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Report on Site-Specific History of Block 154

by

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Note 5-3-05

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Thank You,

New York, August 25, 1993

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Introductions and Acknowledgments

This report is intended as an aid to the archeological investigation of Block 154. Section One traces general patterns of land ownership, occupation and land use on Manhattan Island from the eve of the European invasion to the end of the war for independence; Section Two identifies patterns of land ownership, occupation and land use reflected in the specific history of Block 154 during the era of rapid industrialization and urbanization on Manhattan Island; and, Section Three provides more detailed conveyance histories of each lot on Block 154, and these lot-specific histories include a description of the conveyances associated with each lot, each lot's dimensions and boundaries, as well as fluctuations in land values and improvements on the land.

Several efficient and knowledgeable archivists made the task of historical research less burdensome. We were indeed fortunate to find an expert staff at the various manuscript and microfilm collections in New York City. We must thank William F. Cooper and Dennis Nesmith of the Hall of Record at the Office of the Clerk of The County of New York for granting us access to scores of deeds and other probate records. Also, we must acknowledge the assistance of Nancy Kandoian who generously allowed us to view and then photograph several rare maps from New York Public Library's Map Division. We are also grateful to the entire staff of the New York Public Library's Microfilm Division for providing us with microfiche copies of early city directories. And, we must thank the staff of the New York Genealogical and Biographical Society who suffered our sporadic visits to their quiet reading room as we searched for biographical data in the excellent family records kept at that genteel institution. Last, we would like to thank Kenneth R. Cobb, Carol Dixon, and Anthony Santana of the Archives of the City of New York at the Surrogate's Court Building who led us to the unabridged volumes of the Minutes of the Common Council of the City of New York, a rich set of records which provided us with key pieces of information unavailable in other sources.

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I. General Patterns of Occupation and Land Use on Manhattan Island.

The Lenape, a tributary of the Delaware Indians, had established seasonal camps on Manhattan Island centuries before the Europeans invaded the island. Archeologists have uncovered evidence of no fewer than 12 Indian sites at various locations on Manhattan.

Indian Sites on Manhattan Island
(adapted from R.R. Bohrer, *Indian Life of Long Ago in the City of New York*)

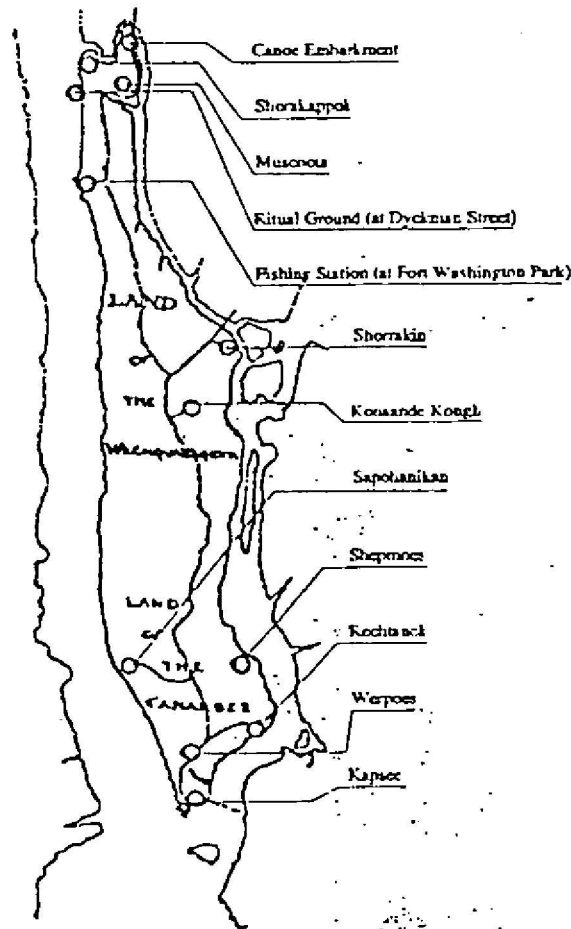


Figure 1. Lenape Sites on Manhattan Island.

