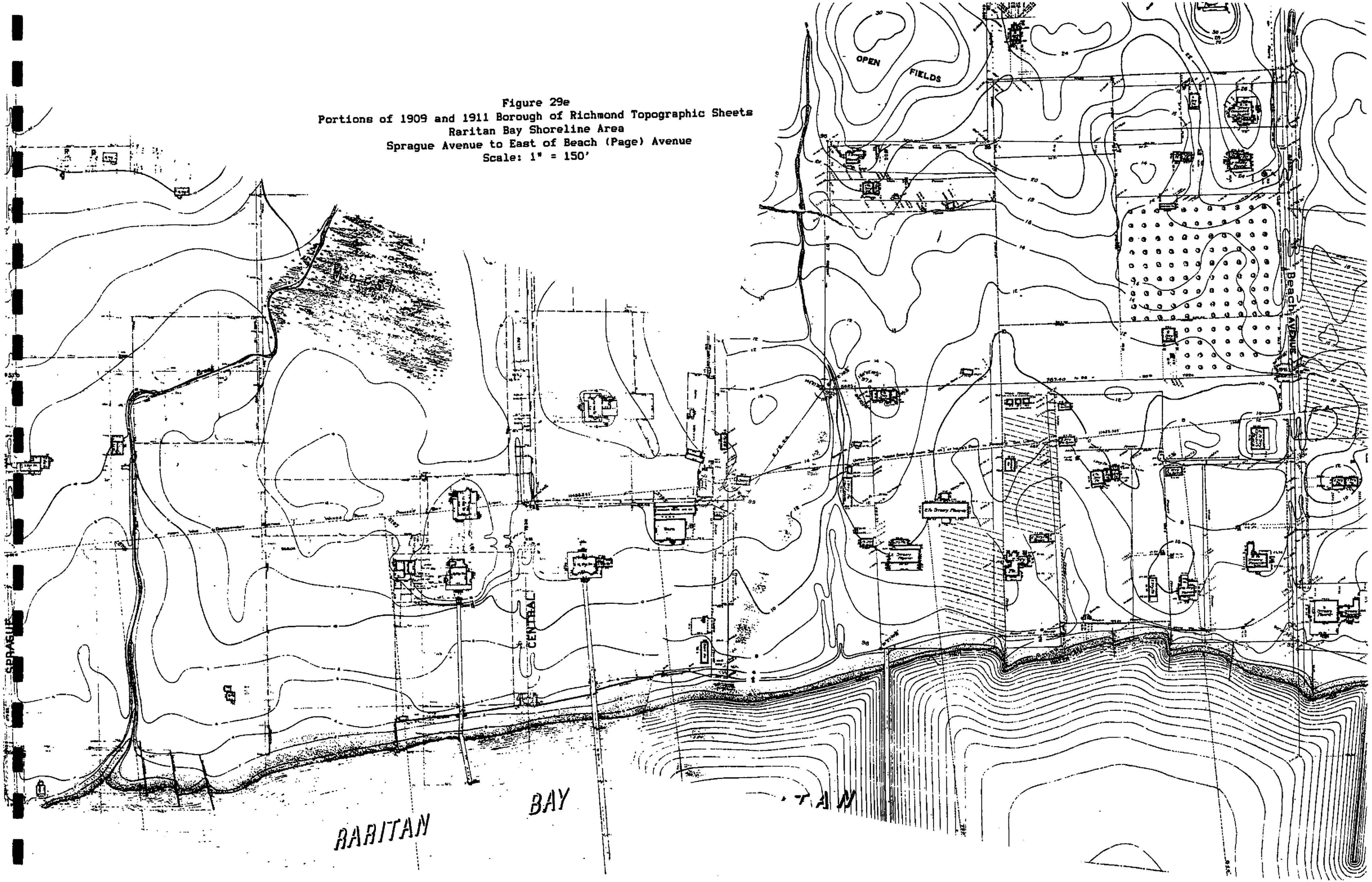


Figure 29d
1911 Borough of Richmond Topographic Sheet
Raritan Bay Shoreline Area
Manhattan Street to West of Sprague Avenue
Scale: 1" = 150'

Figure 29e
Portions of 1909 and 1911 Borough of Richmond Topographic Sheets
Raritan Bay Shoreline Area
Sprague Avenue to East of Beach (Page) Avenue
Scale: 1" = 150'



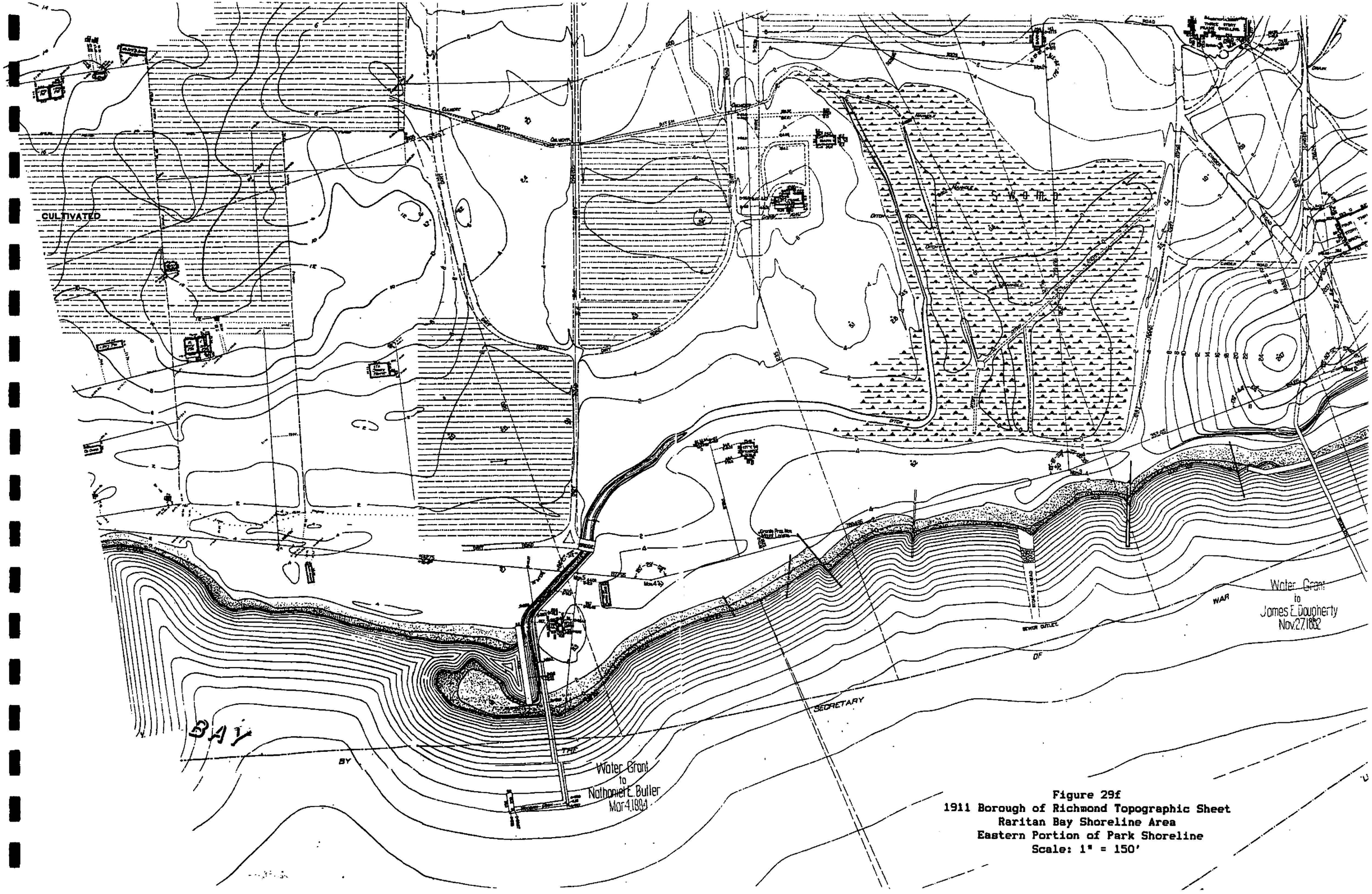


Figure 29f
1911 Borough of Richmond Topographic Sheet
Raritan Bay Shoreline Area
Eastern Portion of Park Shoreline
Scale: 1" = 150'

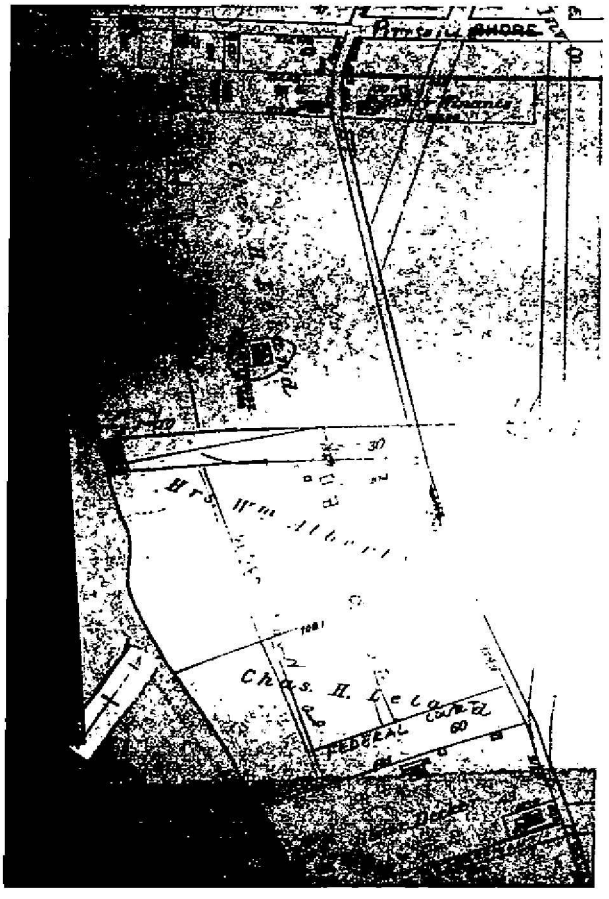


Figure 30a
1917 Bromley Atlas: Plate 35
Arthur Kill Shoreline - Northern Portion
Scale of Original: 1" = 200'

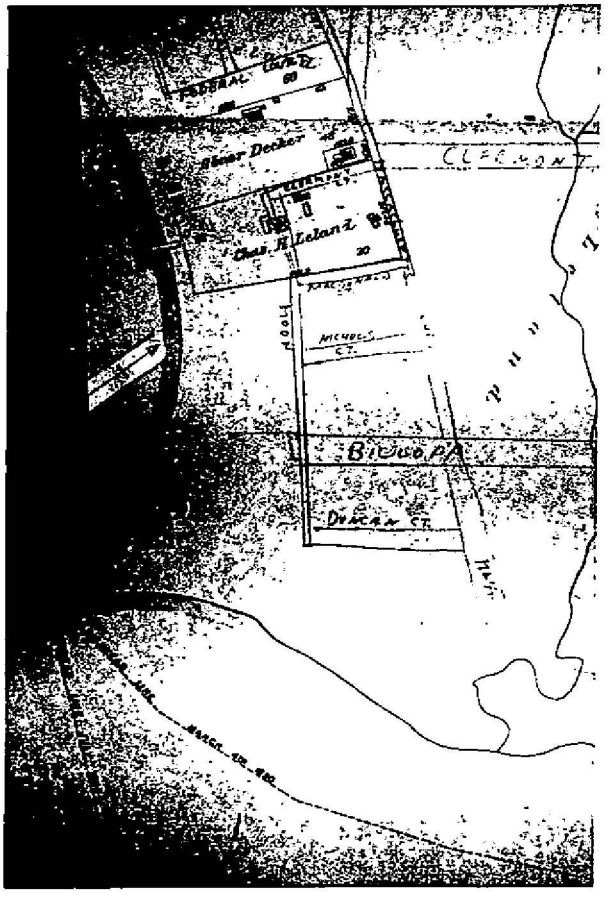


Figure 30b
1917 Bromley Atlas: Plate 35
Arthur Kill Shoreline - Southern Portion
Scale of Original: 1" = 200'

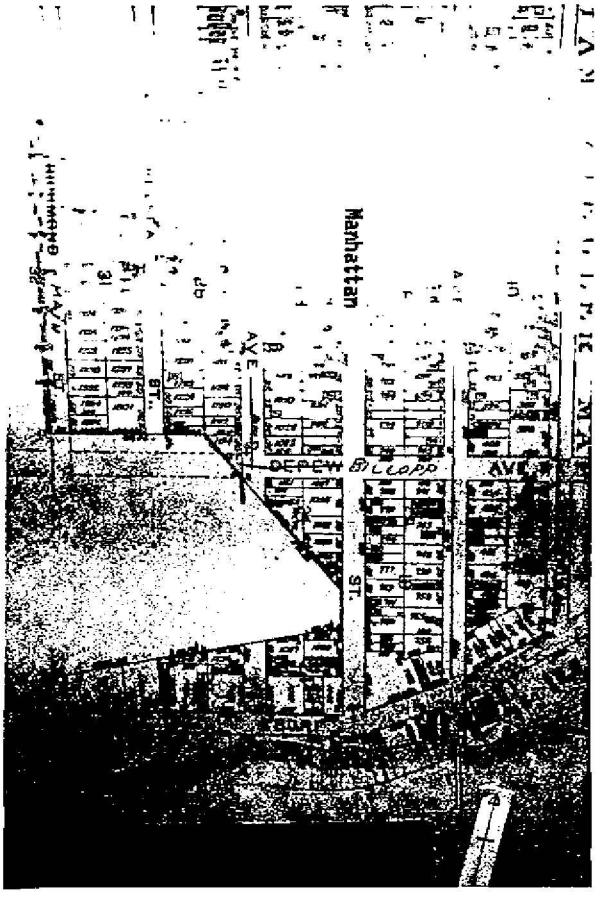


Figure 30c
1917 Bromley Atlas: Plate 35
Raritan Bay Shoreline West of Loretto Street
Scale of Original: 1" = 200'

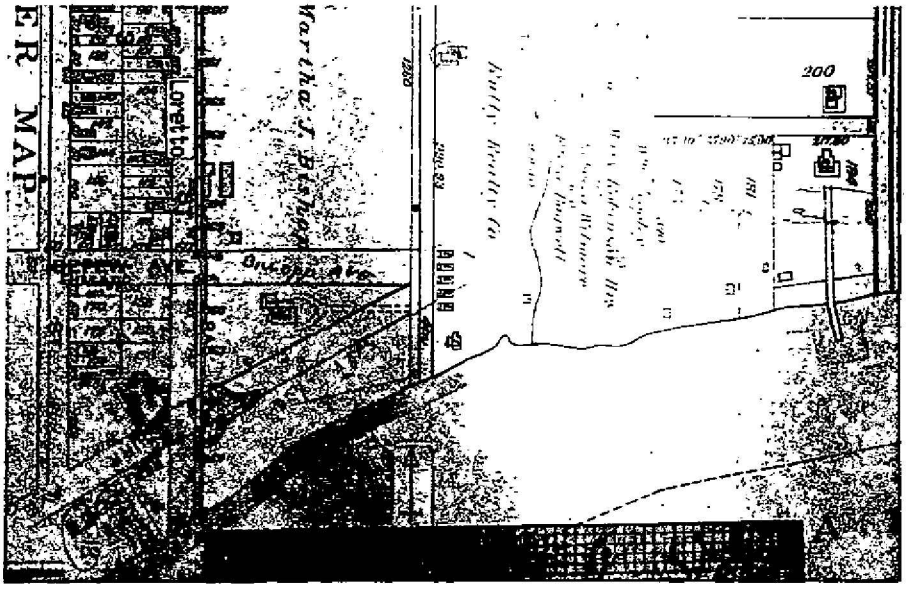


Figure 30d
1917 Bromley Atlas: Plate 34
Raritan Bay Shoreline - Loretto Street to Central (Joline) Avenue
Scale of Original: 1" = 200'

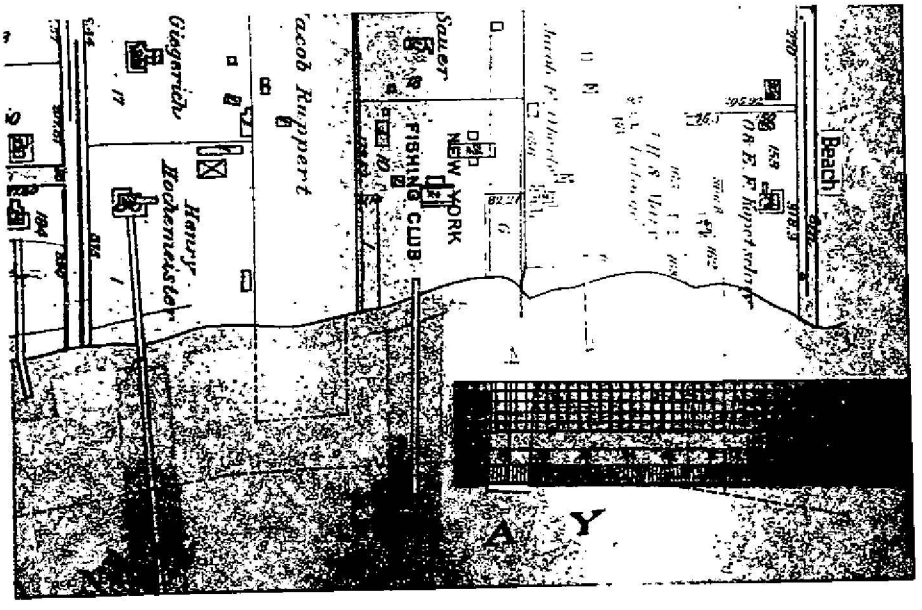


Figure 30e
1917 Bromley Atlas: Plate 34
Raritan Bay Shoreline - Central (Joline) Avenue to
Beach Street (Page Avenue)
Scale of Original: 1" = 200'

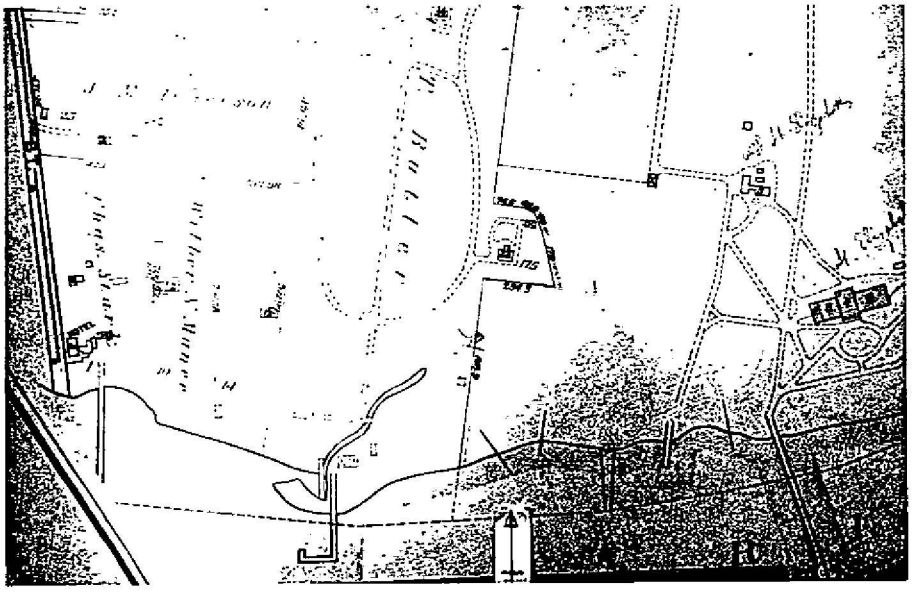


Figure 30f
1917 Bromley Atlas: Plate 32
Raritan Bay Shoreline East of Page Avenue
Scale of Original: 1" = 300'

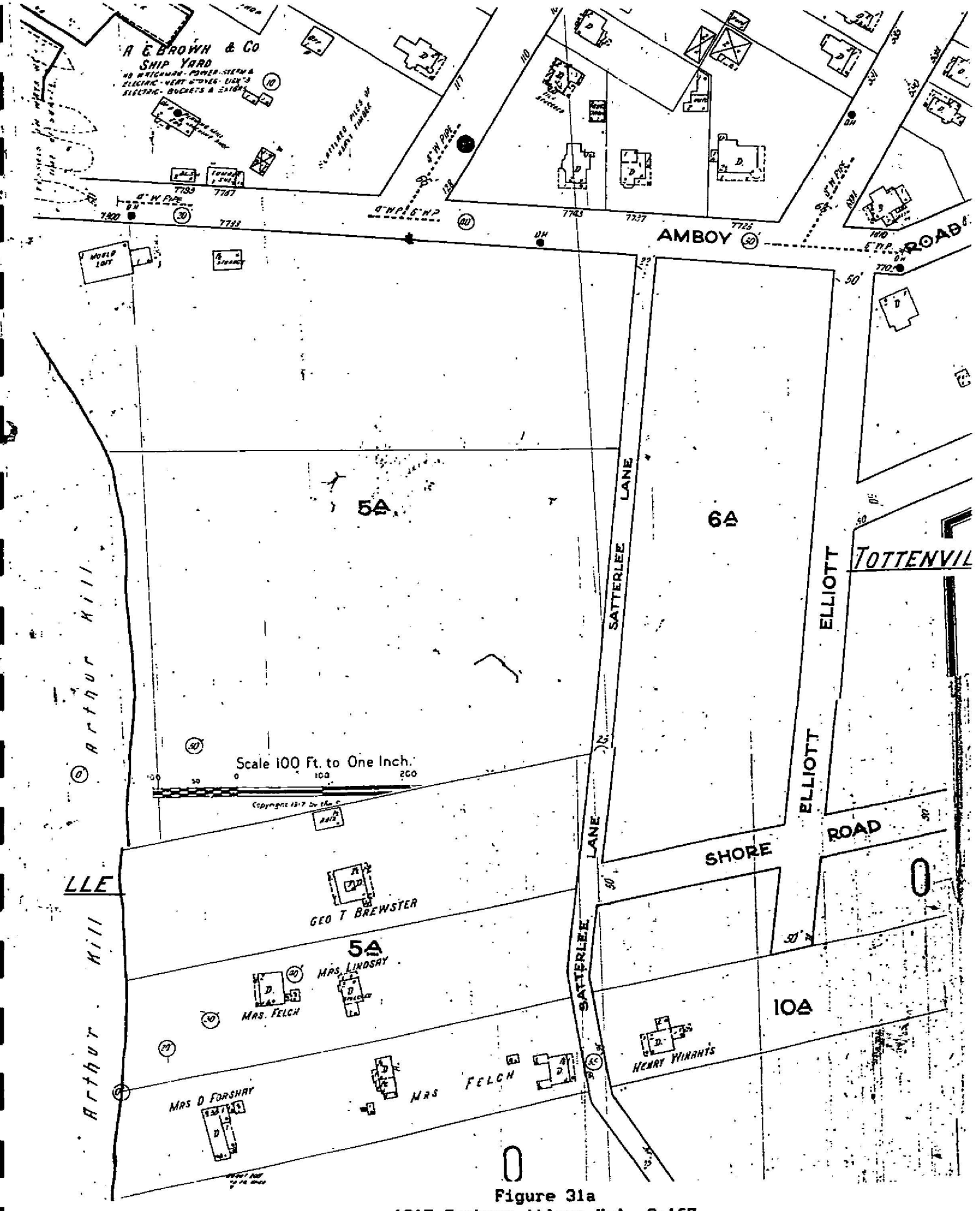


Figure 31a
1917 Sanborn Atlas: Vol. 2:167
Satterlee Street and Arthur Kill Shoreline - Northern Portion
Scale: 1" = Approximately 143'

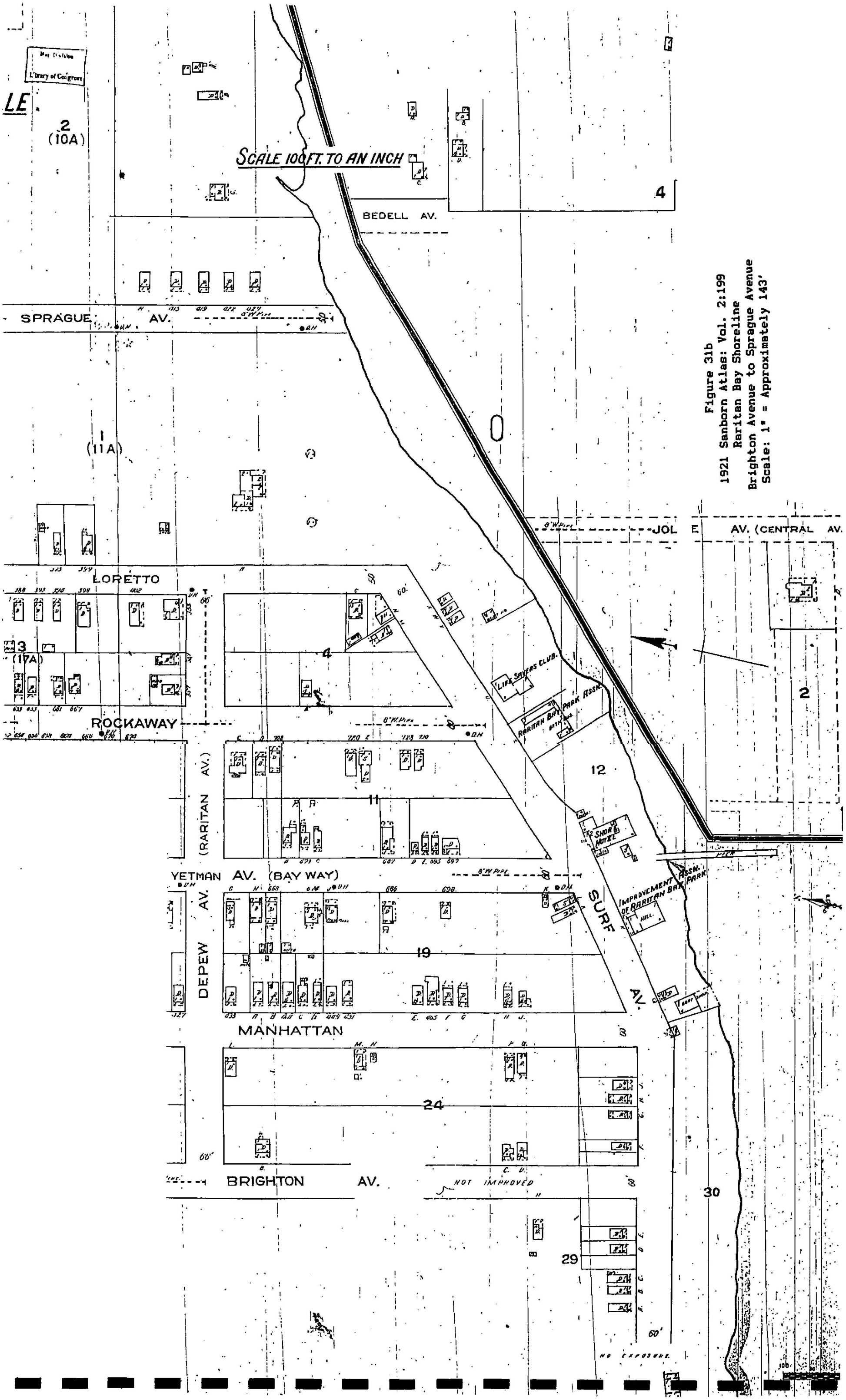


Figure 31b
1921 Sanborn Atlas: Vol. 2:199
Raritan Bay Shoreline
Brighton Avenue to Sprague Avenue
Scale: 1" = Approximately 143'

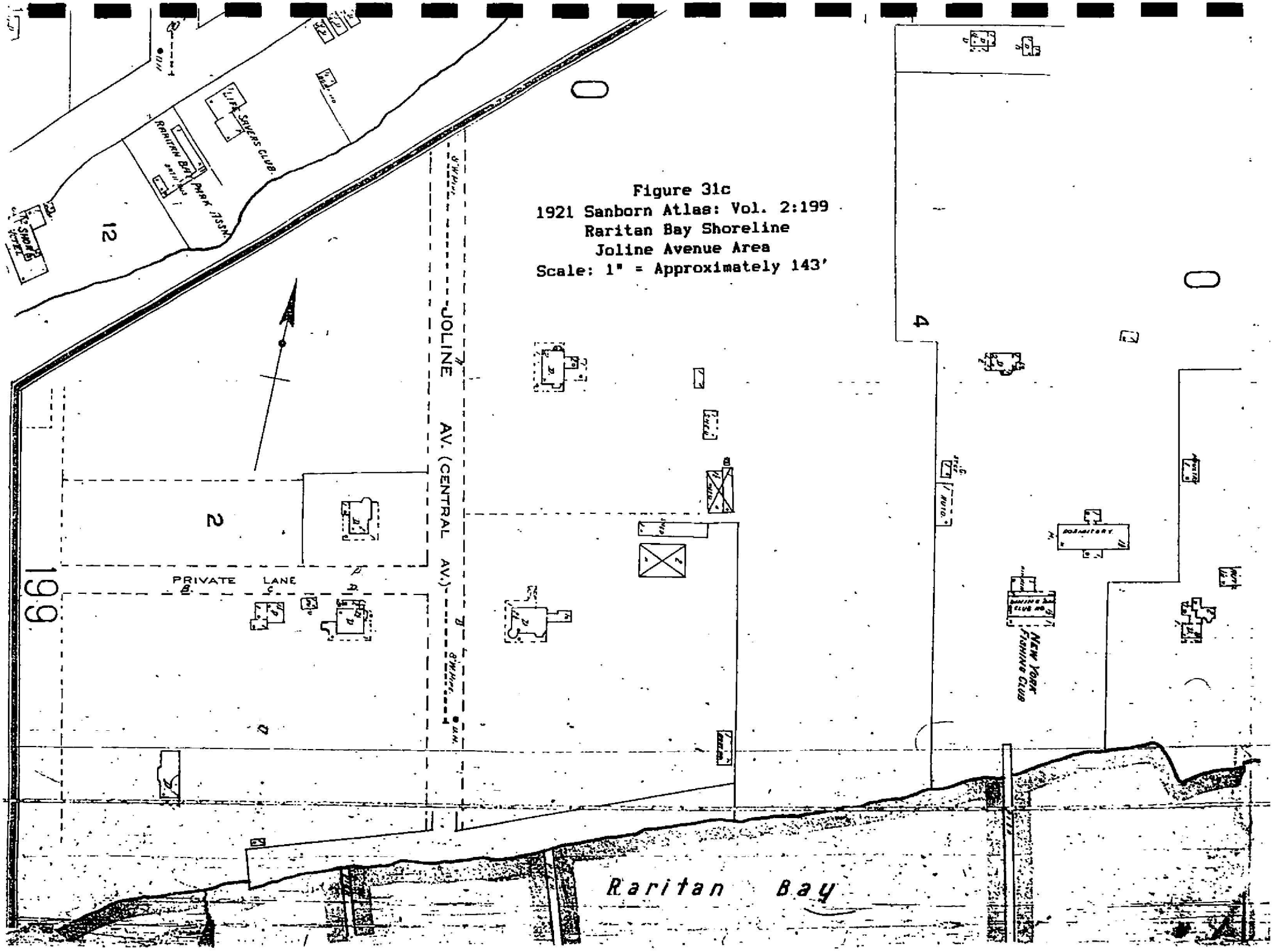


Figure 31c
1921 Sanborn Atlas: Vol. 2:199
Raritan Bay Shoreline
Joline Avenue Area
Scale: 1" = Approximately 143'
JOLINE AV. (CENTRAL AV.)
PRIVATE LANE
Raritan Bay
12
2
4
199
Park Tavern
Raritan Bay
Life Savers Club
New York Yacht Club
Dormitory

Figure 32a
1924 Aerial Photograph (Fairchild 1924)
Arthur Kill Shoreline
Conference House South to Appleby/Acker Tract

Figure 32b
1924 Aerial Photograph (Fairchild 1924)
Arthur Kill Shoreline - Southern Portion
Cole/Decker Tract South to Wards Point

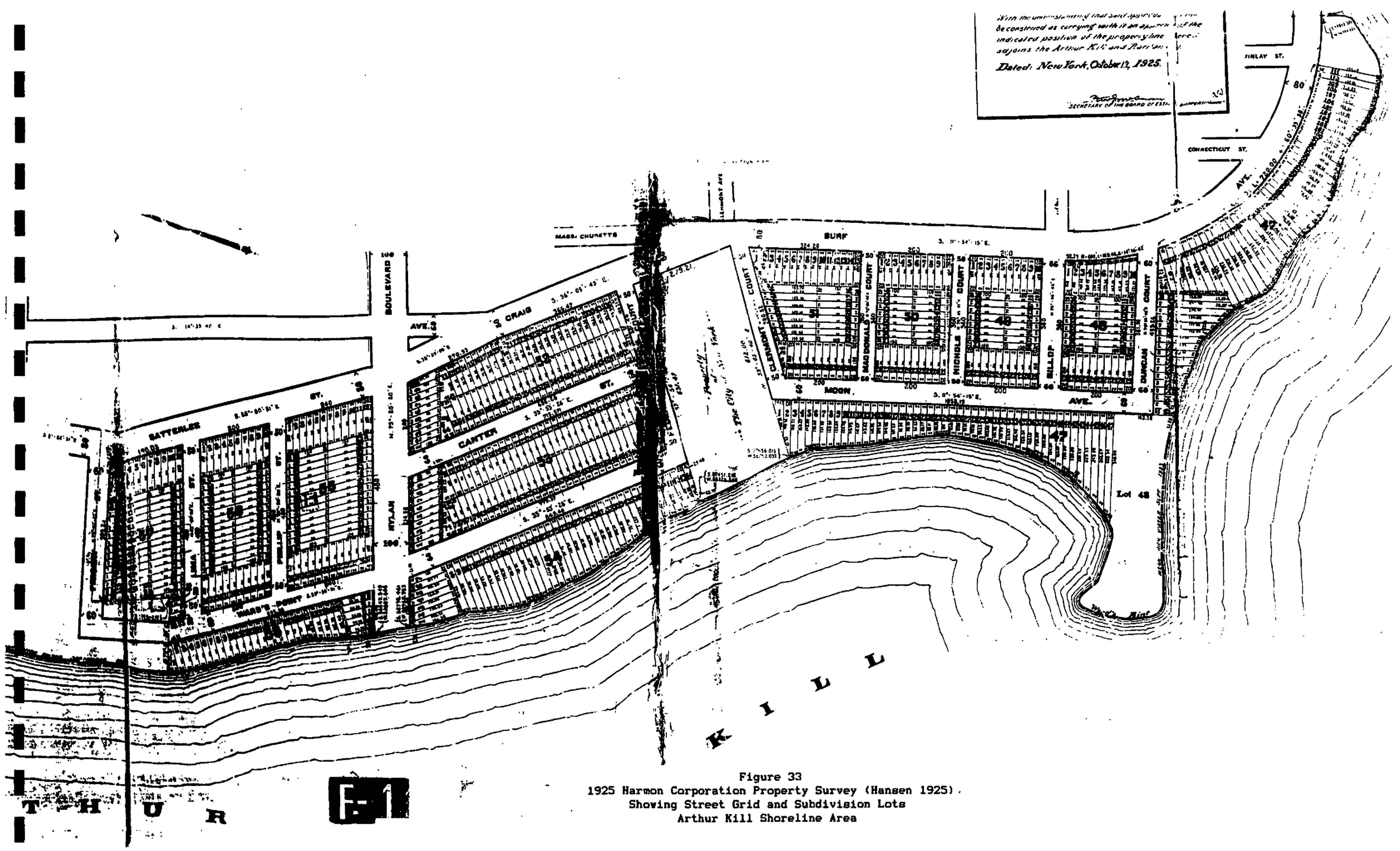


Figure 33
1925 Harmon Corporation Property Survey (Hansen 1925).
Showing Street Grid and Subdivision Lots
Arthur Kill Shoreline Area

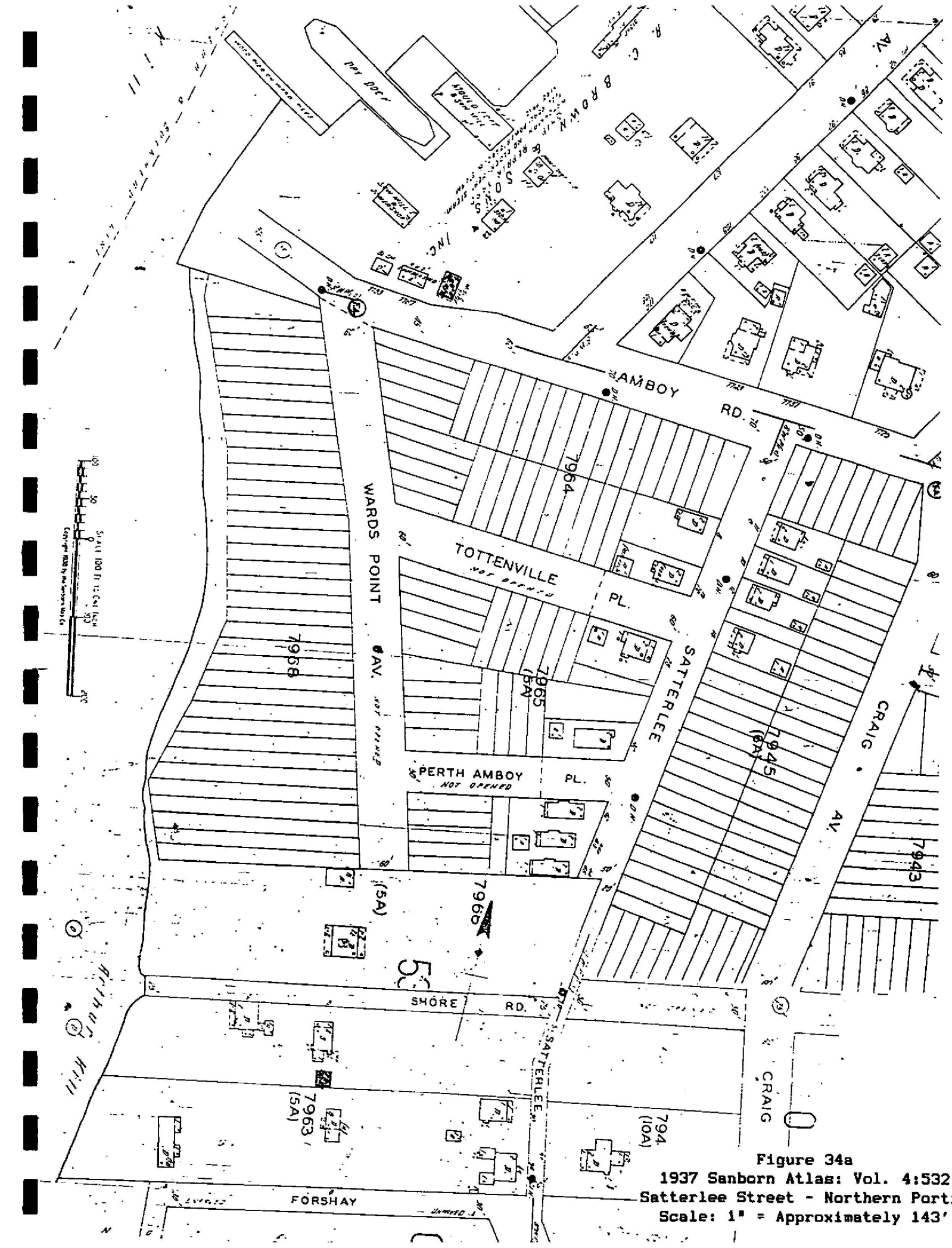


Figure 34a
1937 Sanborn Atlas: Vol. 4:532
Satterlee Street - Northern Porti
Scale: 1" = Approximately 143'

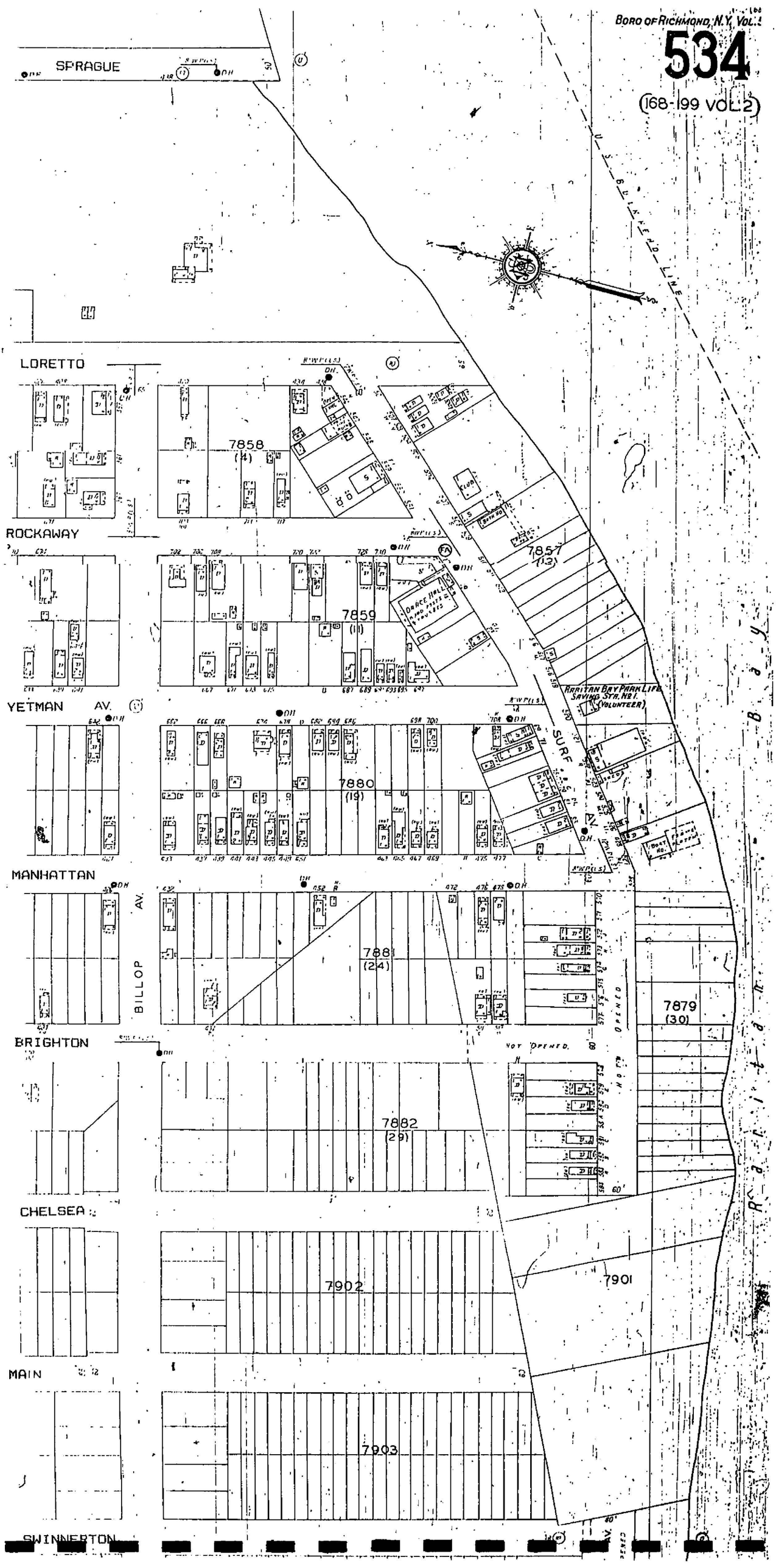


Figure 34b
1937 Sanborn Atlas: Vol. 4:534
Raritan Bay Shoreline
Swinnerton Street to Sprague Avenue
Scale: 1" = Approximately 143'