The island's southern tip was known to the Canarsee Lenape¹ as Kapsee. Present-day Pearl Street was, at the time the first Europeans arrived at Manhattan, its eastern shore line and the place the Indians used as a landing for canoes. Farther north along present-day Elm Street Elk? between Duane and Worth streets the Lenape established a village which they called Werpoes;

¹ Lower Manhattan was occupied by the Canarsee Lenape who followed the sachem named Canarsee whose village seat was located at the present-day Brooklyn neighborhood called Canarsie Park. See Bolton, *Indian Life of Long Ago in the City of New York* (New York: Schoen Press, 1954), 9-10 & 26-28.

they located another village called Rechtanck near a brook that ran into the East River, at a spot known to the European colonists as Corlears Hook, which is in the vicinity of present-day Jefferson, Henry, Clinton, and Madison streets. On February 25, 1643 a Dutch military expedition massacred the indigenous population at Rechtanck.

Sapohanikan, situated along the Hudson River between present-day Bethune and Horatio streets in Greenwich Village, survived the Dutch aggressions during the Indian War of 1643 and continued as a site of trade during the Dutch colonial period. Shepmoes was another Lenape trading camp located in lower Manhattan near the East River ^{near} present-day 12th Street and 13th Street at Avenue C.

The remaining Indian sites or Weckquaesgeek Lenape lands² were situated in upper Manhattan: Situated at Park Avenue and 94th Street, Konaande Kongh was the village seat of the Lenape chief named Rechewac; located at the East River and 119th Street was a fishing camp named Schorrankin; situated at 212th Street between Tenth Avenue and Ercadway, Muscoota was an Indian ritual site; located on the south side of Dyckman Street near Staff Street was an unnamed camp site or workplace; situated within present-day Fort Washington Park was another unnamed site which the Lenape used as a fishing station; located north of Dyckman Street along present-day Seaman Avenue and within Inwood Park was a village known as Shorakappok; and last, located at the northern extreme of Manhattan Island, was a landing where at low tide the Indians set out upon the Hudson River in canoes.³

The fundamental feature of the Indian way of life in North America was mobility. As William Cronon notes in his study of the indigenes of New England: "Indian villages moved from habitat to habitat to find maximum abundance. . . ."⁴ The Lenape villages and camp sites on Manhattan Island were seasonal settlements. The Lenape dismantled their villages on the island each fall and retreated to the interior where they hunted for game and gathered wild berries and nuts which sustained them during the winter. At late spring these mobile communities returned to Manhattan Island, reassembled their seasonal villages and camps on the island, cultivated subsistence crops there, fished in the waters nearby, and engaged in the production of wampum, which was the Indians' medium of exchange and a ritual good.⁵

The Lenape regarded Manhattan Island as communal property, an endowment of land acquired from their ancestors and gods which they held in trust for future generations. These Indians

² Upper Manhattan was occupied by the Weckquaesgeek Lenape whose chief was named Rechewac. See Bolton, *Indian Life of Long Ago*, 10-11 & 26-28.

³ See Reginald Bolton, *Indian Life of Long Ago*, 132-134.

⁴ William Cronon, *Changes in the Land: Indians, Colonists, and the Ecology of New England* (New York: Hill & Wang, 1983), 38.

⁵ See Lynn Ceci, *The Effect of European Contact and Trade on the Settlement Pattern of Indians in Coastal New York, 1524-1665: The Archaeological and Documentary Evidence*. Unpublished Ph. D. dissertation. (City University of New York, 1977), 80-86.

located their seasonal camps on the island because they found needed resources there—an ample supply of fish, easy access to the interior via the rivers, and a shelter from hostile Indians.