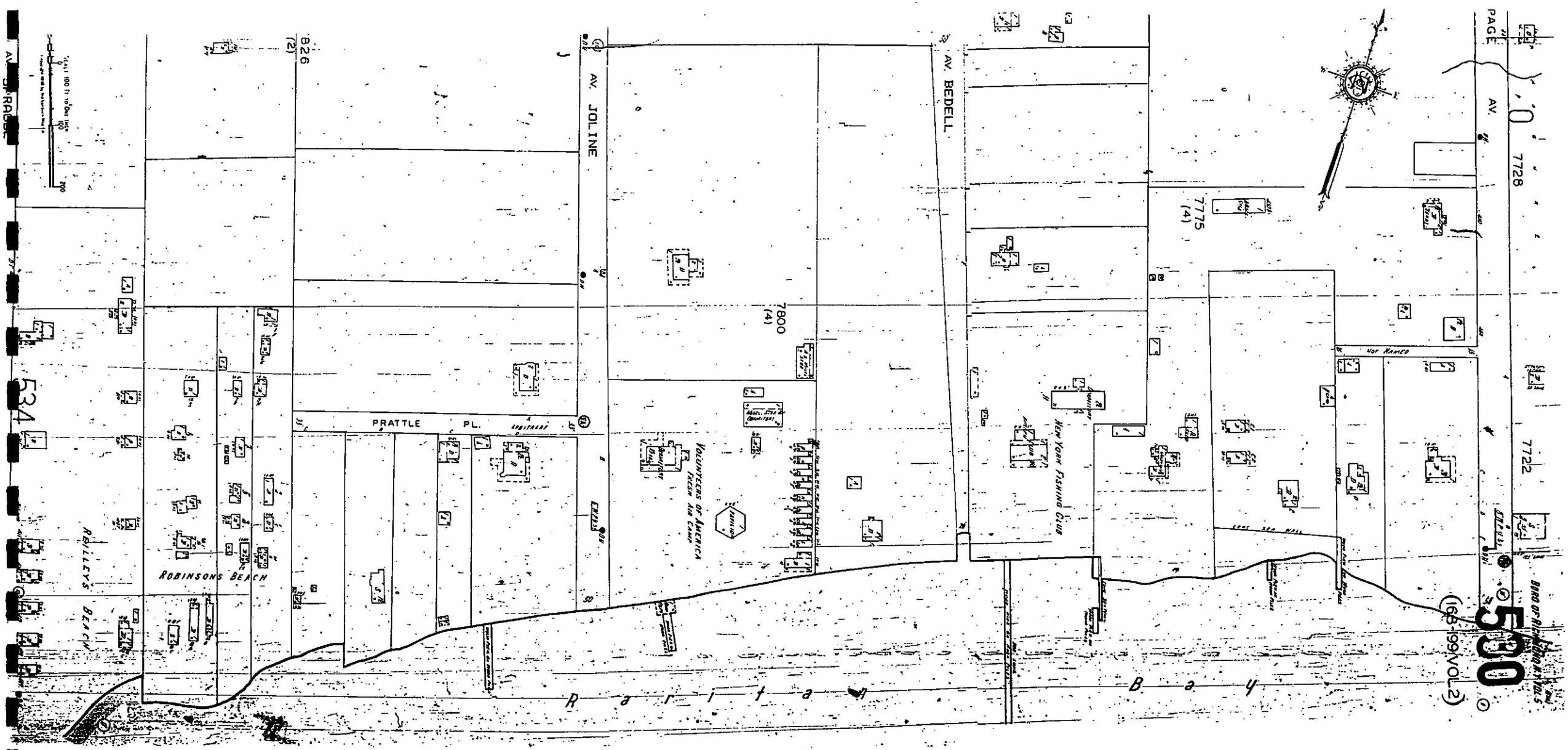


Figure 34c
1937 Sanborn Atlas: Vol. 4:530
Raritan Bay Shoreline
Sprague Avenue to Page Avenue
Scale: 1" = Approximately 143'

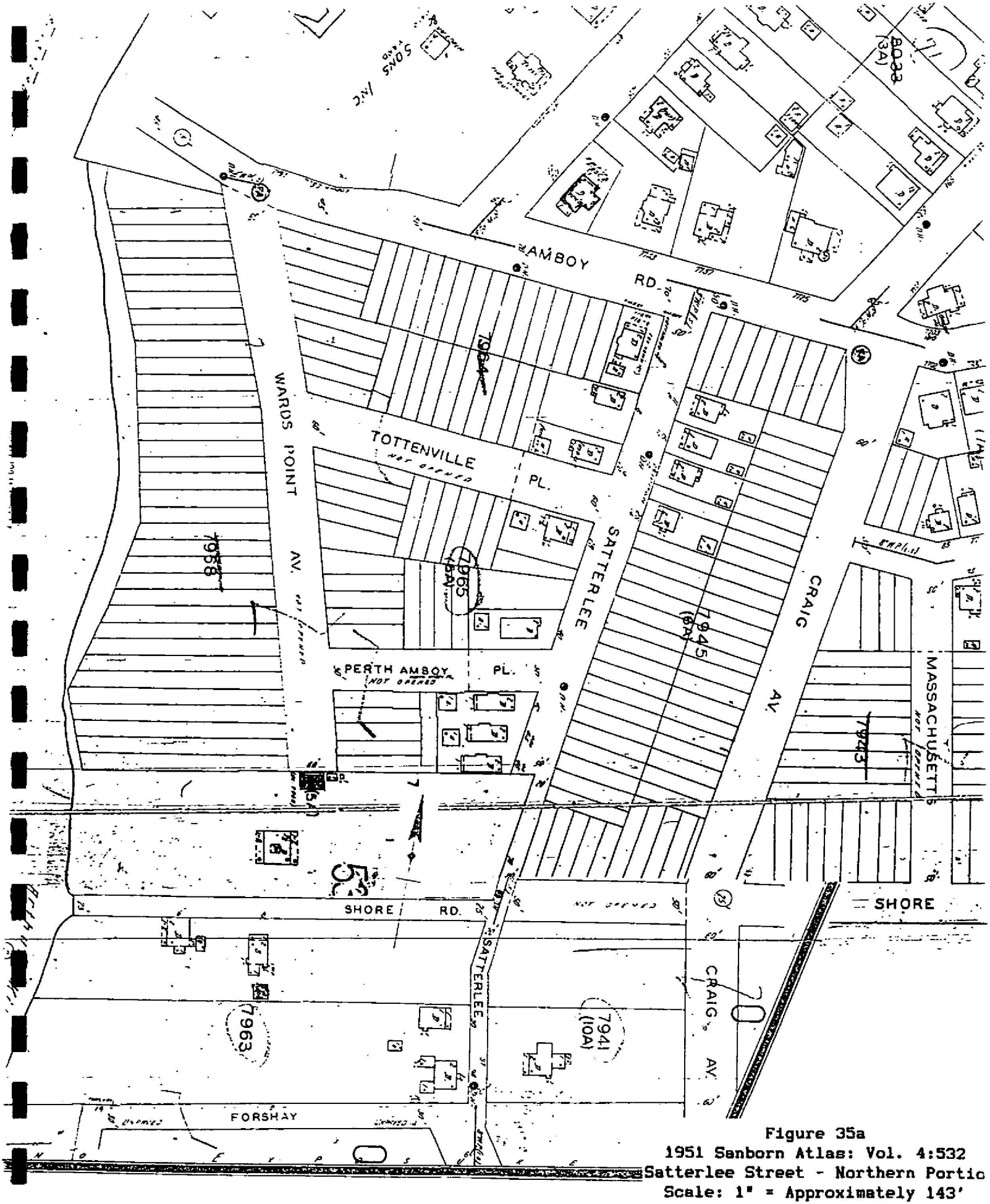


Figure 35a
1951 Sanborn Atlas: Vol. 4:532
Satterlee Street - Northern Portio
Scale: 1" = Approximately 143'

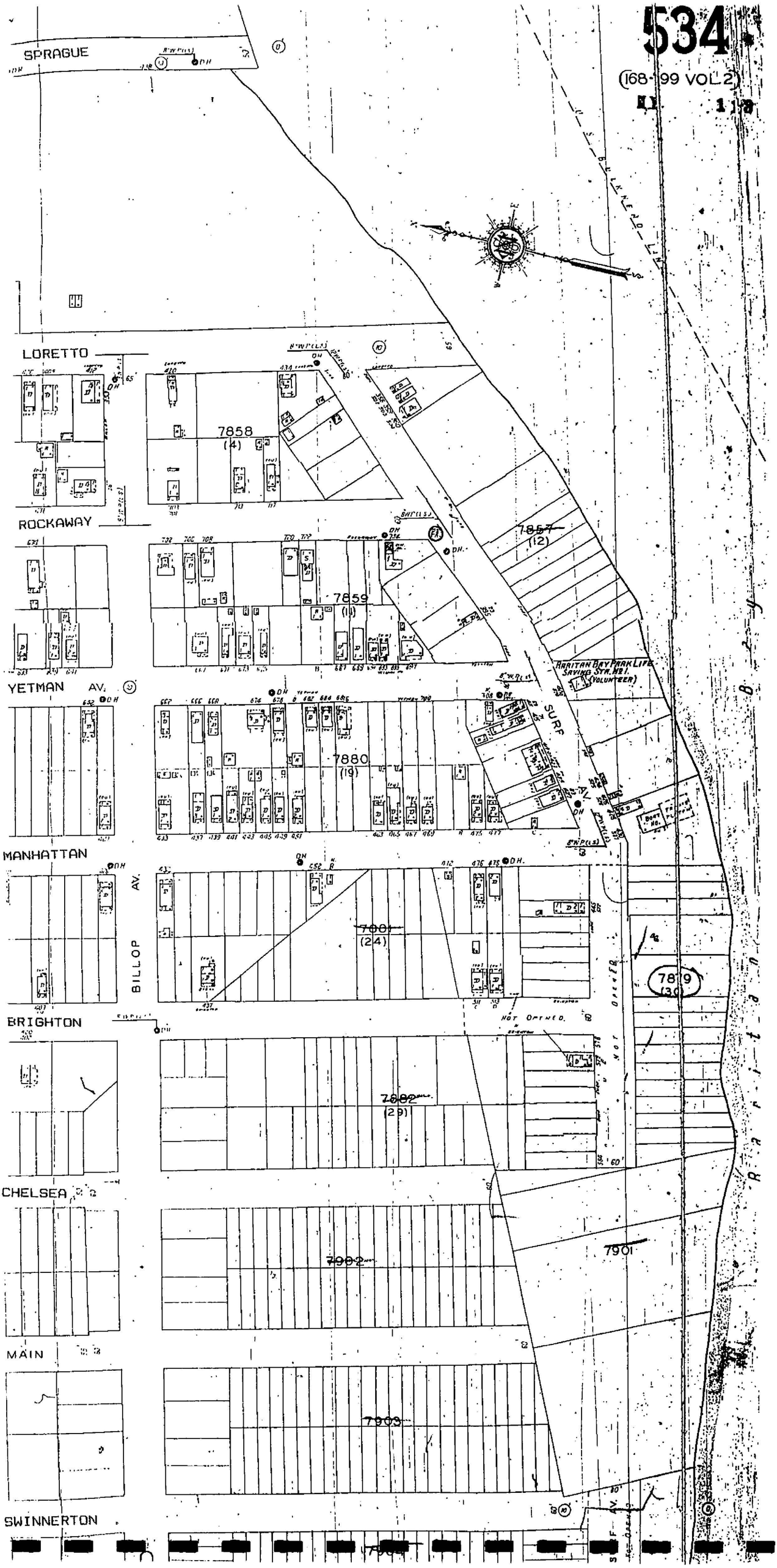


Figure 35b
1951 Sanborn Atlas: Vol. 4:534
Raritan Bay Shoreline
Swinnerton Street to Sprague Avenue
Scale: 1" = Approximately 143'

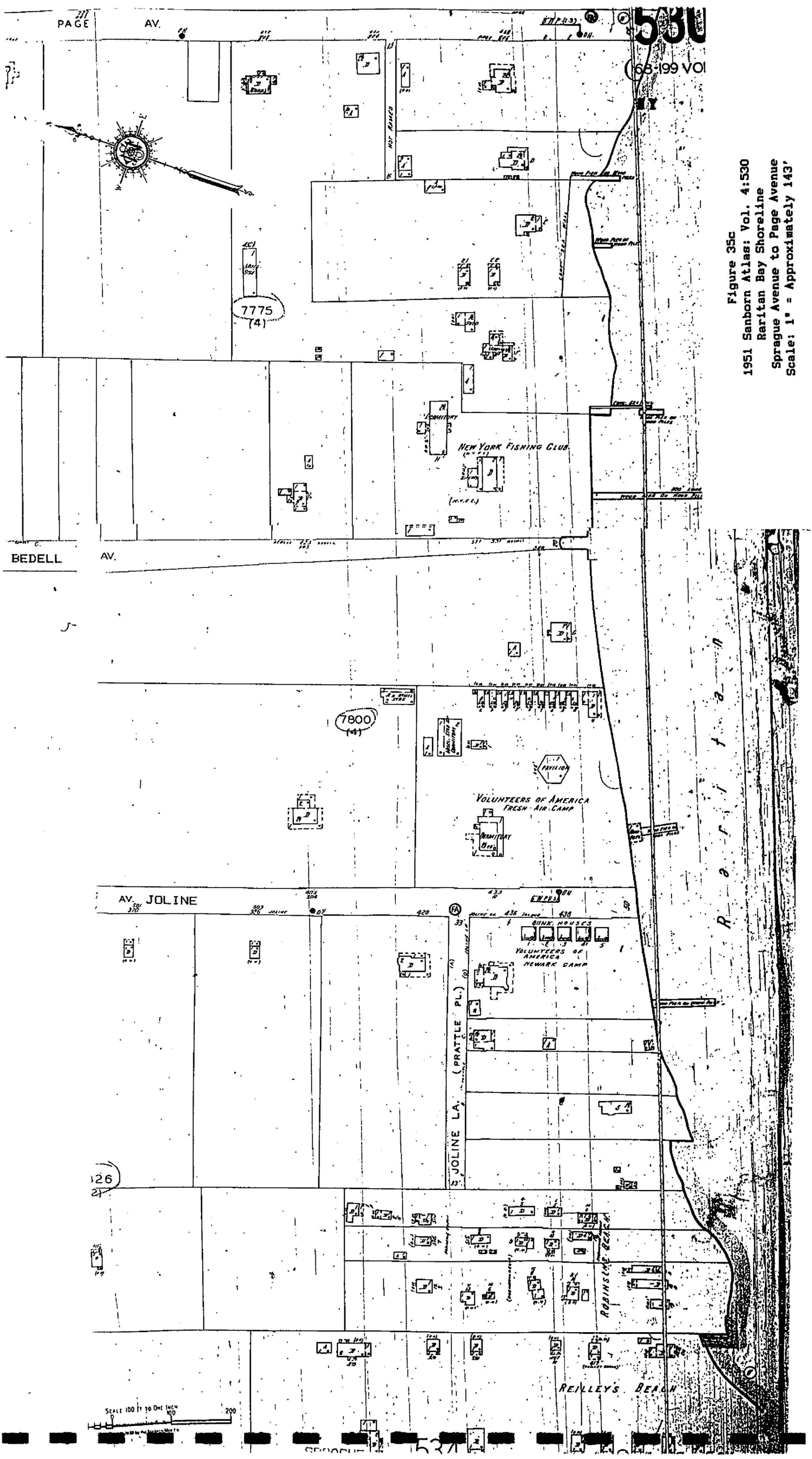


Figure 35c
1951 Sanborn Atlas: Vol. 4:530
Raritan Bay Shoreline
Sprague Avenue to Page Avenue
Scale: 1" = Approximately 143'

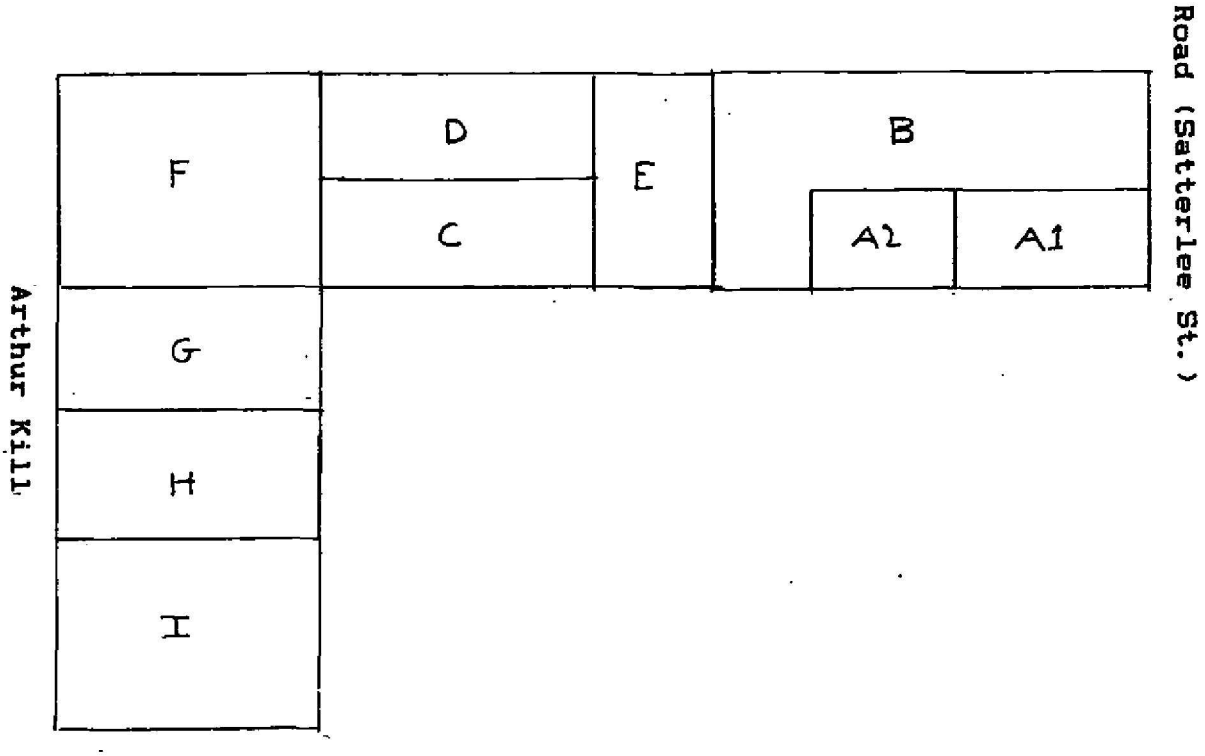


Figure 36
Map Showing Approximate Boundaries
of Rutan Shipyard and Wood/Leven Tracts
Scale: 1" = 100'

See Chapter IV and Appendix A for Description and History of Property Transfers

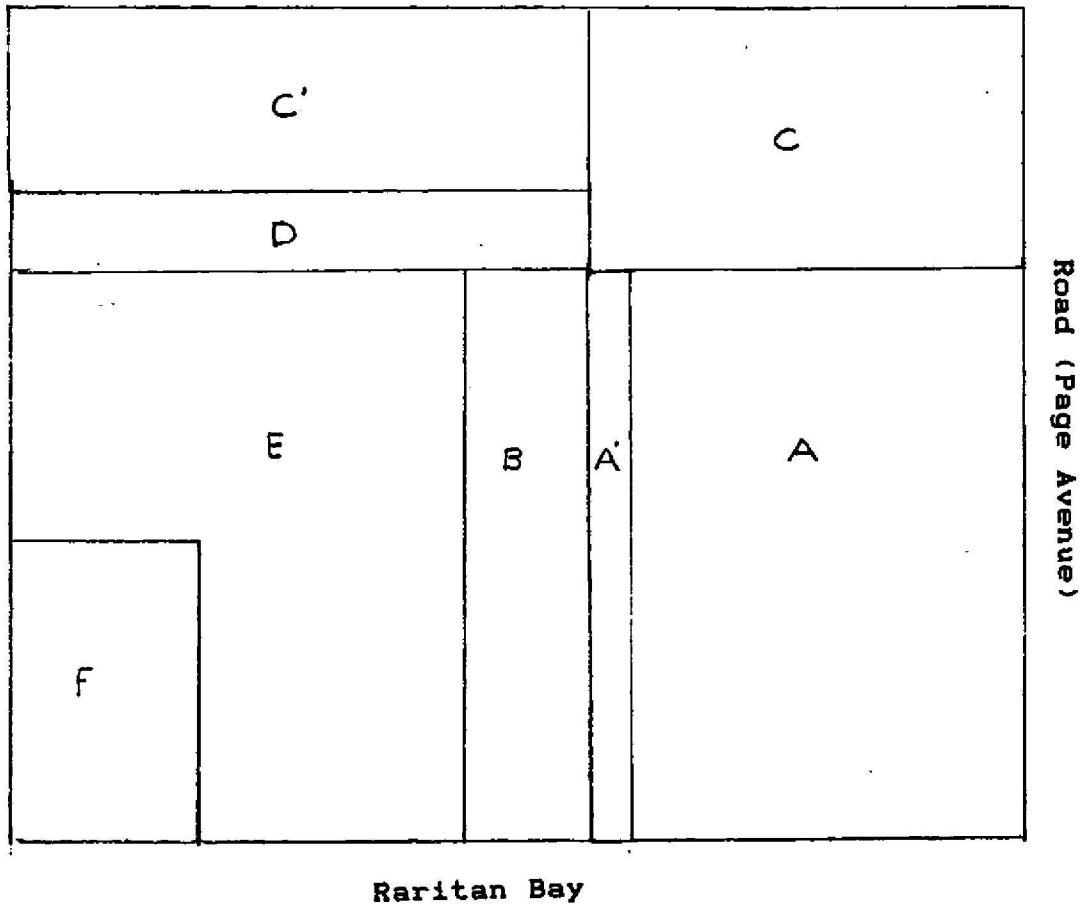


Figure 37
Map Showing Approximate Boundaries of
Dubois, Laforge and Decker Tracts
Scale: 1" = 100'

See Chapter V and Appendix A for Description
and History of Property Transfers

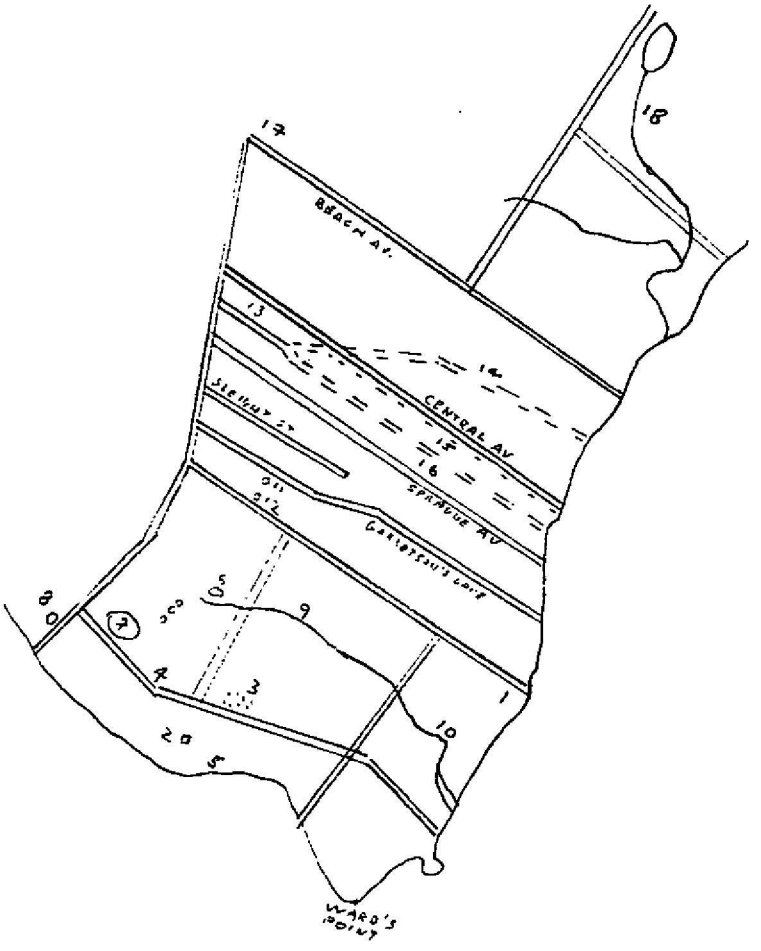


Figure 38
Copy of Portion of Davis Map (1903)
Showing Staten Island Place Names

Key*

1 The Meadows
2 Billop House
3 Christopher's Swamp
4 Biddle's Road
5 Albert's Bluff
6 Long Pond
7 Elliot's Pond
8 Biddle's Pond
9 Kingsbury's or Uncle Ed Wards Brook
10 Christopher's Gully
11 Garretson's Pond
12 Blacksnake Pond
13 Uncle Nicky Corson's Lane
14 Uncle Jack Manee's Lane
15 Uncle Ben Joline's Lane
16 Old Eliza's Road
17 Decker's Swamp and Sand Ridges
18 Jack's or Butler's Creek

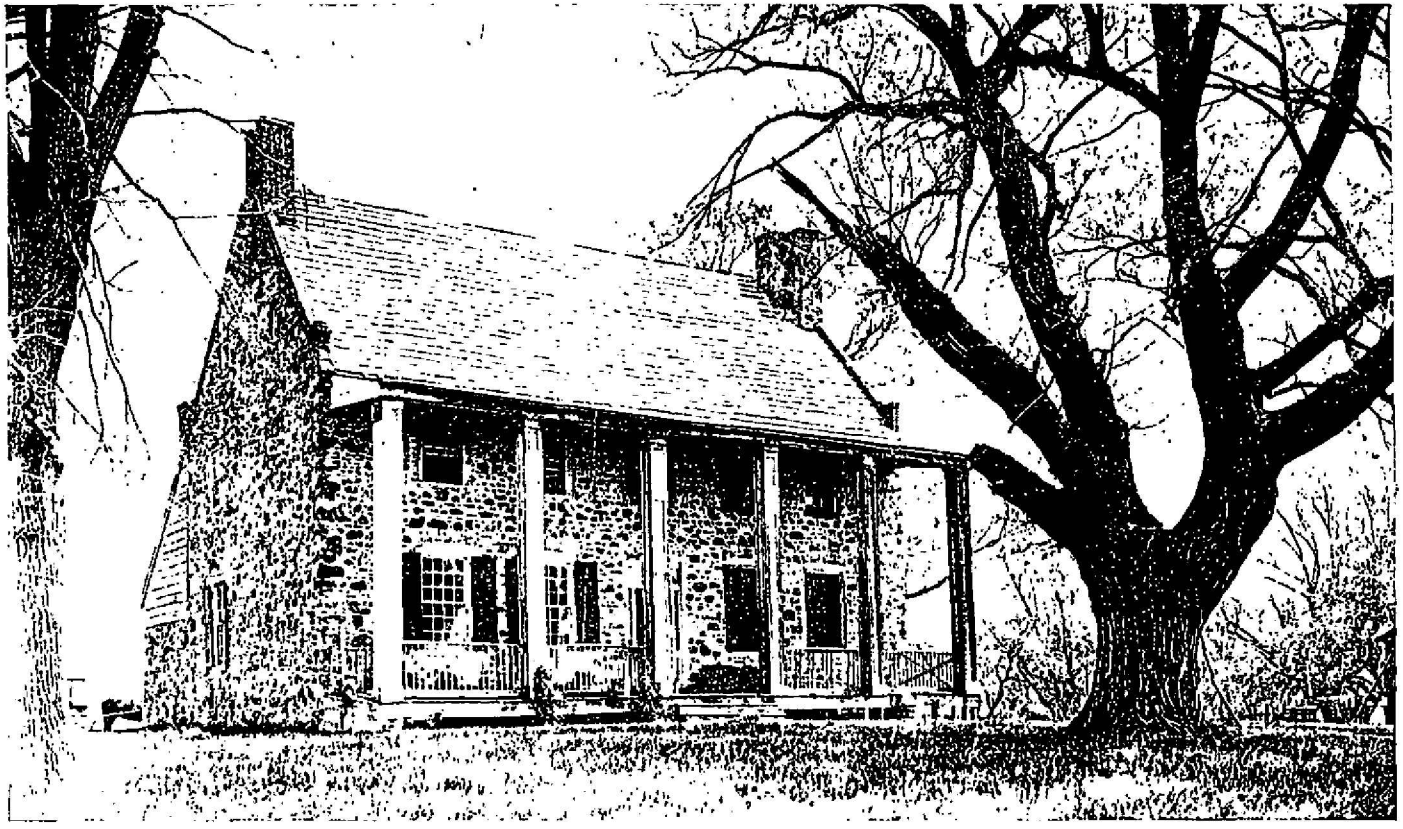
*Numbering of Features Modified from Original

OLD BILLOPP HOUSE, AS IT APPEARED IN 1844.

Figure 39
1844 Drawing of Billop House
Source: Morris 1898:138

Figure 40
1885 - 1890 Photograph of Billopp House
View Northeast
Photographer: E. Seehuysen
Collection of the Staten Island Historical Society (B76.17)

Figure 41
Undated (Late 19th century) Photograph of Billopp House
View West
Photographer: Simonson
Collection of the Staten Island Historical Society (#2118)



THE BILLOPP OR CONFERENCE HOUSE, 1898 *Photograph by C. W. Hunt*

Figure 42
1898 Photograph of Billop House
View Southeast
Photographer: C.W. Hunt
Source: Leng and Davis 1930: facing p. 178

Same as Fig 5b

Figure 43
Ca. 1899 Photographs of Billop House,
Well, and Outbuilding
Upper Left: View Southwest
Upper Right: View West (North of House)
Bottom: View Northeast
Photographer: George H. Treadwell
Collection of the Staten Island
Historical Society (B72.7)

Figure 44
Ca. 1900 Photograph of Billop House
View West
Photographer: C. A. Ingalls
Copy From Collection of the New York Public Library
Original in Collection of Staten Island Historical Society

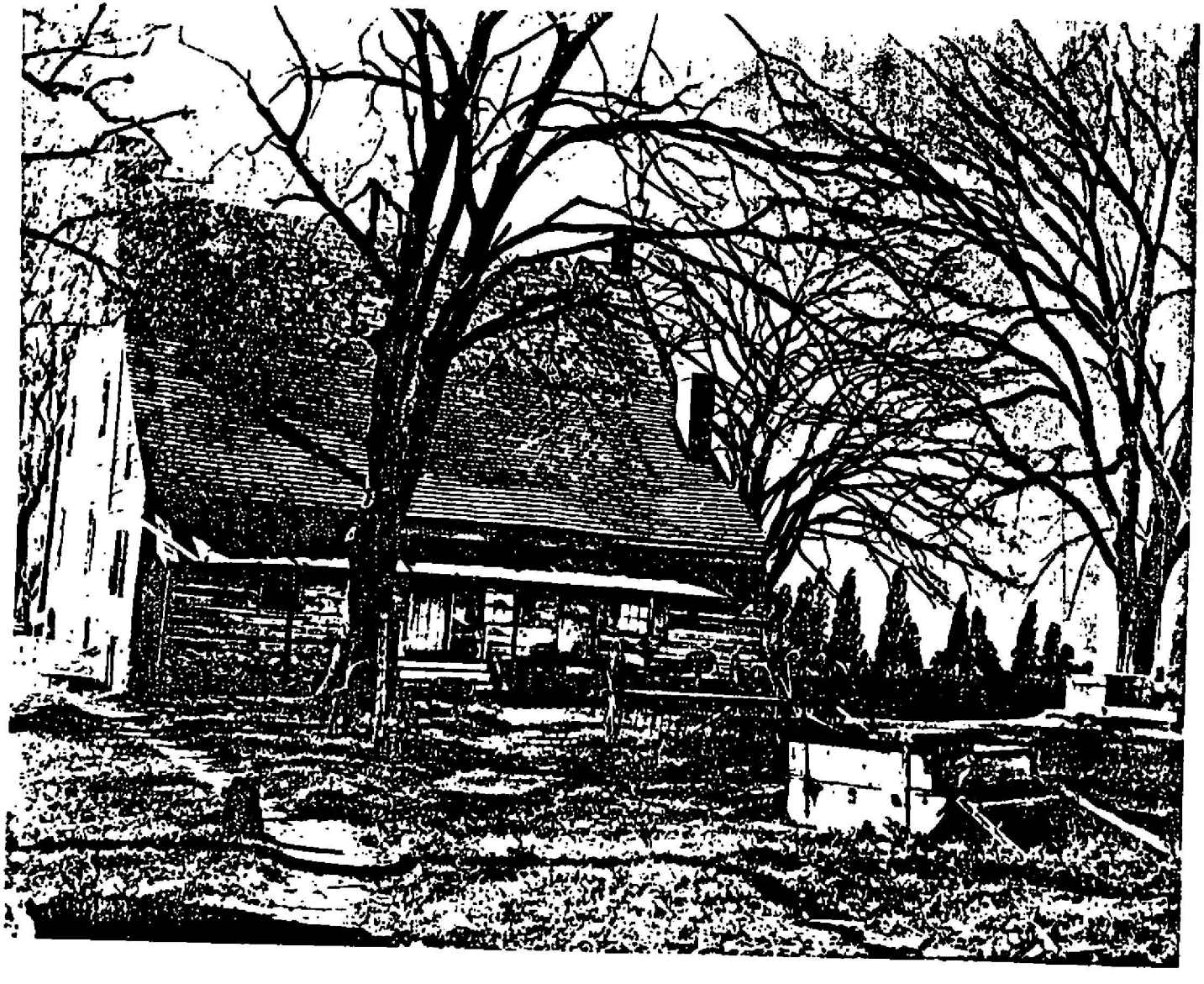


Figure 45
Ca. 1900 Photograph of Billop House
View Northwest
Photographer: C. A. Ingalls
Copy From Zavin et al 1980:60
Original in Collection of Staten Island Historical Society

Figure 46

Undated Photograph of Billop House Showing Outbuilding
View Northeast
Collection of the Staten Island Historical Society (B76.15)

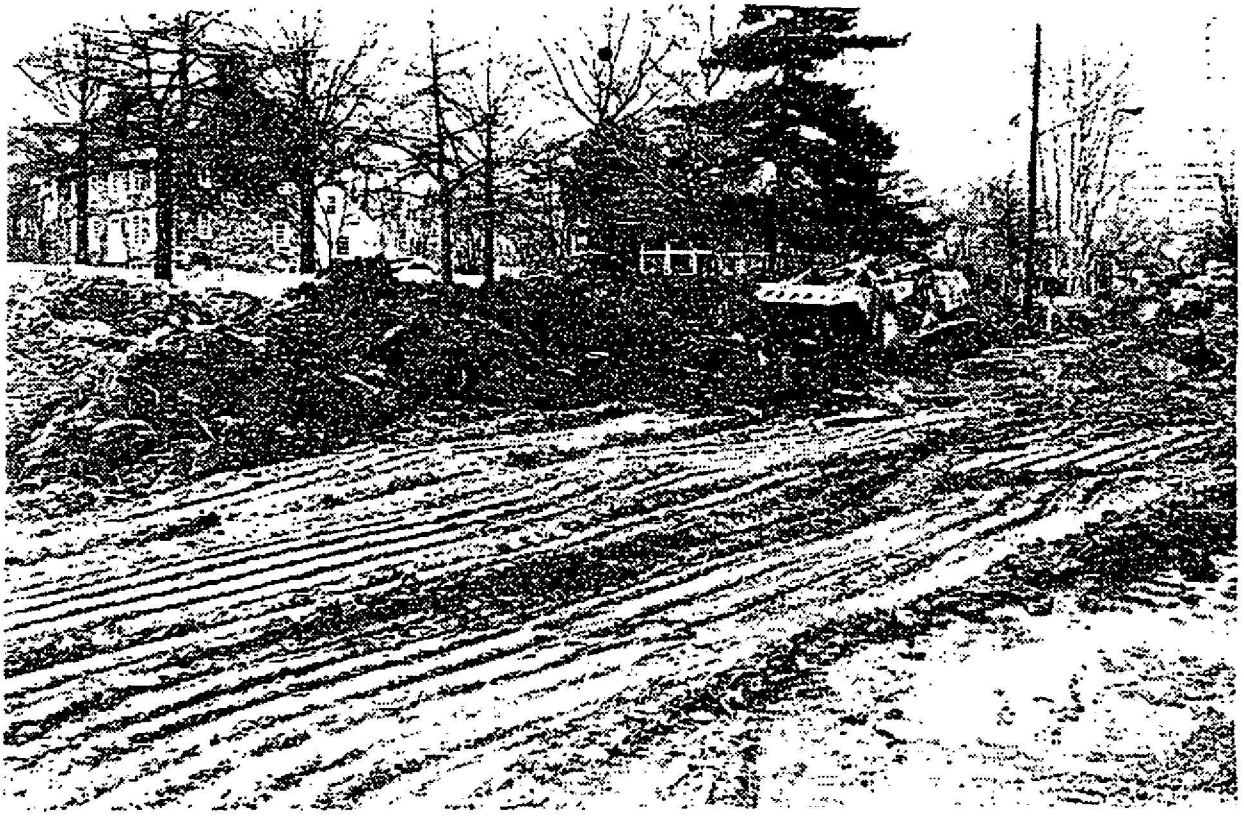
Figure 47
Ca. 1900 Photograph of Billop House
View Southeast
Photographer: Eugene G. Putnam
Collection of the Staten Island Historical Society (B73.7)

Figure 48
Ca. 1900 Photograph of Billop House
View Northeast
Photographer: Eugene G. Putnam
Collection of the Staten Island Historical Society (B73.2)

Figure 49
Ca. 1900 Photograph of Billop House and Well
View Southwest
Photographer: Eugene G. Putnam
Collection of the Staten Island Historical Society (B73.1)

Figure 50
Ca. 1900-1910 Photograph of Billop House
View Southeast
Photograph attributed to E. Steinrock
Collection of the Staten Island Historical Society (B76.18)

Figure 51
1937 Photograph of Albert Russell Pavilion
at End of Hylan Boulevard
View Southwest Showing
Schooner "Marsala" Anchored Off Wards Point
Photographer: P.L Sperr (Taken September 20, 1937)
Collection of the New York Public Library



Hylan Boulevard at the Conference House in Tottenville has been turned into piles of dirt and mud as work progresses on a berm.

S I Advance Photo by Frank J. Johns

Figure 52
1984 Photograph Showing Removal of Hylan Boulevard Pavement
View Northeast Showing Conference House
Photographer: Frank J. Johns
Source: Staten Island Advance 1984

There was once a roadway here.

Figure 53a
1984 Photograph Showing Removal of Hylan Boulevard Pavement
View East
Photographer: Frank J. Johns
Source: Staten Island Advance 1984

A bulldozer operator piles dirt in preparation for raising the grade.

Figure 53b
1984 Photograph Showing Removal of Hylan Boulevard Pavement
View Southeast
Photographer: Frank J. Johns
Source: Staten Island Advance 1984

Figure 54
Undated Photograph of Rutan/Felch House and
Family Members: Probably ca. 1890's (see Chapter IV)
View Northeast
Collection of the Staten Island Historical Society

Figure 55
Undated Photograph of Rutan/Felch House and
Family Members: Probably ca. 1890's (see Chapter IV)
View Northwest
Collection of the Staten Island Historical Society

Figure 56
1905-1910 Photograph of Rutan House
View East Showing Dock
Photographer: C.J. Kolff
Collection of the Staten Island Historical Society

Figure 57
Undated Photograph of Rutan Ship Chandlery
View Southeast
Collection of the Staten Island Historical Society

Figure 58
"Arthur Kill at Wards Point, Tottenville
Showing Old Fortifications Built During Spanish American War and
the Erosion of the Shore"
October 2, 1910
View South
Photographer: William T. Davis
Collection of the New York Public Library

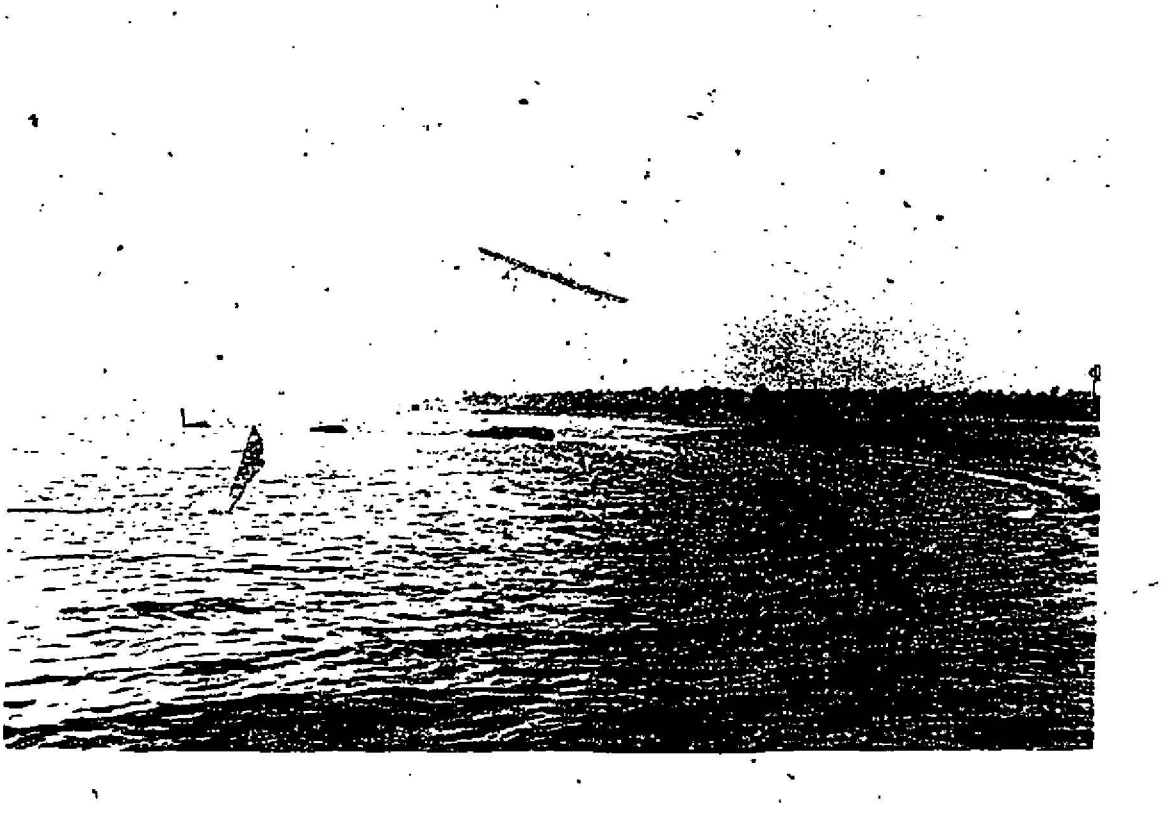


Figure 59
1931 Photograph Showing Submerged Spanish American War
Fortifications at Wards Point
View North
Photographer: P.L Sperr
Collection of the New York Public Library

Figure 60
1933 Photograph Showing Submerged Spanish American War
Fortifications at Wards Point
(apparently taken at low tide)
Photographer: P.L Sperr (September 11, 1933)
Collection of the New York Public Library

Figure 61
1996 Photograph Showing Pilings at Site of Cole/Decker Property
Arthur Kill Shoreline
View West
Photographer: A. Pickman

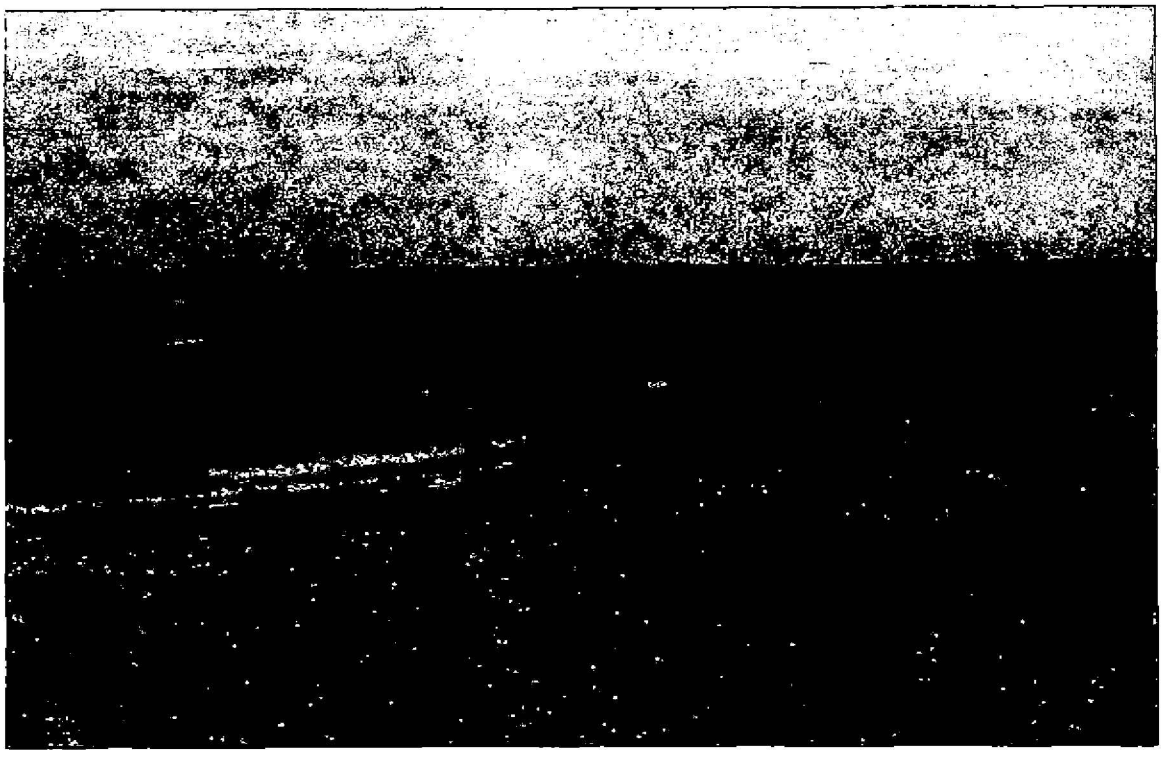


Figure 62
1996 Photograph Showing Pilings at Site of Butler Property
Raritan Bay Shoreline - Eastern Portion of Park
View South
Photographer: A. Pickman