While the Lenapes' Manhattan was never the *vacuum domicilium* described in the Papal Bulls of the late fifteenth and early sixteenth centuries and in the subsequent propaganda of Protestant promoters of colony-building in the so-called New World, the shift from Indian to European dominance on Manhattan Island engendered historic changes in the land and in the uses to which it was put. Dutch sailors, who had traveled to Manhattan with Henry Hudson on his voyage of 1609 and later in the middle of the seventeenth century returned to the island, recognized the transformations European occupation had effected on the island's landscape. The forested island whose lower and upper shores were once dotted by Lenape seasonal villages and camp sites—temporary dwellings, shell middens, and burnt clearings—had, by the 1660s, been transformed into an island X fortress and permanent European settlement with a stone fort and storehouse, windmill, streets, canals, barracks for soldiers and slaves, dwelling-houses, and farms enclosed by fences.⁶

These visible changes in the landscape reflected the ascendancy of European technology and values on Manhattan Island. While the *nova pestis* smallpox carried away substantial numbers of Lenape, those who survived its ravages witnessed the alteration of their traditions as the indigenes became entrapped in a web of distant trade relations which they dimly understood. Firearms replaced the bow and arrow; metal pots and pans replaced ceremonial pottery; and, dependency upon the fur trade and the European goods it garnered replaced the life of self-sufficiency the Lenape had known before their encounter with European traders.⁷

Exchanges between Indian and European traders were only part of a much larger trading network which connected a number of far-flung markets and supply zones across the Atlantic world. Mercantilist principles guided the fur trade and the project of colony-building on Manhattan Island. According to this scheme the European colonists in Manhattan and the surrounding region were to supply high-value exotic goods such as furs and staple crops such as grain which would reduce the metropolis' dependence on foodstuffs imported from enemy nations.

Dutch merchants in Amsterdam financed European colonization on Manhattan Island. And, in 1624, the Dutch West India Company erected the first permanent European settlement on the island and named it New Amsterdam. Like the Indians the Dutch traders also recognized the merits of locating a settlement on the island; the island's topography afforded European colonists a safe shelter and its harbor and rivers provided them with ideal passages for the conduct of trade within the interior and across the ocean.⁸

⁶ See Thelma Foote, *Black and White Manhattan: Race Relations and Collective Identity in Colonial Society, 1624-1783* (New York: Oxford University Press, forthcoming 1994), 16.

⁷ Ibid.

⁸ Ibid., 23.

Within two years of the permanent Dutch occupation of Manhattan the Dutch West India Company built a fort at the island's tip, an action that eventually led to the displacement of the Lenape in lower Manhattan. In an effort to challenge the Indians' prior claim to the region and to justify European invasion and appropriation of the land, Dutch traders devalued Lenape culture and achievements. They argued that the Lenape, whom they called "wilden" or savages, displayed no recognizable marks of a civilized people. They recited the biblical injunction found in Genesis 1:28 which enjoined mankind to improve the land and stated that the Lenape and other indigenous people lived a life of indolence in the midst of an unimproved wilderness and therefore held no legitimate claim to the land because they had not improved it. Christian appropriation of land previously occupied by savages, they argued, was a just action—and more, it was the religious duty of Christians who were predestined to bring progress and civilization to an untamed and godless land.⁹

In the minds of the Dutch colonists in Manhattan there was no conflict between the pursuit of salvation and trade. According to the Protestant ethics of Dutch and other European traders the quest for material gain was linked to their spiritual salvation; the accumulation of wealth was a sign of God's favor, and, trade was the path to redemption. During the first stage of Dutch occupation the fur trade with the Indians proved to be a lucrative enterprise, but the rapid depletion of peltries and bloody struggles with the Indians and European competitors were signs that salvation was not the certain outcome of their errand in the North American wilderness.¹⁰

For the early European colonists in Manhattan land provided a living and working space that was essential to both their survival on the fringes of the Atlantic world and to their spiritual salvation. Elizabeth Blackmar notes that when the first "European settlers established a port at the island's tip, they regarded Manhattan land not primarily as a salable commodity but as a resource necessary for subsistence—a site for housing that sheltered trade and domestic work."¹¹

To be sure the Dutch colonists, unlike the indigenes, had a well-established conception of land as a salable commodity, but that concept remained inoperative for much of the Dutch colonial period. While land was plentiful, laborers were scarce. So the sale of land, let alone the venal pursuit of high profits through land speculation, was inapplicable, having no practical meaning with regard to the day-to-day realities of life on Manhattan Island during the early settlement period.¹²

Although the Dutch West Indian Company bought the entire island of Manhattan from the Indians for the now famous 60 guidlers, it could not anticipate a profitable return on its small financial investment unless numerous land-hungry immigrants were willing to settle in Manhattan. But European immigrants were reluctant to migrate to the Dutch outpost on Manhattan Island, and

⁹ Ibid., 23-28.