Figure 63a
1996 Photograph Showing Offshore Pilings at Wards Point
View Southwest
Photographer: A. Pickman

Figure 63b
1996 Photograph Showing Offshore Pilings at Wards Point
View West
Photographer: A. Pickman

APPENDIX A

CHAIN OF TITLE - CONFERENCE HOUSE PARK TRACTS

Conference House Property*

Date	Rec Date	Lib/p.	Grantor	Grantee	Notes
5/1/1782	8/10/1788	E:132	Col. Billop	Samuel Ward	Ward died <1813
7/16/1784	5/25/1784	E:147	Com Forfeiture	Thomas McFarren	of NYC
3/9/1790	10/8/1795	E:344	Thomas McFarren	Caleb Ward	C. Ward farmer/carpenter died 1835
3/9/1790	4/20/1808	F:540	" "	" "	inherited from Saml. Ward Paid McFarren 1800 lbs
10/5/1835	10/19/1835	Y:278	Caleb Ward execs	Mary Grimm	single woman
10/10/1836	11/5/1836	I:462	Mary Grim	Leonard Parkinson John B. Simonson	farmer of Southfield of Castleton Mary Grim held mortgage
3/22/1844	4/25/1844	10:687	Thomas Addis Emmett master in chancery	Leonard Parkinson	d. 12/11/1853 (intestate)
10/29/1859	4/3/1860	45:536	Leonard Parkinson executors	Wm. H. Aspinwall	paid $45131.20 Aspinwall died 1875
4/24/1889	6/24/1889	193:1	Wm. H. Aspinwall executors	Henry F. Eldridge	
6/20/1889	6/21/1889	193:6	Henry F. Eldridge	Bentley Manor Company	Eldridge unmarried $60000 price
Mortgage	8/6/1891	no liber	Aspinwall executors	Charles H. Leland	mortgage of $40000
8/12/1895	9/17/1895	246:2	Referee	Charles H. Leland	foreclosure on mortgage Leland d. 1925
Fall 1925		no lib**	Charles H Leland execs	Harmon National Real Estate Corp.	
4/29/1926	5/4/1926	no lib	Harmon National Real Estate	New York City	house & 1 acre to be used for park/rec/mus

*From Davis 1926
** Deed referenced by Davis is apparently Liber 606:522 dated 10/16/25 (see Appendix E)

Biddle Property

Liber/ Page	Date	Grantor	Grantee	Comments
F/541	01/27/1801	Caleb Ward	Isaac Butler	30.2 acres
T/11	04/11/1831	Thomas Butler (child and devisee of Isaac Butler)	Henry H. Biddle	interest in Isaac Butler estate
188/540	0401/1889	Charles S. Biddle (Tottenville)	Emma C. Butler	$1 + exchange of property
194/558	01/28/1890	William L. Van Alstyne (of Troy N.Y.)	Charles S. Biddle	Biddle to assume mortgage
301/378	05/02/1904	Charles S. Biddle	George T. Brewster	2 acres/homestead of Henry S. Biddle

William H. Rutan Homestead Property

Liber/ Page	Date	Grantor	Grantee	Comments
16/466	04/08/1847	Henry S. Biddle/ Margaret (wife)	William H. Rutan	SW part of Biddle farm 1 1/2 acres
130/141	07/06/1879	Mary R. Rutan (widow)	Eliza M. Terry	
155/552	08/04/1879	Eliza M. Terry	Mary Rutan Felch	
385/62	12/14/1910	Mary R. Felch	James S. Graham (Brooklyn)	1 1/2 acre property conveyed 4/08/1847
383/179	01/16/1911	James S. Graham (Brooklyn)	Tivoli Securities Company	same property; Tivoli address same as Grahams

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Lindsay Property

(Mortgage Liber)				
311/276	05/10/1913	Richmond Hill Investment Co.	Mary R. Felch (Tottenville)	mortgaged lots 399-412 on 1910 map (cancelled)
427/369	04/16/1914	Richmond Hill Investment Co.	Helen M. Lindsay (Manhattan)	Lots 411&412 on 1910 map/ref dock & beach at foot Shore Road
443/226	12/30/1914	Mary R. Felch	Richmond Hill Investment Co.	Mary Felch held mortgage on lots 399-412. Sold lots 411&412 to RHIC, retained rest of tract as security ref 11/16/1910 map (quit-claim deed)

Wood/Leven Property

W/145	02/08/1834	Caleb Ward Sr.	Hannah Wood (wife of Samuel Wood)	1 1/2 acres land & meadow (See Figure 36, Tracts A1, A2, B, C, D, E, G)
19/310	08/18/1849	Samuel Wood & Hannah (wife)	Ann Eliza Levin (wife of Theodore Levin)	19 perches; bounded by rail fence (See Figure 36, Tract A1)
36/446	11/14/1849	Samuel Wood & Hannah (wife)	Ann Eliza Levin	18 1/2 perches; west of above land (Tract A2)
43/759	09/13/1859	Mary W Teller, William W. Teller, Joseph M Wood & Elizabeth A; Moses W Wood & Mary T; Harriet B & James W Sleight, Phoeby L Johnson, Serena Manee & John D. (Westfield)	Annaliza Levan (Westfield)	remainder of lot not in above 2 deeds extending 4ch18L west of Satterlee St bounded west by James Rutan (Tract B)
150/373	05/16/1883	Ann Eliza Leven & Theodore Leven	Catherine S. Leven	2 roods, 29 perches (Tracts A1, A2, B)
444/191	12/16/1910	Catherine S. Leven (Tottenville)	Mary R. Felch (Satterlee Lane)	2 roods, 29 perches
569/68	06/01/1923	Mary R. Felch (5th Ward)	Anthony de Francisci N. Y. City	westernmost 80' of property

Rutan Shipyard*

Tract C (Part of Wood Property)

8/119	03/01/1841	Samuel Wood & Hannah (wife)	Elmer Terry	30 perches
17/19	03/02/1848	Elmer Terry & Eliza Terry	William H & James M. Rutan	38 perches

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Tract D (Part of Wood property)

17/19	03/02/1848	Elmer Terry & Eliza Terry	William H & James M. Rutan	32 perches

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Tract F (originally part of Biddle property)

17/19	03/02/1848	Elmer Terry & Eliza Terry	William H & James M. Rutan	1 rood & 19 perches references Wood/Terry deed

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Tract E (Part of Wood Property)

20/41	01/10/1850	Samuel Wood & Hannah (wife)	William H. & James M. Rutan	28 perches

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Tract G

109/56	01/13/1852	James Butler & wife & James Sleight & wife	William H. & James M Rutan	1/4 acre

---

Tract H (Originally part of Teller/Mersereau tract)

Z/287	04/19/1836	William W. Teller & Mary (wife)	John Mersereau	1 1/4 acre & 1/4 acre salt meadow S of Hannah Woods meadow
44/672	04/20/1850	Jacob Kingsland & Mary (wife) of N.Y.	William H. & James M. Rutan (shipwrights)	1/4 acre land & salt meadow

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Tracts C - H

108/404	09/18/1874	James M. Rutan & Leah (wife)	William H.R. Felch	1/2 interest in tracts C-H
124/262	11/1/1876	William H. Aspinwall Executors	William H.R. Felch & Mary Rutan	shown on 1875 map as Felch & Rutan); price $25
132/446	04/22/1880	William H. R. Felch, Mary Felch & Mary Jane Rutan (ind & as exec. Will William H. Rutan	Mary Jane Forshay	$1 & other (Felch/Rutan tract on 1875 map; $1 & other considerations)
133/159	04/28/1880	Mary Jane Forshay (New York)	James M. Rutan	lands of Felch and Rutan on map

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Tract I

116/567	11/??/1876	William H. Aspinwall Executors	James M. Rutan	tract shown as James M Rutan on 1875 map ($2000) (date omitted in deed)

Tracts C-I

Mortgage Liber				
105/269	04/28/1880	James M. Rutan	Mary J. Forshay (N.Y. City)	mortgage never cancelled

* See Figure 36 for relative location of tracts

Apka Ward Property

S/230	03/17/1824	Caleb Ward Sr.	Apka B. Ward	7 acres (also a separate 4 acre tract)
gap				
19/570	10/08/1849	James Sprague & Adeline (wife)	William Albert (N.Y. City)	2 mortgages on property by Apka B. Ward
136/335	02/19/1881	Robert W. Albert (Bklyn - one of devisees of Wm Albert)	Emily M Albert & Susan Gasqoine (sisters of grantor)	1/7 part of property
154/447	10/09/1884	Susan E. Gasquoine (of Bklyn -formerly Susan Albert - one of children & heirs of William Albert)	Georgianna Albert (Bklyn)	grant of interest in property
292/343	08/07/1902	Stephen D. Stephens (Referee)	William Foulke (Manhattan)	Sold at auction to satisfy court judgement
307/294	08/11/1902	William Foulke (Manhattan)	Charles H. Leland (Manhattan)	
606/522	10/16/1925	Charles H. Leland Executors	Harmon National Real Estate Corp	Conveyed with 225.96 acre "Conference House" tract and other portions of Ward farm

Caleb Ward Jr. Tract

S/141	03/15/1824	Caleb Ward Sr.	Caleb Ward Jr.	7 acres (also separate 4 acre tract)
T/278	11/14/1831	Caleb Ward Jr. & Mary (wife)	Richard Robbins (Monmouth Cty N.J)	same as S/141
2/384	09/21/1835	Barbara Ann Robbins (NYC - admin of Richard Robbins will & guardian)	John D. Waters (NYC)	7 acres/11 yrs lease mentions buildings/tract occupied by Mathias Decker
16/482	02/21/1848	John R. Robbins (Westfield)	David L Robbins (NYC - printer)	1/3 part of 7 & 4 acre
16/570	03/18/1848	John R. Gibson & Barbara Ann (wife) (Westfield)	David L. Robbins (NYC - painter)	Barbara Ann Gibson formerly wife of Richard Robbins of late of Richmond
17/29	03/08/1848	Samuel N. Lecomte (NYC-painter & Ann E.)	David L Robbins (NYC - painter)	equal undivided 1/3 part of of 7 and 4 acre tracts

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Cole/Decker Tract - North Part of 7 acre Caleb Ward Jr. Tract

46/55	05/11/1860	David L. Robbins & Catherine (Westfield)	Samuel N Lecomte (N.Y)	3 1/2 acres - 1/2 lot in 17/29
52/4	02/28/1863	Samuel N Leconte & Ann Eliza (wife) (NYC)	Jole Cole (Castleton)	3 1/2 acres - 1/2 of 7a tract desc in 17/29
148/109	05/22/1883	John Cole and Jacob Cole (Execs of Joel Cole)	Almer Decker (Richmond)	same as above

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Melville Decker House Tract - SE Portion of Almer Decker Tract

216/43	09/10/1889	Almer Decker & Caroline (wife) (Westfield)	Melville Decker (Westfield)	ca. 60x123 ft se corner of Decker tract

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Appleby/Acker Tract - Southern Portion of 7 Acre Caleb Ward Jr. Tract

32/205	10/28/1853	David L Robins & Catherine (NYC)	Samuel N. Lecounte (NYC)	2 acres, southernmost portion of Caleb Ward Jr tract
37/22	07/17/1854	David L Robins & Catherine (Hoboken)	Samuel M Lecompte (NY)	1 1/2 acres (central part of C. Ward Jr tract - i.e. north part of southern half of 7a tract
76/452	07/23/1868	Samuel N. Lecomte (New York)	Jacob Charles Appleby (Hoboken)	both the 2 acre and 1 1/2 tracts listed above
78/314	07/23/1868	Jacob Charles Appleby (Hoboken)	Hoboken Yacht Club	same property/references 76/452
127/254	12/27/1878	Ann Eliza Lecomte (exec of Samuel R Lecompte of NYC)	Jacob Charles Appleby (Jersey City)	same as above (deed corrects legal problems with 1868 deed)
127/258	12/30/1878	Benjamin Brown (Richmond Cty Sheriff)	Frederick Eder (N.Y.)	persuant to Bklyn Supreme Court judgement against Appleby & Hoboken Yacht Club
133/203	01/28/1879	Frederick Eder (NYC)	Jacob Charles Appleby (Jersey City)	same property
225/403	01/16/1893	Jacob Charles Appleby (Jersey City)	Emma M. Budd (Richmond Cty)	same property
284/457	07/01/1901	Kate Cotheal Budd (Manhattan)	Lucie C. Acker	same property
298/581	01/04/1904	Lucie Cotheal Acker (Tottenville)	Charles H Leland (Manhattan)	same property (bounded N by E. Decker
606/522	10/16/1925	Charles H. Leland Executors	Harmon National Real Estate Corp	2 & 1 1/2 acre tracts conveyed with 225.96 acre "Conference House" tract and other portions of Ward farm

Dubois Property

V/159	12/31/1832	Daniel Dubois (Westfield)	Elizabeth Dubois (Westfield)	mentions residence of Richard Dubois dec. (part assigned to Daniel Dubois by Commissioners) 1.4 acres
3/119	05/20/1834	John and Charity Lambert (Westfield)	Elizabeth Dubois	20' wide strip west of Dubois tract, mentions well on boundary of tracts about 1/8 acre (see Figure 37, tract A')
42/470	10/04/1858	Elizabeth Ann Lambert (Waterbury, formerly Westfield)	Thaddeus Fowler (Waterbury)	(grantor is Elizabeth Dubois granddaughter)
51/122	09/08/1862	Thaddeus Fowler	John Lambert (Westfield)	1.4 acre property
52/634	02/03/1863	Isaac M. Marsh (Late Sheriff)	Elizabeth A. Fowler	sold at auction to E.A. Fowler 1861 to pay judjment against Daniel Dubois
146/443	03/27/1883	Gerard M Stevens (Referee)	Mary L Raymond (wife of Lewis Raymond - Waterbury)	sold to pay off mortgage granted by Thaddeus Fowler Jr. - [Devised to Elizabeth Ann Fowler and Mary L Raymond by Elizabeth Dubois (Mary L another granddaughter)
153/154	05/05/1884	Mary L. Raymond & Lewis (husband) (Waterbury)	Ottocur E. Kopetschny (Jersey City)	1.4 acre
302/323	07/12/1904	Frederick S. Kopetschny & Myra (wife), Brooklyn	Emma W. Wingate (Brooklyn)	1/14 interest in property
337/437	01/22/1908	Francis S. Kopetschny & Myra (Brooklyn)	Francis, Otto, Edward, Alexander Henry Kopetschny (Jersey City) & Josephine Haggerty (Brooklyn)	all interest in property & contents of house.

David Clark Property (Western Portion of Dubois Property)

153/500	06/17/1884	Ottocur E. Kopetschny & Matilda (Jersey City)	David Clark (Brooklyn)	1/2 acre
245/468	11/07/1895	Ellen Clark (Brooklyn)	David Clark (Brooklyn)	1/2 acre
260/33	04/29/1897	NY Commissioners of Land Office	David Clark	grant of lands under water offshore of above tract (refers to adjacent property of estate of Dr. Kopetschny)

La Forge Property*

Tract B				
26/657	8/21/1852	John and Charity Lambert	Louisa Ann Conner (NYC)	Tract west of Daniel Dubois 60 foot wide
			---	
Tracts C, C' and D				
10/549	02/21/1844	Cornelius Dubois	Elizabeth Dubois	2 acres

Tract D				
44/176	03/28/1859	John and Charity Lambert	William Hyatt (New York)	Part of former Cornelius Dubois Tract
			---	
Tract E				
44/178	03/29/1859	John and Charity Lambert	William Hyatt (NYC)	1 1/4 acres (Lambert Homestead tract)

Tract C'				
50/354	06/1/1862	John and Charity Lambert	William H. Hyatt (Westfield)	2 roods 30 perches
			---	
Tracts E, C', D and B				
54/503	03/03/1864	William H Hyatt (NYC)	John R. Richmond (NYC)	
71/442	08/01/1867	John R. Richmond (Westfield)	Lillian L.S. Wadsworth (Brooklyn)	
98/427	11/02/1869	Lillian L.S. Wadsworth & husband (Westfield)	Henry Laforge	

*See Figure 37 for relative location of tracts

Raritan Bay Hotel Tract

61/504	08/21/1865	James T. Butler (Westfield)	Thaddeus Fowler (Seymour, Conn.)	60x90' tract w. buildings
83/573	10/12/1869	Thaddeus Fowler (Seymour, Conn.)	Daniel Mahen (N.Y. City)	5.62 acre and 60x90' tracts
115/353	05/27/1876	Ann Mahen & Daniel Mahen (husband) of Westfield	Rudolph Pehlemann (N.Y. City)	5.62 acre and 60x90' tracts
116/517	12/13/1876	Rudolph Pehlemann (N.Y. City)	Samuel Kenyon (N.Y. City)	5.62 acre and 60x90' tracts
118/448	05/10/1877	Samuel B. Kenyon & Elizabeth, wife (N.Y. City)	Catherine Flynn wife of John Flynn (Brooklyn)	5.62 acre and 60x90' tracts
169/294	09/08/1887	Catherine Flynn wife of John Flynn (Brooklyn)	Thomas. J. Mac Farlane (Brooklyn)	5.62 acre and 60x90' tracts
169/298	09/08/1887	Thomas. J. Mac Farlane (Brooklyn)	John Flynn (Brooklyn)	5.62 acre and 60x90' tracts
197/223	03/04/1890	John Flynn (widower) (Brooklyn)	John T. Flynn (Brooklyn)	5.62 acre and 60x90' tracts
284/453	07/27/1900	John T. Flynn & Mary A., wife (Brooklyn)	Charles H. Dugliss (Manhattan)	5.62 acre and 60x90' tracts
297/461	09/23/1903	Referee	Charles Stark (Brooklyn)	5.62 acre and 60x90' tracts sold at auction to pay off mortgage

Other Properties

Garretson Farm

X/253	05/01/1835	Matthew Decker (farmer)	Mary Ann, wife of Garet Garretson	about 97 acres land and meadow

---

Cleveland Tract

6/556	03/01/1839	Apka B. Ward (Westfield) & Catherine Jane, wife)	Ichabod Cleveland (Westfield)	4 acre tract
22/523	03/22/1851	Ichabod Cleveland & Eliza, wife (Westfield)	John Osgood (Williamsburg)	4 acre tract
24/344	10/22/1851	John Osgood (Greenpoint)	James Hunt (Greenpoint)	4 acre tract
34/295	06/24/1853	James Hunt & Sarah, wife (Bushwick)	Garret Garretson (Westfield)	4 acre tract

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Butler Shipyard

21/318	08/28/1850	Leonard Parkinson (farmer of Southfield) & Maria, wife	James Butler (Westfield)	1 acre, part of Ward Farm
94/325	06/01/1863	James Butler & Sarah, wife (Westfield)	David C. Butler (Westfield)	1/4 part of above tract
606/522	10/16/1925	Charles H. Leland Executors	Harmon National Real Estate Corp	property as described in 21/318 conveyed with 225.96 acre "Conference House" tract and other portions of Ward farm

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Abraham Decker Tract (see Figure 37, tract F)

22/163	01/12/1848	David Forshay & Mary Jane (Westfield)	Abraham Decker	1 acre land & beach mentions well 6' N of NE corner of tract
22/165	01/06/1851	Abraham J. Decker & Ann (Westfield)	Elias Wood (Westfield)	same as above

APPENDIX B

OCCUPANTS OF CONFERENCE HOUSE PARK PROPERTIES
DATA FROM FEDERAL AND NEW YORK STATE CENSUS RECORDS

A. 1790-1840 Census Records

1. 1790 Census

	Caleb Ward
Free White Males	
under 16	1
16 and over	1
Free White Females	6
Slaves	
Total	8

---

2. 1800 Census

	Isaac Butler	Caleb Ward	Richard Dubois
Free White Males			
<10	1	2	
10 - <16			1
16 - <26			
26 - <45	1	1	1
45 and up			
Free White Females			
<10	1	2	2
10 - <16		1	1
16 - <26			
26 - <45	1	1	1
45 and up			
All Other Free	-	-	-
Slaves	1	-	1
Total	4	7	7

---

3. 1810 Census

	Isaac Butler	Caleb Ward			Richard Dubois
Free White Males					
<10	1	1			1
10 - <16		1			1
16 - <26		1			
26 - <45	-	-			-
45 and up	1	1			1
Free White Females					
<10	1	2			1
10 - <16	2	1			2
16 - <26		1			
26 - <45	1				1
45 and up		1			
All Other Free	2				
Slaves	2				2
Total	10	9			

---

4. 1820 Census

	Samuel Wood	Caleb Ward	Apkah B. Ward	Caleb Ward Jr.	Richard Dubois2	Richard Dubois 1
Free White Males						
<10	2		1	2		2
10 - <16						1
16 - 18						
16 - <26		1				
26 - <45	1		1	1	1	1
45 and up		1			1	1
Free White Females						
<10	1		1			1
10 - <16		1				1
16 - <26		1	1			
26 - <45	1			1	1	1
45 and up		1			1	
Persons Engaged in						
Agriculture	1		1	1		1
Commerce	-	-	-	-	-	-
Manufacturing					1	

Male Slaves									
<14									
14 - <26									
26 - <45									
45 and up									
Female Slaves									
<14									
14 - <26									
26 - <45									
45 and up									
Free Colored Males									
<14									
Total		5		11		5		11	

---

5. 1830 Census

	Isaac Butler	Samuel Wood	Caleb Ward	Apkah B. Ward	Eliz. Dubois
Free White Males					
<5				1	
5 - <10		1			
10 - <15				1	1
15 - <20					1
20 - <30	1				1
30 - <40				1	
40 - <50		1			
50 - <60					
60 - <70	1		1		
70 - <80					
80 - <90					
90 - <100					
100 & up					
Free White Females					
<5		1		1	
5 - <10		2		1	
10 - <15				2	
15 - <20	2	1			1
20 - <30	1		1		1
30 - <40		1		1	1
40 - <50					
50 - <60					
60 - <70					
70 - <80					

80 - <90
90 - <100
100 & up

Free Colored Males
10 - 24

Free Colored Females
24 - 36

Total 5 7 2 8 6

---

6. 1835 Census

	Hen. Biddle	Saml Wood	Wm. Teller	Icabet Clvlnd	Apka Ward	Matthew Decker	Garret Garrtson	Eliz. Dubois	John Lmbt
# Males	2	2	2	5	3	1	1	2	2
# Females	1	4	1	2	5	1	3	1	3
# Males Subject to Militia Duty	-	1	1	1	1	-	1	1	1
# Males Entitled to Vote	2	1	1	1	1	1	1	1	1
Persons of Color Not Taxed	1	-	-	-	-	-	1	-	-
Married Females <45 yrs	1	1	1	1	1	-	1	-	1
Unmarried Females 16-55 yrs	-	1	1	-	1	-	-	-	-
Unmarried Females <16 yrs	-	3	3	1	3	-	1	-	1
# Persons Married in Preceding Yr.	-	1	1	-	-	-	-	-	-
# Male Births in Preceding Yr	-	-	-	-	-	-	-	-	-

# Female Births in Preceding Yr	-	-	-	1	-	-	-	-	1
# Male Deaths in Preceding Yr.	-	-	-	1	-	-	1	-	-
# Female Deaths in Preceding Yr.	-	-	-	1	-	-	-	-	1

---

7. 1840 Census

	Theo. Levens	Saml. Wood	Hen. H. Biddle	John B. Simonson	John Gibson	John Lambert	Elizabeth Dubois
<5	1		2	1	1		
5 - <10							
10 - <15				1	1		
15 - <20		1			1		
20 - <30						1	2
30 - <40	1		2	2	1		
40 - <50		1		1			
50 - <60							
60 - <70							
70 - <80							
80 - <90							
90 - <100							
100 & up							
Free White Females							
<5	1	1		1	1		1
5 - <10			2	3		2	
10 - <15				1			
15 - <20		1			1		
20 - <30	1			1		1	1
30 - <40			1		1		
40 - <50		1					
50 - <60							
60 - <70				1			1
70 - <80							
80 - <90							
90 - <100							
100 & up							
#Free Colored Males							
< 10				1			

#Free Colored Females							
< 10				1			
10 - <24			1	1			
Total	4	5	8	15	7	5	5
# Persons Engaged in							
Agriculture	1	1		2	1		
Navigation			1			1	1

B. 1850-1900 Census Records

1. Biddle Property

a. 1855 Census

Name	Relation	Age	Occupation	Place Birth	Yrs Resdt	Own Land
Biddle, Henry H.	Head	48	-	New York	25	6000
Biddle, Margaret	Wife	49	-	New York	14	
Biddle, Wm H.	Son	17	-	New York	17	
Biddle, Charles S.	Son	15	-	New York	15	
Butler, Cortlandt	B in Law	51	-	Richmond	51	
Jackson, Betty (B)	Servant	19	-	New York	10	

b. 1860 Census

Name	Age	Occupation	Place Birth	Value Real Estate Owned
Biddle, Henry H.	54	gentleman	New York	23000
Biddle, Margaret	54		New York	
Biddle, William	23		New York	
Biddle, Charles	21	clerk	New Jersey	
Butler, Corson C.	55	gentleman	New York	
Gilmartin, Mary	25	illegible	Ireland	
Johnson, Francis M	10 (B)	servant	New York	

c. 1865 Census

Name	Relation	Age	Occupation	Place Birth	Own Lnd	Val. Dwlg
Biddle, Henry H	-	57	None	New York	Y	5000
Biddle, Margaretta F	wife	57		New York		
Biddle, Charles S.	child	25		New Jersey		
Shehan, Bridget	servant	18		Ireland		

d. 1870 Census

Name	Age	Occupation	Place Birth	Value Real Estate Owned
Bedell, Henry H.	63	retired	New York	11000
Bedell, Margaret F.	65	keeping house	New York	
Bedell, Charles, S.	29	clerk	New Jersey	
Lukis, Elizabeth	16	servant	New York	

---

e. 1875 Census

Relation	Age	Occupation	Place Birth	Own	Value Land	Value Dwelling
Bedell, Henry L?	-	67	gentleman	NY City	y	3800
Bedell, Margrt F	wife	70		NY City		
Bedell, Chas S.	son	33	gentleman	New Jersey		
Sonil?, Mary	servant	16	servant	Mass.		

f. 1880 Census

Name	Relation	Age	Occupation	Place Birth
Biddle, Henry H	-	74	-	New York
Biddle, Margaret F.		76	keeping house	New York
Biddle, Chas. S.	son	41	-	New Jersey
Lucas, Lizzie	servant	26		New York

g. 1910 Census

Name	Relation	Age	Occupation	Place Birth	Own/ Rent
Brewster, George T	head	47	sculptor	massachusetts	own
Brewster, Adalina M	wife	51		france	

h. 1915 Census

1915 Census

Name	Relation	Age	Occupation	Place Birth
Brewster, George T	head	52	sculptor	U.S.
Brewster, Lina	wife	20	housework	U.S.
Brewster, Thomas A.	son	1	-	U.S.

i. 1920 Census

Name	Relation	Age	Occupation	Place Birth	Own/ Rent
Brewster, George T	head	56	sculptor	massachusetts	own
Brewster, Lina E	wife	25		New York	
Brewster, Thomas Irving	son	5		New York	
Brewster, Elinor	daughter	1		New York	

---

2. William Rutan Homestead Property

a. 1850 Census

Name	Age	Occupation	Place Birth	Value Real Estate Owned
Rutan, William H.	41	Ship Carpenter	New York	3000
Rutan, Mary J.	32	-	Richmond	
Wilson, Julia (B)	13	-	Richmond	
Smith, Mary	30	-	Ireland	

b. 1855 Census

Name	Relation	Age	Occupation	Place Birth	Yrs Resdt	Own Lnd	Val. Dwlg
Rutan, William H.	Head	41	Ship Builder	New York	37	Y	2500
Rutan, Mary J.	Wife	36	-	Richmond	36		
Wilson, Julia (B)	Servant	15	-	Richmond	15		
Doty?, John	Servant	14		Ireland	2		

c. 1860 Census

Name	Age	Occupation	Place Birth	Value Real Estate Owned
Rutan, William H	45	ship carpenter	new york	7000
Rutan, Mary J.	42		new york	
Woglom, Mary R.	11		new york	
Lukes, Francis	17	genl house work	england	

d. 1865 Census

Name	Relation	Age	Occupation	Place Birth	Own Land	Value Dwelling
Rutan, William H.	-	51	ship carpenter	New York	Y	4000
Rutan, Mary	wife	46		Richmond		
Rutan, Mary	AC	16		Richmond		
Loces, Fanny	niece	18		England		

e. 1870 Census

Name	Age	Occupation	Place Birth	Value Real Estate Owned
Rutan, Mary	47	keeping house	new york	6000
Woglom, Mary	21		new york	

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f. 1875 Census

Name	Relation	Age	Occupation	Place Birth	Own Land	Value Dwelling
Felch, William H.	-	33	ship builder	New Jersey	Y	2100
Rutan, Mary R.	wife	25		Richmond		
Rutan, Mary J.	moth/law	56		Richmond		

g. 1880 Census

Name	Relation	Age	Occupation	Place Birth
Felch, William H.A.	-	41	ship carpenter	New Jersey
Felch, Mary R.	wife	31	keeping house	New York
Felch, Clinton F.	son	3		
Rutan, Mary J.	border	62		New York

h. 1900 Census

Name	Relation	Age	Occupation	Place Birth	Own/ Rent
Felch, William H.	head	61	clerk	New Jersey	Own
Felch, Mary R.	wife	51		New York	
Felch, Maggie	daughter	14	at school	New York	
Woglom, Harriet	m-in-law	84		New York	
Woglom, Patience	s-in-law	60		New York	
(separate house)					
Felch, Clinton	head	23	machinist	New York	Rent
Felch, Ida	wife	18		New Jersey	
Felch, Helen	daughter	1		New York	

i. 1910 Census

Name	Relation	Age	Occupation	Place Birth	Own/ Rent
Felch, William H.	head	71	clerk, dental fact	New Jersey	Own
Felch, Mary R.	wife	61		New York	
Felch, Margaret	daughter	24	teacher, priv ins	New York	

3. James Rutan Household

a. 1850 Census

Name	Age	Occupation	Place Birth	Value Real Estate Owned
Rutan, James M.	32	Ship Carpenter	New York	3000
Rutan, Leah	30	-	New York	
Rutan, Theodore P.	8		New York	
Rutan, William H.	1		New York	
Rutan, Wesley M.	1		New York	

b. 1855 Census

Name	Relation	Age	Occupation	Place Birth	Yrs Resdt	Own Lnd	Val. Dwlg
Rutan, James M.	Head	39	Ship Builder	Richmond	37	Y	2850
Rutan, Leah	Wife	34	-	Richmond	34		
Rutan, Theodore	Son	13		Richmond	13		
Rutan, Henry	Son	11		Richmond	11		
Rutan, Anna	Daughter	9		Richmond	9		
Rutan, Catherine	Daughter	7	-	Richmond	7		
- , Mary	Servant	35		Ireland	10		

c. 1860 Census

Name	Age	Occupation	Place Birth	Value Real Estate Owned
Rutan, James M.	44	Ship carpenter	New York	2000
Rutan, Leah	40		New York	
Rutan, Theodore P.	18	ship carp. appr	New York	
Rutan, William H.	16		New York	
Rutan, Anne	14		New York	
Rutan, Parthenia	12		New York	
Smith, Margaret	18	genl house work	Ireland	

[listing for 1860 followed by unoccupied dwelling-followed by Leven]

d. 1865 Census

Name	Relation	Age	Occupation	Place Birth	Own Land	Value Dwelling
Rutan, James M	-	49	Ship Carpenter	New York	Y	2000
Rutan, Leah	wife	42		New Jersey		
Rutan, Theodore	child	23	Ship Carpenter	Richmond		
Rutan, William H	child	21		Richmond		
Rutan, Annie	child	15		Richmond		
Rutan, Parthenia	child	13		Richmond		

e. 1870 Census

Name	Age	Occupation	Place Birth	Value Real Estate Owned
Rutan, James M.	55	Ship Builder	New York	3000?
Rutan, Leah	49	keeping house	New York	
Rutan, Theodore P.	28	Com. Merch.	New York	
Rutan, William H.	26	ship carpenter	New York	
Rutan, Parthenia	18		New York	
Hatesworth, Mary	18	servant	New York?	

f. 1875 Census

Name	Relation	Age	Occupation	Place Birth	Own Land	Value Dwelling
Rutan, James M	-	59	Ship Builder	Richmond	Y	1500
Rutan, Leah	wife	56		New Jersey		
Rutan, Parthie	daughter	23		Richmond		
Warford, B.H	-	43	shipping broker	Troy n.y. (bus. nyc)		
Warford, W.A.	wife	25		Richmond		
Warford, Lillie	daughter	9		Richmond		
Warford, Benjamin	son	3		Richmond		
Halewarth, Mary F	servant	23		New York		
Willmore George W	servant	23		New York		

---

g. 1880 Census

Name	Relation	Age	Occupation	Place Birth
Rutan, James M	-	62	Ship Carpenter	New York
Rutan, Leah	wife	56	keeping house	New York
Rutan, Theo P.	son	38	clerk in store	New York
Odlum, Hannah E	servant	14		New York
Harvey, Geo.	servant	22	laborer	New York

4. Wood/Leven Property

a. 1850 Census

Name	Age	Occupation	Place Birth	Value Real Estate Owned
Levin, Theodore	38	Shoemaker	Sweden	1000
Levin, Ann E.	38	-	New York	
Levin, Adelia P.	12	-	New York	
Levin, Catherine C.	10	-	New York	
Levin, Ira B.	8	-	New York	
Levin, Theodore	6	-	New York	
Levin, John H.	4	-	New York	
Levin, Edward J. B.	1	-	New York	
(separate dwelling)				
Wood, Samuel M.	67 (Wd)	Boatman	New York	600
Ruberty, Peter	36	Laborer	New York	
Ruberty, Catherine	26		New York	
Ruberty, Catherine	3		New York	
Ruberty, John H.	1		New York	

b. 1855 Census

Name	Relation	Age	Occupation	Place Birth	Yrs Resdt	Own Lnd	Val. Dwlg
Levy(sic),Theodore	Head	43	Shoemaker	Sweden	19	Y	500
Levy, Ann E.	Wife	39	-	Richmond	39		
Levy, Adelia I.	Daughter	17		Richmond	17		
Levy, Catherine L.	Daughter	15		Richmond	15		
Levy, Ira B.	Son	13		Richmond	13		
Levy, Theo	Son	11	-	Richmond	11		
Levy, John? H.	Son	8		Richmond	8		
(separate dwelling)							
Wood, Samuel M.	Head	73 (Wd)	-	Richmond	73	Y	700

c. 1860 Census

Name	Age	Occupation	Place Birth	Value Real Estate Owned
Leven, Theodore	48	shoe manufact	Sweden	2500
Leven, Ann E.	46		New York	
Leven, Adelia J.	22		New York	
Leven, Catherine F.	20		New York	
Leven, Ira B.	18		New York	
Leven, Theodore	16		New York	
Leven, John H.	13		New York	

d. 1865 Census

Name	Relation	Age	Occupation	Place Birth	Own Land	Value Dwelling
Leven, Theodore	-	52	shoemaker	Sweden	Y	2200
Leven, Ann E.	wife	50		Richmond		
Leven, Catherine S.	child	24		Richmond		
Leven, Theodore	child	21	none	Richmond		
Leven, John	child	18		Richmond		

e. 1870 Census

Name	Age	Occupation	Place Birth	Value Estate	Real Owned
Leven, Theodore	57	shoe maker	Sweden	3000	
Leven, Annie E.	55	keeping house	New York		
Leven, Catherine S.	28		New York		
Leven, Theodore	26	at home	New York		
Leven, John H.	22		New York		

f. 1875 Census

Name	Relation	Age	Occupation	Place Birth	Own Land	Value Dwelling
Leve, Theodore	-	62	ship carpenter	Sweden	Y	1550
Leve, Ann E.	wife	60		Richmond		
Leve, Catherine S.	daughter	35		Richmond		
Leve, Theodore	son	31	ship carpenter	Richmond	n	
Leve, Emma	wife	19				

g. 1880 Census

Name	Relation	Age	Occupation	Place Birth
Leven, Theo Jr.	-	36	ship carpenter	New York
Leven, Emma	wife	24	keeping house	New York
Leven, Geo J	son	3		New York
(separate dwelling)				
Leven, Theo. Sr.	-	66	shoemaker	Sweden
Leven, Ann E.	wife	65	keeping house	New York
Leven, Kate S.	daughter	38		New York
Leven, John H.	son	33		New York

h. 1900 Census

Name	Relation	Age	Occupation	Place Birth	Own/ Rent
Leven, Kate S.	head	54		New York	Own (Mort)

Johnson,	Fream	head	38	insurance agent	New Jersey	Rent
Johnson,	Lillian	wife	38		New York	
Johnson,	Lillian	daughter	18		New Jersey	
Johnson,	Laura	daughter	16		New Jersey	
Johnson,	Lulu	daughter	7		New York	

i. 1910 Census

Name	Relation	Age	Occupation	Place Birth	Own/ Rent
Leven, Catherine S	head	60		New York	Own

(separate dwelling indicated but crossed out)

Felch, Clinton B.	head	33	typewriter insptr private shop	New York	Rent
Felch, Ida A.	wife	28		New Jersey	
Felch, Helen E	daughter	11		New York	

j. 1915 Census

Name	Relation	Age	Occupation	Place Birth
Felch, Mary R.	head	66	housework	U.S.
Felch, Margarette	daughter	30	missionary	U.S.
Felch, Clinton B.	son	36	machinist	U.S.
Felch, Ida	daut-in-law	32	housework	U.S.
Felch, Helen E.	granddaughter	16	school	U.S.

k. 1920 Census

Name	Relation	Age	Occupation	Place Birth	Own/ Rent
Felch, Mary R.	head	70	None	New York	own
Felch, Clinton B.	son	42	typewriter repairer	New York	
Felch, Margaret	daughter	34	Missionary	New York	

3. Conference House

a. 1850 Census

Name	Age	Occupation	Place Birth	Value Estate	Real Owned
Christopher, Richard	35	Farmer	New York	600	
Christopher, Catherine	65		New York		
Christopher, John	32	Farmer	New York		
Wood, Edward	14		New York		

b. 1855 Census

Name	Relation	Age	Occupation	Place Birth	Yrs Resdt	Own Lnd	Val. Dwlg
Christopher, Catherine D.	-	72 (Wd)	-	Richmond	72		800
Christopher, Richard	Son	40	Farmer	Richmond	40	Y	
Ruberty, Peter.	-	40	Farmer	Queens	40		
Ruberty, Catherine M.	Wife	30		Richmond	30		
Ruberty, Catherine, A.	Daughter	8		Richmond	8		
Ruberty, John H.	Son	5	-	Richmond	5		
Ruberty, Edward C.	Son	<1		Richmond	<1		
- James	Laborer	40	Farmer (Wd)	Ireland	7		
- William	Laborer	8		Ireland	7		

c. 1860 Census

Name	Age	Occupation	Place Birth	Value Estate	Real
Christopher, Richard	42	Farmer	New York	22500	
Christopher, Catherine	76		New York		
(separate dwelling)					
Christopher, John	40	Asst. Farmer	New York	22500	
Christopher, Catherine	39		New York		
Christopher, Catherine J.	7		New York		
Christopher, Richard	5		New York		
Christopher, Sarah L.	3		New York		

d. 1865 Census

Name	Relation	Age	Occupation	Place Birth	Own Land	Value Dwelling
Christopher, Richard	-	48	Farmer	Richmond	Y	- (stone)
Christopher, Elizabeth?	wife	42		Queens		
Hamilton, Wm H.	child	11		Queens		
Illegible		8		Queens		

Christopher, Sarah	child	<1		Richmond		
Christopher, John	-	45	Farmer	Richmond	Y	-
Christopher, Catherine	wife	44		Richmond		
Christopher(illegible)	child	12		Richmond		

e. 1870 Census

Name	Age	Occupation	Place Birth	Value Estate	Real Owned
Christopher, Richard	55	Farmer	New York	1500	
Christopher, Elizabeth	39	keeping house	New York		
Christopher William H.	15		New York		
Christopher, Sarah	6		New York		
Christopher, John	50	Farmer	New York		
Christopher, Catherine	49		New York		
Christopher, Catherine J	17		New York		
Christopher, Richard	15		New York		

f. 1875 Census

Name	Relation	Age	Occupation	Place Birth	Own Land	Value Dwelling
Christopher, Richard	-	54	Farmer	Richmond	N	1500
Christopher, Elizabeth	wife	44		Queens		
Christopher, Sadie	daugt	10		Richmond		
Christopher, John	-	57	Farmer	Richmond	N	-
Christopher, Catharine	wife	54		Richmond		
Christopher, Jane C.	daugt	22		Richmond		
Christopher, Richard C.		20				

g. 1880 Census

Name	Relation	Age	Occupation	Place Birth
Christopher, John	-	62	Farmer	New York
Christopher, Catherine	wife	59	keeping house	New York
Christopher, Jennie	daughter	27	--	New York
Christopher, Richard Jr.	son	25	oysterman	New York
(separate dwelling)				
Christopher, Richard Sr.	-	65	farmer	New York
Christopher, Elizabeth	wife	50	keeping house	New York
Christopher, Sadie	daughter	15	-	New York
Wood, Geo. R.	-	28	house carpenter	New York
Wood, Ida L.	wife	24	keeping house	New York
Wood, Lizzie	daughter	4		New York
Wood, Jennie B.	daughter	1		New York
Ruberty, Peter.	-	63	blacksmith	New York
Ruberty, Catherine M.	Wife	55	keeping house	New York

Ruberty, John H.	Son	31	farmer	New York
Ruberty, Edward	Son	26	farmer	New York
Ruberty, Frank	Son	15		New York
Ruberty, William	son	10		New York
Cole, Richard	-	25	oysterman	New York
Cole, Mary E.	wife	23		New York
Cole, Catherine M	daughter	1		New York

h. 1900 Census

Name	Relation	Age	Occupation	Place Birth	Own/ Rent
Johnson, S.H.	head	50	farm laborer	New Jersey	Rent
Johnson, Sarah	wife	50		New York	
Christopher, Elizbeth	boarder	68(wd)		New York	

i. 1910 Census

Name	Relation	Age	Occupation	Place Birth	Own/ Rent
Meersseman, Julian	head	47	cabinet mkr, fact	belgium	Rent
Meersseman, Anna	wife	48		ireland?	
Meersseman, Julian jr	son	17	seaman, us navy	new york	
Meersseman, George	son	13		new york	
Meersseman, Leontine	daughter	10		new york	
Lavins, Martin	nephew	<1		new york	

6. Albert Property (Possible Occupants)

a. 1860 Census

Name	Age	Occupation	Place Birth	Value Real Estate
Rubertee, Peter	42	Laborer	New York	-
Rubertee, Catherine M	36		New York	
Rubertee, Catherine A	12		New York	
Rubertee, John H	11		New York	
Rubertee, Edmund C	6		New York	
Rubertee, Mary E	3		New York	
Rubertee, Richard I.	<1		New York	

b. 1865 Census

Name	Relation	Age	Occupation	Place Birth	Own Land	Value Dwelling
Ruberty, Peter	-	48	Blacksmith	Richmond	N	800
Ruberty, Catherine W.	wife	36		Richmond		
Ruberty, Catherine A.	child	18		Richmond		
Ruberty, John H.	child	16		Richmond		
Ruberty, Edmund C.	child	11		Richmond		
Ruberty, Mary Eliz.	child	8		Richmond		
Ruberty, Richard J.	child	4		Richmond		
Ruberty, Frank	child	<1		Richmond		

c. 1875 Census

Name	Relation	Age	Occupation	Place Birth	Own Land	Value Dwelling
Rubity, Peter	-	58	Farmer	Kings Co	Y	-
Rubity, Catherine M.	wife	50		Richmond		
Rubity, John H.	son	25	oysterman	Richmond		
Rubity, Edward	son	21	boatman	Richmond		
Rubity, Mary E.	daught	17		Richmond		
Rubity, Richard	son	14		Richmond		
Rubity, Frank	son	10		Richmond		
Rubity, William H	son	10		Richmond		

d. 1900 Census

Name	Relation	Age	Occupation	Place Birth	Own/ Rent
Rundgren, August	head	39	terracotta cutter	sweden	rent
Rundgren, Matilda	wife	42		sweden	
Rundgren, Esther	daughter	13	at school	sweden	
Rundgren, Alice	daughter	10	at school	massachusetts	

7. Cole/Decker Property

a. 1860 Census

Name	Age	Occupation	Place Birth	Value Real Estate Owned
Robins, David L.	32	Painter	New York	5000
Robins, Catherine	24		Scotland	
Robins, David	9		New York	
Robins, Eliza M	7		New York	

[unoccupied dwelling after Robins listing]

b. 1865 Census

Name	Relation	Age	Occupation	Place Birth	Own Land	Value Dwelling
Cole, Joel	-	62	Farmer	Richmond	Y	-
Cole, Mary A.	wife	60		Richmond		
Cole, Richard	child	37	None	Richmond		
Cole, Raymond	child	28	-	Richmond		
Cole, Mary S.	child	23		Richmond		

c. 1870 Census

Name	Age	Occupation	Place Birth	Value Real Estate Owned
Cole, Joel	66	gardiner	New York	5000
Cole, Mary A.	64	keeping house	New York	
Cole, Raymond	30	gardiner	New York	
Cole, Richard	42	gardiner	New York	
(separate dwelling)				
Moorhouse, David	28	Water Man	New Jersey	-
Moorhouse, Mary E.	28	keeping house	New York	
Moorhouse, Edward	2		New York	
Moorhouse, Emma	<1		New York	

d. 1875 Census

Name	Relation	Age	Occupation	Place Birth	Own Land	Value Dwelling
Cole, J. B	-	72	gentleman	Richmond	Y	2100
Cole, Mary A.	wife	70		Richmond		
Cole, Richard	son	46		Richmond		
Cole, Raymond	son	39	-	Richmond		
Cole, Richard	gnd son	20		Richmond		
Cole, George	gnd son	16		Richmond		

Morehouse,	David	-	28	oysterman	New Jersey N
Morehouse,	Mary E	wife	32		Richmond
Morehouse,	Emma L.	daughter	5		Richmond
Morehouse,	Henry	son	3		Richmond

e. 1880 Census

Name		Relation	Age	Occupation	Place Birth
Cole,	Joel	-	77	fisherman	New Jersey
Cole,	Mary A.	wife	75	keeping house	New Jersey
Cole,	Raymond	son	41	-	New York
Cole,	Richard	son	52	-	New Jersey
Moorhouse,	David	-	26	oysterman	New Jersey
Moorhouse,	Mary E.	wife	38	keeping house	New York
Moorhouse,	Emma L	daughter	10		New York
Moorhouse,	Hery	son	7		New York
Moorhouse,	Annie	daughter	2		New York
Moorhouse,	Adelaide	daughter	1		New York

f. 1900 Census

Name		Relation	Age	Occupation	Place Birth	Own/ Rent
Decker,	Melville	head	35	oysterman	new york	own
Decker,	Lina	wife	33		new york	
Decker,	Carrie	daughter	10	at school	new york	

g. 1910 Census

Name		Relation	Age	Occupation	Place Birth	Own/ Rent
Decker,	Almer	head	72	Retired	New York	Own
Decker,	Caroline	wife	69		New York	
Russell,	George M.	son in law	40	foreman, dent fact	New York	
Russell,	Etta	daughter	40		New York	
Russell,	Almer	grandson	19	draughtsman dn fct	New York	
[separate dwelling]						
Decker,	Melville	head	45	boat builder	new york	own
Decker,	Angelina	wife	43		new york	
Decker,	Caroline	daughter	19		new york	

h. 1915 Census

Name		Relation	Age	Occupation	Place Birth
Russell,	George N.	head	46	none	U.S.

Russell, Etta	wife	46	housework	U.S.
Russell, Almer G.	son	24	draftsman	U.S.
Decker, Almer	head	77	none	U.S.
Decker, Carry	wife	75	none	U.S.
Decker, Melville	head	50	engineer	U.S.
Decker, Lina E.	wife	45	housework	U.S.

8. Appleby/Acker Property

a. 1870 Census

Name		Age	Occupation	Place Birth	Value Real Estate	Owned
(club house)						
Flett, Robert	head	60	boatman	Scotland	5000	

b. 1900 Census

Name	Relation	Age	Occupation	Place Birth	Own/ Rent
Acker, Henry E.	head	40	gasoline motors	New York	Own
Acker, Lucy	wife	31		New Jersey	
Acker, Henry	son	3		New York	

1915 Census (Possible Occupants)

Name	Relation	Age	Occupation	Place Birth
Gardiner, John	head	48	mason	U.S.
Gardiner, Cora	wife	45	housework	U.S.
Hillard, Silas	head	48	truckman	U.S.
Hillard, Minnie	wife	23	housework	U.S.
Cole, Frank	head	30	driver	U.S.
Cole, Elizabeth	wife	38	housework	U.S.
Gardner, Perry	son	22	cable work, lab	U.S.
Gardner, Leonard	son	18	cable work, lab	U.S.
Cole, Westley	head	37	driver	U.S.
Cole, Minnie	wife	25	housework	U.S.
Cole, Westley	son	8	school	U.S.

9. Daniel Dubois Property

a. 1850 Census

Name	Age	Occupation	Place Birth	Value Estate	Real Owned
Dubois, Daniel	42	Boatman	New York	1200	
Dubois, Cornelia	27		New York		
Denman, Harriet	10		New York		
Denman, George E.	7		New York		
Springsteel, Jacob	27	Boatman	New York		
Springsteel, Ann	24				
Springsteel, Martha	5				
Springsteel, Mary E.	<1				
Lynecot, William	56	Laborer			
Lynecot, Ann	47				
Lynecot, Jane P>	13				

b. 1855 Census

Name	Relation	Age	Occupation	Place Birth	Yrs Resdt	Own Lnd	Val. Dwlg
Dubois, Daniel	Head	44	Oysterman	Richmond	44	N	500
Dubois, Cornelia	Wife	31		Richmond	16		
Dubois, Nan H.	Daughter	15		Richmond	15		
Dubois, George E.	Son	6		Richmond	6		
Springsteel, Jacob	-	27	Oysterman	New York	13	N	
Springsteel, Ann	Wife	24	-	Ireland	18		
Springsteel, Mary E.	Daughter	5		Richmond	5		
Springsteel, Harriet H.	Daught	3		Richmond	3		

c. 1860 Census

Name	Age	Occupation	Place Birth	Value Estate	Real
De Bois, Daniel	54	Oysterman	New York	600	
De Bois, Cornelia	28		New York		
De Bois, George	11		New York		

d. 1865 Census

Name	Relation	Age	Occupation	Place Birth	Own Lnd	Val. Dwlg
Dubois, Daniel	Head	55	Oysterman	Richmond	N	800
Dubois, Cornelia	Wife	40		Richmond		
Dubois, George Meeker	child	17	Soldier	Richmond		

e. 1870 Census

Name	Age	Occupation	Place Birth	Value Real Estate
Duboice, Daniel	55	Oysterman	New York	600

10. Lambert/Laforge Property

a. 1850 Census

Name	Age	Occupation	Place Birth	Value Real Estate
Lambert, John	39	Boatman	New York	1600
Lambert, Charity	40		New York	
Lambert, Elizabeth A.	17		New York	
Lambert, Mary Louisa	15		New York	
Lambert, Richard	12		New York	
Lambert, Jane Ann	4		New York	

b. 1855 Census

Name	Relation	Age	Occupation	Place Birth	Yrs Resdt	Own Lnd	Val. Dwlg
Lambert, John	Head	44	oysterman	new york	24	Y	700
Lambert, Charity	Wife	45		richmond	45		
Lambert, Elizabeth	daughter	22		richmond	22		
Lambert, Louisa	daughter	19		richmond	19		
Lambert, Richard	son	17		richmond	17		
Lambert, Jane M.	daughter	9		richmond	9		

c. 1860 Census

Name	Age	Occupation	Place Birth	Value Real Estate
Hyatt, Wm H.	65	Druggist	New York	1300
Hyatt, Mary A	44		New York	
Hyatt, Irving	16		New York	
Hyatt, William	14		New York	

d. 1865 Census

Name	Relation	Age	Occupation	Place Birth	Own Lnd	Val. Dwlg
Laforge, Henry	head	45	Merchant	Richmond	Y	1500
Laforge, Mary A.	wife	40		Richmond		
Laforge, Frank	child	17		Richmond		
Laforge, Amenia	child	15		Richmond		
Laforge, Arrietta	child	13		Richmond		
Laforge, John	child	9		Richmond		
Laforge, Mary L.	child	6		Richmond		
Laforge, Alonzo	child	<1		Richmond		

e. 1870 Census

Name	Age	Occupation	Place Birth	Value Real Estate
Laforge, Henry	49	oysterman	New York	3000
Laforge, Sarah A.	46	keeping house	New York	
Laforge, Benj. F.	22	oysterman	New York	
Laforge, Amanda	20		New York	
Laforge, Annette	17		New York	
Laforge, John H.	14		New York	
Laforge, Mary E.	11		New York	
Laforge, Alonzo	5		New York	

f. 1875 Census

Name	Relation	Age	Occupation	Place	Own	Val.
		Birth	Lnd Dwlg			
Laforge, Henry	head	56	Oysterman	Richmond	Y	1800
Laforge, Mary	wife	52		Richmond		
Laforge, Benj F	son	26	Oysterman	Richmond		
Laforge, John H	son	18		Richmond		
Laforge, Alonzo	son	10		Richmond		
Laforge, Harriet	daughter	22		Richmond		
Laforge, Mary H	daughter	18		Richmond		
Rachcliff, John	border	40		England		

g. 1880 Census

Name	Relation	Age	Occupation	Place Birth
Laforge, Henry		60	keeper of summer resort	New York
Laforge, Mary A.	wife	57	keeping house	New York
Laforge, John H.	son	23	oysterman	New York
Laforge, Etta	daughter	27	at home	New York
Laforge, Louisa	daughter	21	at home	New York

h. 1900 Census

Name	Relation	Age	Occupation	Place Birth	Own/ Rent
Laforge, Henry	head	81		New York	Own
Laforge, John H	son	46	hires own boats	New York	
Laforge, Mary L.	daughter	40		New York	
Laforge, Chester	grandson	17	machinist	New York	
Laforge, Henry N	grandson	15	at school	New York	

i. 1910 Census

Name	Relation	Age	Occupation	Place Birth	Own/ Rent
Laforge, John H	head	43	house painter	New York	own
Laforge, Louisa M.	sister	40		New York	

j. 1915 census

Name	Relation	Age	Occupation
Laforge, John H	head	58	painter
Laforge, Louise M.	sister	55	none
Shortmeur, Charles	head	54	painter
Shortmeur, Johannah	wife	54	none
Shortmeur, John	son	30	salesman
Shortmeur, Charles	Jr. son	28	painter
Shortmeur, Joanna	daughter	21	housework
Shortmeur, Alfred	son	15	none

11. Raritan Bay Hotel Property

a. 1870 Census

Name	Age	Occupation	Place Birth	Value Real Estate
Mahan, Daniel	45	lawyer	New York	8000
Mahan, Annie	38	keeping house	New York	
Woodworth, Susan	30	-	Maryland	
Wood, Sarah	40	servant	New York	
Wood, Edward	14	-	New York	
Barnet, Edward	31	laborer	Scotland	

b. 1875 Census

Name	Relation	Age	Occupation	Place Birth	Own Lnd	Val. Dwlg
Mahen, Daniel	head	48	lawyer	N.Y City	yes	1800
Mahen, Amanda?	wife	44	-	N.Y City		
Ball, Clara	servant	13	-	N.Y City		
Done, Clara	servant	15	-	N.Y City		

c. 1910 Census

Name	Relation	Age	Occupation	Place Birth	Own/ Rent
Stark, Charles	head	54	proprietor, hotel	N.Y.	Own
Stark, Jennie	wife	45	none	N.Y.	
Jones, John	hired man	55	waiter, hotel	Germany	
Smith, Anton	hired man	26	waiter, hotel	N.Y.	

d. 1915 Census

Name	Relation	Age	Occupation	Place Birth
Stark, Charles	head	59	hotel keeper	U.S.
Stark, Jennie	wife	44	house work	U.S.
Stark, Catherine	mother	86	house work	Germany (60 y/U.S.)
- , John	farm hand	50	farm hand	Hungary (5 y/U.S.)

e. 1920 Census

Name	Relation	Age	Occupation	Place Birth	Own/ Rent
Stark, Charles	head	63	none	New York	Own
Stark, Jennie	wife	54	none	New York	
Vigotty, Minnie	sister	55	house work	New York	

APPENDIX C

CONFERENCE HOUSE PARK PROPERTIES
DATA FROM NEW YORK CITY TAX RECORDS

Block A

	1900				1905				1915			
Lot #	Owner/Occ	# Houses	Size House	# Stories	Owner/Occ	# Houses	Size House	# Stories	Owner/Occ	# Houses	Size House	# Stories
20	Budd Est.	2	20x30 14x14	2 1	Charles H. Leland	1	20x30& exten barn & shop	2	Charles H. Leland	2	20x20& exten 18x21& exten barn& sheds	2 2
40	Melville Decker	1	16x18	2	Melville Decker	1	16x18 shed	2	Melville Decker	1	16x25& exten shed	2
43	Almer Decker "out house"	1	40x24 15x12	2 1	Almer Decker	2	40x24 23x15 shed & barn	2 1 1/2	Almer Decker	1	24x24& exten sheds& barn	2
60	Chas H. Leland	-			Charles H. Leland	-			Charles H. Leland	-		
100	Chas H. Leland	222 acres			Charles H Leland	-	old barn		Charles H Leland	-	bungalow	
					Block B							
1	Wm Albert Est.	-			Hrs. Wm Albert	1	24x20& exten old barn	2	Hrs. Wm Albert	1	24x20& exten shed	2
30	Chas H Leland	1	35x15 (stone hse)	2	Chas H. Leland	1	35x15& exten (stone) sheds	2	Chas H. Leland	1	47x28& exten (stone) shed	2
60	David F. Forshay Hrs	1	40x20	1 1/2	David F. Forshay Hrs	1	40x20 sheds	1 1/2	David F. Forshay Hrs	1	60x20& exten	2
65	Cath. S. Levin	1	40x15 (old)	1	Cath. S. Levin	2	24x30& exten 16x20& exten	1 1/2 1 1/2	Wm. Felch	2	33x30& exten 16x24& exten	2 1 1/2
68	Mary R. Felch	1 Barn	25x20 18x20	1 1/2 1	Mary R. Felch	1	25x20& exten barn & shed	1 1/2	Richmond Hill Sav Co	-	(front part of former lot 68)	
41	C.S.	1	30x30	2	C.S.	1	30x30	2	George F.	1	40x31	2

	Bedell	Barn	32x22	1	Biddle		barn		Brewster		barn & shed	
631									H. M. Lindsey	1	22x36	2
					Block 4							
153	Dr. O.F Kopatchny	1 exten	42x25 14x12	2 1	Dr. O.F. Kapatschney	1	42x25& exten	2	O. & E.F. Kopetchney	1	42x25& exten shed	2
162	David Clark	1 exten barn	34x30 12x12 20x20	2 1 1	David Clark	1	34x20& exten barn windmill	2	Josephine Haggerty	1	28x18& exten barn windmill	2
165	Mary A. Laforge	2 exten barn exten	16x37 (stone) 26x36 16x16 30x20 16x16	2 2 2 1 1	Mary A. Laforge	2	26x36& (stone)& exten 16x37 barn	2 2	John H. & Mary L. Laforge	2	26x26& exten 15x35	2 1
					Block 45							
1	C.H. Dugliss	3 exten	42x45 20x22 12x18	3 1 1/2 1	Charles Stark	2	42x45& exten 22x25& exten	3 1 1/2	data not recorded			

APPENDIX D

CONFERENCE HOUSE PARK PROPERTIES
AGRICULTURAL AND MANUFACTURING DATA
FROM 1835 AND 1855 CENSUS
AND 1724 BILLOP WILL

1. Agricultural Data From 1724 Will of Christopher Billop

Horses	4
Oxen	6
Milch Cows (Dairy)	10
New Born Calves	mentioned
Cattle:	
Bull (2 years old)	1
Heifers (2 years old)	4
Steers (2 years old)	3
Yearlings	10
Pigs:	
Boar	1
Sows	2
Sheep:	
Ram	1
Ewes	100
Lambs	50
Wethers (2 years old)	10
Fowl	Number Not Specified
Cider Making Equipment	mentioned
Plows, Harrows, etc.	mentioned

2. Agricultural Data From 1835 New York State Census

	Hen. H Biddle	Saml. Wood	William Teller	Icabet Clvlnd	Apka Ward	Matthew Decker	Garret Garrtson	Eliz. Dubois	John Lambrt
# Acres Improved Land Occupied by Family	30	1	-	-	11	11	80	14	2
# Neat Cattle Owned	10	1	1	-	4	1	8	4	-
# Horses Owned	2	-	3	-	1	-	4	-	-
# Sheep Owned	-	-	-	-	-	-	-	-	-
# Hogs Owned	3	-	1	-	2	2	4	3	3

3. Agricultural Data From 1855 New York State Census

	Theodore Leven	Leonard Parkinson Estate	Garret Garretson	David Robbins	Wm Alberts	Daniel Dubois	John Lambert
Improved Land (acres)	1/8	113	103	3 1/2	4	2	10 1/2
Unimproved Land (acres)		112	5				4
Cash Value of Farm ($)	900	35000	26000	800	3500	1000	2800
" " Stock		540	800	130			140
" " Tools/Implements		200	275	60			-
Acres Plowed Previous Yr		30	25	3 1/2		1	5
" Fallow " "			-				
" in Pasture " "		80	10				5
Acres Meadow		10	68				
Tons of Hay		20	136				
Spring Wheat:							
Acres Sown			4				
Bushels Harvested			50				
Winter Wheat:							
Acres Sown		6	4				
Bushels Harvested		110	40				
Oats:							
Acres Sown		6					
Bushels Harvested		130					
Rye:							
Acres Sown			4				
Bushels Harvested			30				
Corn:							
Acres Sown		7	4	2			2 1/2
Bushels Harvested		100	50	20			50
Potatoes:							
Acres Sown		1/2	1/2	1/2			3 1/2
Bushels Harvested		30	60	20			45
Turnips:							
Acres Sown		1/5	1				1/4
Bushels Harvested		15	300				25
Market Gardens:							
Acres Cultivated			3				
Value of Products Sold			160				
Neat Cattle:							
Under 1 Yr Old		1	4				
Over 1 Yr Old (Except oxen/cows)		1					
Working Oxen		4	4				
Cows		5	6	1			1
# Cows Killed for Beef		-	-	-			
Butter:							
# of Cows		4	-				
Pounds of Butter		300	-				
Cows Milked for Market							
# Cows		4	-				
Gallons Milk Sold		500	-				
Horses		3	4	1			1
Swine:							
Under 6 months		1	-	1			2
Over 6 months		5	6	3			1
Poultry:							
Value Poultry Sold		15	-				
Value Eggs Sold		50	-	30			

4. Manufacturing Data From 1855 New York State Census

Name of Owner			Wm H&J.M. Rutan			Theodore Levy	
Business			Ship Builders			Shoe Maker	
Capital Invested:							
Real Estate			4000				
Tools and Machinery			2000				
Raw Materials:							
Quantity	10000cu/ft	3000ft	1500			5000	240
Kind	Timber	Plank	Iron			Sole Leather?	Skins
Value	3000	1200	1200			140	200
Annual Product:							
Quantity	300 ton	50 ton	25 ton	20 ton		1000	
Kind	Schooner	Schooner	Sloop	Sloop		Ladies Shoes	
Value	10000	2300	1200	1000		800	
Kind of Motive Power			Manual			Manual	
Persons Employed:							
Men			12			-	
Women			-			-	
Boys <15 yrs			-			-	
Girls <15 yrs			-			-	
Average Monthly Wages Men			$30			-	

APPENDIX E

CONFERENCE HOUSE PARK PROPERTIES
ABSTRACTS FROM AND COPIES OF SELECTED LAND CONVEYANCES

Biddle Property

Liber F:541

January 27, 1801
Caleb Ward of Westfield and Mary, his wife to
Isaac Butler of the same place... for the sum of $1500

a Lott ... of land in the Township of Westfield..near the Ferry from Staten Island to Perth Amboy being the northwesternmost part of said Caleb Wards Farm ... Beginning at a stake standing on the south side of the main public Road leading from Richmond to Amboy Ferry thence ... South 72 degrees 30 minutes west, 17 chains and 67 links along the said Road to said Isaac Butlers land, thence 72 degrees 25 minutes west ten chains to a post in the water fence on the beach thence south 10 degrees east five chains 81 links along the beach to a stake thence north 82 degrees east 28 chains 63 links to a stake and ... thence north 7 degrees west 14 chains 21 links to the place of beginning at the aforesaid main road containing 30.2 acres ... bounded northerly partly by the main road and partly by Isaac Butlers land, westerly by the beach aforesaid and southerly and easterly by said Caleb Wards land ... [Caleb Ward excepting and reserving a piece of the above described land] ... for the use of a road for himself, his heirs and assigns forever to go to and from the farm on which he now lives, to and from the main public road which road is to begin at the southerly line of the above described land at about 7 1/2 chains easterly from a stake on the beach placed for the southwesterly corner of the above described land and to ... a course north 11 degrees east to the main road aforesaid and to be 18 links wide throughout and never to be encumbered by any fences or other ways on it... except a gate at each end of it, and also a piece of beach and salt marsh containing about one acre more or less situate and adjoining to the above described land, beginning at a stake placed for the southwesterly corner of said land and running from thence southerly 10 degrees east one chain and 72 links to a stake thence south 78 degrees west to the River or Sound ... bounded westerly by the River ... southerly by the beach or land of said Caleb Ward and easterly by the first granted and described land and said Caleb Wards land and also a lot or piece of salt meadow situate and being at or near the southeasterly corner of said Caleb Wards Farm...containing two acres of salt meadow ... bounded northerly by a ditch ... westerly by meadow of Caleb Ward ... southerly by the beach ... and easterly by Anthony Butlers meadow.

William H. Rutan Homestead Tract

Liber 16:466
April 8, 1847

Henry H. Biddle of Westfield and Margaret his wife To
William H. Rutan

All that certain lot of land... in the Town of Westfield.. being the southernmost part of his, Biddle's farm, and adjoining land of the late Caleb Ward and the River beginning at a stake at or near the north corner of Samuel Woods land and the Road leading to the main Road, thence south 84 3/4 degrees west eight chains to a stake on the beach, thence north 11 degrees east one chain 98 links along the beach to a stake thence north 84 3/4 degrees east eight chains to a road thence south 11 degrees west one chain 98 links along said road to the place of beginning the same containing one and one half acres of land... bounded southerly by lands late of Caleb Ward, westerly by the low water mark on the River, northerly by lands of the said Henry H. Biddle and easterly by the aforesaid road also the use of a road from and along the rear of said lot of the width of 20 feet to the public road with teams...

William H. Rutan Homestead Tract

Liber 185:62 - December 14, 1910: Mary R. Felch to James S. Graham

This Indenture made the fourteenth day of December in the year One thousand nine hundred and ten. Between Mary R Felch of the Borough of Richmond. City and State of New York party of the first part. and. James S Graham of the Borough of Brooklyn City and State of New York party of the second part (residence 1707 Bleecker Road Brooklyn N.Y.)

Witnesseth that the said party of the first part in consideration of the sum of One Hundred Dollars lawful money of the United States and other good and valuable consideration paid by the party of the second part. does thereby grant and release. unto the said party of the second part his heirs and assigns forever.

All that certain lot of land situate lying and being the southernmost part of a farm heretofore owned by one Henry K Biddle and adjoining the lands of the late Caleb Ward and the river beginning at a stake at or near the north corner of Samuel Woodlands and the road leading to the main road. thence south. eighty four and three fourth degrees West eight chains to a stake on the beach. thence North eleven degrees east. one chain and ninety eight links. along said beach to a stake. thence North eighty four and three fourths of a degree East eight chains to a road thence South eleven degrees west one chain and ninety eight links along said road to the place of beginning the same containing one acre and one half acre of land more or less and is bounded Southerly by lands of late Caleb Ward Westerly by low water mark on the river. Northerly by lands of the said Henry K Biddle and Easterly by the aforesaid road Also the use of a road from and along the rear of said lot of the width of twenty feet to the public road with teams and otherwise by existing gates and bars being the same property hereto for conveyed by Henry K Biddle and Margaret his wife to William H Rutan by deed dated Eight day of April 1869 and recorded in the Clerk Office of Richmond County on the 1st day of February 1878 in Liber 16 of Deeds page 466 &c.

Together with the appurtenances and all the estate and rights of the said

Wood/Leven Property

Liber W:145
February 8, 1834

Caleb Ward Senr. of Town of Westfield To
Hannah Wood wife of Samuel Wood of Same Place

Piece, parcel and tract of land adjoining the River or Sound opposite the City of Perth Amboy and beginning at the south corner of Herny H. Biddle's Beach or 4 linds south of said corner thence running southerly 10 degrees east one chain to a stake thence northerly eight degrees east two chains and 15 links to a stake thence northerly ten degrees west one chain to a stake being four links from Henry Biddle's corner thence northerly 84 degrees east seven chains 16 links to a road wide Road, thence northerly four degrees west one chain and 71 links to a stake being four links from Henry H. Biddles line thence south 84 degrees west seven chains and 29 links to a stake being four links from Henry Biddles line thence southerly 80 degrees west two chains and 15 links to place of beginning and containing one and one half acres of land and meadow be the same more or less bounded southasterly and northerly by said Caleb Ward Seniors land and westerly by meadow of said Henry H. Biddle and the River or Sound at low water and privelege of a road for Hannah her heirs and assigns to and from the main public Road that leads from said Biddle's Ferry with teams and otherwise by following the same road as was reserved by said Caleb Ward Senr. through land he sold to Isaac Butler.

Wood/Leven Property

Liber 19:310

August 18, 1849
Samuel Wood of Westfield and Hannah, his wife To
Ann Eliza Levin, wife of Theodore Levin of Westfield
For $1700 ..

lot or piece of land adjoining a private road leading from Amboy Ferry road to the house formerly occupied by Caleb Ward Sr. deceased...beginning on the west side of said road at the northeasterly corner of a rail fence and running from thence south 2 degrees east 78 links to the southeast corner of said fence... thence south 85 3/4 degrees West 1 chain and 51 links to the southwesterly corner of said fence... thence north three degrees west 78 links to the northwesterly corner of said fence... thence north 85 3/4 degrees east one chain and 52 links to the place of beginning, contining nearly 19 perches of land more or less... bounded easterly and southerly by two private roads, westerly and northerly by land of said parties of the first part (the southerly private road also belongs to the parties of the first part)

Wood/Leven Property

Liber 444:191
December 16, 1910

From Catherine S. Leven To Mary R. Felch

This Indenture, made the Sixteenth day of December in the year nineteen hundred and ten

Between CATHERINE S. LEVEN, of Tottenville, in the Fifth Ward of the Borough and County of Richmond, City and State of New York, party of the first part, and MARY R. FELCH, residing on the westerly side of a lane, or road, commonly known as Satterlee Lane, distant about 900 feet from Amboy Road, Tottenville, Fifth Ward, Borough of Richmond, City of New York, the said road or lane not being house numbered.

party of the second part.

Witnesseth that the party of the first part in consideration of ~~the sum of~~ dollars, Twenty eight Hundred ($2800) lawful money of the United States paid by the party of the second part, do hereby grant and release unto the said party of the second part, her heirs and assigns forever,

All that certain lot or parcel of land situate, lying and being in the Fifth Ward (formerly Town of Westfield) Borough and County of Richmond, City and State of New York, and adjoining land of James M. Rutan, deceased;

Beginning on the northeast corner of said lot adjoining a rod wide road four links from the line of land, formerly of William H. Rutan, deceased, and running from thence south eighty-five degrees west four chains and eighteen links to land of James M. Rutan, deceased; thence south nine degrees west one chain and seventy-three links to the Aspinwall farm; thence north eighty-five degrees east four chains and eighteen links to the private road; thence north three degrees west one chain and seventy-three links to the place of beginning.

Containing two roods and twenty-nine perches of land, more or less, bounded northerly by land formerly of William H. Rutan, deceased; Westerly by land formerly of James M. Rutan, deceased; Southerly by the Aspinwall Farm and Easterly by the private road with the rights and privileges of the party of the first part granted to her by Theodore Leven and wife, by deed bearing date the 16th day of May, 1883 and recorded in the Office of the Clerk of the County of Richmond, on the 5th day of December 1883.

Apka B. Ward Property

Liber S:230
March 17, 1824

Caleb Ward Sen. of Town of Westfield, Yeoman, To
Apka B. Ward of the same place

Piece parcel and tract of land adjoining on the River or Sound about half .... from the southwestern point of Staten Island....Beginning at the southeast corner of said lot at the corner of the fence thence running south 61 degrees west ten chains 37 links to the Bank thence north 30 degrees west three chains thence north 21 1/2 degrees west five chains and 36 links thence north 22 degrees east seven chains and 33 links thence south 20 degrees east 2 chains and 36 links thence north 20 degrees east three chains and twelve links to the place of beginning and contining seven acres of land bounded northerly easterly and southerly by said Caleb Ward Seniors land and westerly by the River or Sound at low water mark also a lot of land situate and adjoining land of Matthew Deckers at the northeast corner of Caleb Ward Junior .... containing four acres and bounded easterly by said Matthew Deckers land southerly northerly by Caleb Ward Jr.'s land , westerly and northerly southerly by said Caleb Ward Seniors land, except reserving for Caleb Ward Senior as long as he shall live the privilege of a Road with teams and along the east side of said described premises first lot ... also the use and privilege of a Road through lands of said Caleb Ward Sr. to and from the main public road with teams and otherwise ...

Apka B. Ward Property

Liber 19:570
October 8, 1849
James Sprague [also spelled Spragg] and Adaline, his wife, of Westfield to William Albert of New York

Piece and parcel of land in Westfield within 1/2 mile of Amboy Ferry and adjoining the bay or River lately belonging to Apka B. Ward of [Westfield] beginning by the Beach at the Southwesterly corner of the land formerly belonging to Caleb Ward Sr. deceased which was sold by his executors to Mary Grim and running from thence easterly, southerly and westerly along said Caleb Wards land which he owned at time of his decease to the aforesaid beach thence along the beach to the place of beginning containing seven acres of land .. bounded northerly, easterly and southerly by land owned by Caleb Ward Senior at the time of his decease and westerly by the Bay or River at low water mark ... said land conveyed by Caleb Ward Senior to Apka B. Ward ... also privilege of a road to pass and repass to and from the public road leading to Amboy Ferry as granted by Caleb Ward Senoir to Apka B. Ward Andrew Eddy and Thomas G. March 9/12/1835 and 4/7/1841, respectively]

Caleb Ward Jr. Property

Liber S:141
March 5, 1824

Caleb Ward Sen. of Town of Westfield To
Caleb Ward Jr. of Westfield

Piece and Lot of land adjoining on the River or Sound near the southwestern point of Staten Island....Beginning at a stake by the fence of the said Caleb Ward Seniors land thence running south 63 degrees west eight chains 88 links to the Bank thence south 39 degress east eight chains 36 links thence north 68 dgrees east seven chains and 55 links thence north 27 degrees west eight chains and 94 links to the place of beginning and contining seven acres of land bounded southerly easterly and northerly by said Caleb Ward Seniors land and westerly by the River or Sound at low water mark also a piece and lot of land situate and adjoining land of Matthew Deckers and by the salt meadow ..... containing four acres and bounded easterly by said Matthew Deckers land northerly by Apka B. Wards land , westerly and southerly by said Caleb Ward Seniors land and meadow, except reserving for Caleb Ward Senior as long as he shall live the privilege of a Road with teams and along the east side of said described premises first lot ... also granting to siad Caleb Ward Junior the use and privilege of a Road through lands of said Caleb Ward Sr. to and from the main public road with teams and otherwise by shutting gates, bars etc.

Caleb Ward Jr. Property

Liber 2:384
September 21, 1835

Barbara Ann Robbins of New York City, administratrix of the last will and testament of Richard Robbins deceased and guardian of the infant children of said deceased to John D. Waters .. in consideration of rents, covenants and agreements hereafter mentioned ... doth grant, demise and to farm let (to the party of the second part)...all that certain dwelling house and lot piece and parcel of land situate in the town of Westfield... which the said Richard Robbins died seized... bounded in front about 180 paces on the shore of Princes Bay and containing seven acres of land be the same more or less.. together with exclusive use of the beach and water privileges in front of an belonging to the same said premises now being in the occupation of Matthias Decker...also four acres of land be the same more or less lying back of said shore and adjoining the lands of Garret Garretson...from May 1, 1836 for and during and until the full and term of eleven years thence ...paying yearly $60.... the party of the second part.. put up and build on said first described premises during said term a building in addition to said dwelling house of fourteen feet in the square...said party of the second part to have the privilege of using the timber and materials of a boat house now on said premises in the construction of said building and further agrees to put a new floor in the barn on said premises the timber plank now on said premises to be used for this purpose.

Former Ward Farm, Apka B. Ward,
Appleby/Acker (i.e. Southern Portion of Caleb Ward Jr.),
and Ward's Point Tracts

Liber 606:522
October 16, 1925

Executors of Charles H. Leland To Harmon National Real Estate Corporation

M.S STAMPS $500.00 cancelled - THIS INDENTURE, made the Sixt[illegible] day of October, nineteen hundred and twenty-five, between FREDERIC de P. FOSTER [illegible] CENTRAL UNION TRUST COMPANY OF NEW YORK, as executors of the last will and testament of Charles H. Leland, deceased parties of the first part and HARMON NATIONAL REAL [illegible] CORPORATION a domestic corporation, having its principal place of business at No. 140 Nassau Street, in the Borough of Manhattan, in the City of New York, party of the second part, WITNESSETH, that the parties of the first part, in consideration of five hundred thousand dollars, lawful money of the United States, paid by the party of the second part, do hereby grant and release unto the party of the second

part, its successors and assigns forever. ALL those certain plots, pieces or parcels of land, together with such buildings and improvements thereon erected as the parties of the first part own, situate, lying and being in the Borough of Richmond, in the City of New York, bounded and described as follows: FIRST PARCEL: BEGINNING at the northwest corner of the land of Garret Garretson (formerly Matthew Decker's land) on the road leading from Richmond Village to Amboy Ferry within half a mile of the latter place; thence running westerly along said road to land of Edmund Wood; thence southerly and westerly along said Wood's line to land of William J. Staples and Minthorne Tompkins (late Henry M. Biddle); thence southerly and westerly along said Wood's line to land of William J. Staples and Minthorne Tompkins (late Henry M. Biddle); thence southerly and westerly along their line, to land of John Marseresau (late of Wm. W. Peller); thence southerly and westerly along said Marseresau's line and land of Hannah Wood, wife of Samuel Wood, to the Beach at low water mark; thence southerly along said beach at low water mark to the beach of Apka B. Ward; thence easterly, southerly and westerly along his (Apka B. Ward's) line to the beach; thence southerly along said Beach at low water mark to the Beach late of Richard Robins dec'd; thence easterly southerly and westerly along said Robins line to the beach at low water mark; thence along the said beach at low water mark around the point commonly called "Wards Point" to the beach of Apka B. Ward at low water mark; thence northerly along the easterly line of the salt meadow which Caleb Ward possessed at the time of his death, to lands of the aforesaid Garret Garretson; thence northerly along said Garretson's line and land belonging to the aforesaid Richard Robins, deceased, and land of the said Apka B. Ward to the aforesaid public road, and place of beginning. Containing 226-96/100 acres of land more or less. The said tract having been surveyed and laid out into lots and a map thereof made by W. T. Elliott, surveyor, dated Nov. 1875, which said map is entitled "Map of the Aspinwall property, Tottenville, Staten Island, conveyed to Bentley Manor Co. June 20, 1889" and filed June 21, 1889 in the office of the Clerk of Richmond County as Map number five hundred and eight, EXCEPTING, HOWEVER, from the premises above described, one acre of land conveyed by Leonard Parkinson and wife to James Butler by a deed dated Aug. 28, 1850 and recorded in Liber 21 of Deeds at page 316, and also a certain lot of land conveyed by Christopher Parkinson and others, to William H. Butan and others by a deed recorded in liber 41 of Deeds at page 327, the said two parcels of land being specially excepted from the conveyance to William H. Aspinwall, AND EXCEPTING, ALSO, two parcels of land conveyed by the said William H. Aspinwall, one conveyed to St. Paul's Methodist Episcopal Church by a deed dated Oct. 1, 1873, and recorded in L. 105 of deeds, page 21, and the other conveyed to David C. Butler, by a deed dated Nov. 17, 1873, and recorded in the same liber of deeds at page 119 and also the lots designated on the above mentioned map by the numbers twenty-five, twenty-six, thirty-one and thirty-two in Block thirty-five; twenty-six, twenty-seven, thirty-four to thirty-seven both inclusive, and thirty-nine to forty-three both inclusive in block thirty-six, thirty-

Ward Farm

one to thirty-five both inclusive in Block thirty-seven; which lots have been conveyed to different parties by the executors of the will of the said William H. Aspinwall and also two parcels of land conveyed by the said executors, one to James M. Rutan by a deed recorded in Liber 116 of deeds, page 567 and the other to Wm. H. R. Felch and Mary Rutan by deed recorded in Liber 124 of deeds at page 262;also two lots conveyed by Charles H. Leland to Beauvias Post No..126, Department of New York, the American Legion, Inc. SECOND PARCEL: All those two certain pieces or parcels of land together with the improvements thereon,situate, lying and being in Tottenville, Fifth Ward of the Borough of Richmond (formerly Town of Westfield) County of Richmond and State of New York, being part of the Old Ward Farm which taken separately are bounded and described as follows: BEGINNING at the southwest corner of lands formerly owned by Caleb Ward, Jr. by the bank and running thence north sixty-eight degrees east seven chains and fifty links; thence north twenty-seven degrees west two chains and sixty-five links; thence south sixty-seven and one-quarter degrees west eight chains and nine links to the bank; thence along the bank two chains and sixty-five links to the place of beginning, containing two acres of land more or less. ALSO all the beach and flats in front of said premises to low water mark. ALSO all that other piece or parcel of land adjoining the premises above described on the north bounded and described as follows: BEGINNING at the westerly corner of said land at or near the edge of the bank, running thence north sixty-seven and one-quarter degrees east eight chains and nine links; thence north twenty-seven degrees west two chains and sixteen links; thence south sixty-four and one-half degrees west eight chains and twenty-links to the edge of the bank or thereabouts; thence southeasterly along the edge of the bank one chain and fifty nine links to the place of beginning, containing one and one-half acres of land more or less. ALSO all the beach and flats in front of said premises to low water mark; said parts taken together are bounded on the north by Ferry property of the City of New York, formerly land of E. Decker, east and south by the parcel first above described and west by low water mark of the Kill von Kull, now known as Arthur Kill. THIRD PARCEL: All that certain parcel of land in the Fifth Ward of the Borough of Richmond, County of Richmond, City of New York and State of New York, bounded and described as follows: BEGINNING at the beach at the southwesterly corner of land formerly belonging to Caleb Ward, Sr. deceased, which was sold by his executors to Mary Grim; running thence easterly, southerly and westerly along said Caleb Ward's land which he owned at the time of his decease to the aforesaid beach; thence along the beach to the beginning. Containing seven acres more or less. Bounded southerly, easterly and northerly by land owned by Caleb Ward at the time of his decease and westerly by the bay or river at low water mark. FOURTH PARCEL. All that certain piece or parcel of land situate, lying and being in the former Town of Westfield in the Fifth Ward, Borough of Richmond and City of New York, being a part of the Ward

Appleby/Acker Tract

Aka B. Ward Tract

Farm. BEGINNING at an iron rod driven in the meadow being the beginning referred to in the deed from Leonard Parkinson to James Butler dated Aug. 26, 1850 and recorded in the Richmond County Clerk's office in Book 21 of deeds on page 318, etc. thence running north sixty-five degrees west as described in said deed one hundred and fifty feet more or less to high water mark on the Staten Island Sound; thence southerly along said high water mark about one hundred and seventy feet to the bulkhead; thence westerly along the northerly face of the bulkhead to high water mark on the Staten Island Sound; thence southerly and easterly along high water mark on the sound until it strikes the easterly line of the lot conveyed by said Parkinson to James Butler as aforesaid; thence as the course ran in said deed north twenty-six degrees east three hundred and forty feet more or less to the place of beginning, containing about two acres of land bounded easterly by lands now of Charles H. Leland formerly of said Parkinson northerly in part by said lands and in part by the said Sound, and westerly and southerly by said Staten Island Sound. TOGETHER with all the right, title and interest of the parties of the first part of, in and to any land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining said premises to the centre line thereof. EXCEPTING and excluding from the aforesaid parcels above described all that portion thereof, the title to which is now vested in the City of New York. SUBJECT to building restrictions and regulations in resolution or ordinance adopted by the Board of Estimate and Apportionment of the City of New York July 25th, 1916 and amendments and additions thereto now in force. TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns forever. This deed is given in execution of a certain contract made between Charles H. Leland and the said party hereto of the second part, bearing date August 20th, 1925. IN WITNESS WHEREOF, the said Frederic de Peyster Foster has hereunto set his hand and seal, and the said Central Union Trust Company of New York has caused these presents to be signed by its Vice-President, and its corporate seal to be hereunto affixed, the day and year first above written. IN PRESENCE OF: JOHN H. BEHRENS as to Frederic de P. Foster, FREDERIC de P. FOSTER, (Seal) as Executor, &c. CENTRAL UNION TRUST COMPANY OF NEW YORK as executor, &c. by B. A. MORTON, Vice-President (corp. seal) STATE OF NEW YORK, COUNTY OF NEW YORK SS: On this 16th day of October, nineteen hundred and twenty-five, before me personally came FREDERIC de PEYSTER FOSTER to me known and known to me to be the individuals described in and who executed the foregoing instrument, and he duly acknowledged to me that he had executed the same, as executor as aforesaid. JOHN H. BEHRENS, Notary Public, Kings Co. N.Y. Certificate filed with County Clerk Kings 59, N.Y. 108, Register, Kings 6048, N.Y. 6211. STATE OF NEW YORK, COUNTY OF NEW YORK SS: No. 72933 Series B. I, JAMES A. DONEGAN, Clerk of the County of New York, and also Clerk of the Supreme Court in and for said County, DO HEREBY CERTIFY that said Court is a Court of Record, having by law a seal; that JOHN H.

Ward's Point

Raritan Bay Hotel Property

Liber 115:353
May 27, 1876

Ann Mahen and Daniel Mahen To Rudolph Pehlemann

This Indenture, made the twenty
seventh day of May in the year one thousand
eight hundred and seventy six
Between Ann Mahen and
Daniel Mahen her Husband of the town of
Westfield and County of Richmond of the
first part and Rudolph Pehlemann of the
City County and State of New York of the
second part.
Witnesseth, That the said parties of
the first part, for and in consideration of
the sum of Two thousand dollars lawful mon-
ey of the United States, to them in hand paid
by the said party of the second part, at or upon

his meaning and during y time yrsuch, the receipt whereof is hereby acknowledged, and the said party y the second part, his heirs, executors and administrators, from whereof and discharged from the same, by these presents, have granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, remise, release, convey and confirm, unto the said party y the second part, and to his heirs and assigns, forever.

All that certain parcel y land situate lying and being in the town y Westfield County y Richmond and State y New York bounded and described as follows, beginning at the southwest corner y the lands y George N. Lyon on the Easterly side y the Public road leading from Richmond Hollow Post Office to Prince Bay and running thence along the Easterly side y said road South eight degrees, East Six Hundred and fifty three feet (653) to the South and corner y lands formerly y James Bittler and now y Sarah Ann McAleer thence along the Northerly side y said land, South eighty four degrees East Ninety two feet (92) thence along the Easterly side y said lands South eighty degrees East Sixty one feet (61) thence along the back South eighty four degrees East Two Hundred and Ten feet (210) to the Southwest corner y the lands y Alfred Manee thence along the Westerly line y said Manee lands North one degree and Thirty Minutes East six Hundred and Ninety Seven feet (697) to the said lands y the said Lyons thence along the Southerly side y said lands North Eighty four degrees and Thirty minutes East Four Hundred and Twenty three feet (423) to the place y beginning bounded Northerly by the lands y George N. Lyons

Eastly by the lands of Alfred Mann Southly by the beach and lands formly of James Butler and Westerly by said lands and the public road containing 5 62/100 acres of land more or less also granting unto the said of the second part his heirs and assigns all of his right, title and interest in and to the lands and Beach to high water mark.

Also all that certain lot piece or parcel of land with the buildings and improvements thereon erected situated in the town county and State aforesaid beginning on the eastly side of the public road leading from Richmond valley post office to Prince Bay. Being in size sixty feet (60) in front and rear and three hundred feet (300) in depth on each side bounded southly by said road and northerly eastly by and westerly by the lands formly of David Decker but now the lands of said herein described and conveyed.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder, rents, issues and profits thereof.

And also, all the estate, right, title, interest, claim and demand whatsoever, as well in law as in equity, of the said party of the first part, of, in, and to the above bargained and described premises, with the appurtenances.

To have and to hold the above granted, bargained and described premises, with the appurtenances, unto the said party of the second part his heirs and assigns to him and their own proper use, benefit and behoof forever.

Subject nevertheless to a certain mortgage