¹⁰ Ibid.

¹¹ Elizabeth Blackmar, *Manhattan for Rent, 1785-1850* (Ithaca, New York: Cornell University Press, 1989), 1.

¹² Foote, *Black and White Manhattan*.

for this reason the Dutch company attempted to induce European immigrants to settle there by giving each adult male immigrant a grant of land at no cost. These generous incentives notwithstanding, few European immigrants came to Manhattan during the early settlement period.¹³

Because the Dutch company failed to recruit adequate numbers of European immigrants to people and cultivate the land, it imported enslaved Africans to Manhattan in order to alleviate the labor shortage, occupy and improve the land. The first documented shipment of enslaved Africans arrived in Manhattan in 1626. These Africans labored on public works projects vital to the fledgling Dutch settlement. They constructed the fort at the island's tip and built roads into the interior. Most of the enslaved Africans who resided at Manhattan during the Dutch colonial period became agricultural laborers. They cultivated crops which fed the inhabitants of the Dutch settlement and worked at four farms on the eastern shore and two similar units of agricultural production on the western shore.¹⁴

The slaves' barracks displaced the Lenape village destroyed during the Indian War of 1643. In the vicinity of present-day Astor Place and Washington Square Park, to the north of the slaves' barracks that housed male slaves, were situated the small farms and homesteads of African families. In recognition of the contributions of the male heads of these households to the survival of the Dutch settlement at Manhattan, the Dutch West India Company granted these families a measure of independence ordinarily enjoyed by Europeans only.¹⁵ Situated outside the wall that separated New Amsterdam from the interior, the African homesteads and slaves' barrack became the Dutch settlement's first line of defense against surprise attacks from hostile Indians. Also, the location of the Africans' quarters meant that during periods of peaceful relations with the indigenes these lodgings were a likely site for intercultural contact between Africans and Indians.¹⁶

The Africans came from the Congo-Angola region and the so-called Gold Coast of Africa, and those who came from the Americas—from Brazil and other parts of the Caribbean basin—were probably born in Africa. These native Africans were bearers of traditional African beliefs and values, and they held their own culturally specific conception of the land and the uses to which it should be put. They came from agrarian societies whose sedentary way of life valorized permanence of place above all else. In this respect their conception of community and its relation to the land differed markedly from the indigenous Lenape who were a mobile people. But like the Lenape and other indigenes, African claims to the land were based on a community's ability to trace their ancestors to a particular place, to a particular piece of land. In the African mind home was a place where the ancestors' physical remains were buried.¹⁷

¹³ Ibid., 31-44.

¹⁴ Ibid., 44-48.

¹⁵ Ibid., 48-52.

¹⁶ Ibid.

¹⁷ Ibid., 52 & 112-127.

In spite of their legal and social disenfranchisement under racial slavery the Africans who resided on Manhattan Island performed their religious obligation to venerate their ancestors. These Africans expressed a lively collective and spiritual life at African-derived burial ceremonies held in a wooded area near the banks of the Collect Pond on Manhattan Island. The Africans appropriated the land in the vicinity of the pond and used it as a burial ground throughout the eighteenth century, and perhaps began burying their dead there as early as the Dutch colonial period.¹⁸ The Africans' Burial Ground was located two blocks north of present-day City Hall Park; and, although the exact boundaries of the burial site are difficult to determine with certainty, burials have been uncovered on Block 154 which is bounded by Broadway on the west, Elk Street on the east, Duane Street on the north, and Reade Street on the south.

The colonial authorities did not challenge the Africans' use of the land near Collect Pond as a burial ground nor did they disturb the site during the colonial era when Manhattan's population was mostly confined south of Chambers Street. Although the European colonists disparaged African culture and practices as inferior barbarisms, slaveowners allowed their slaves to participate in the religious rites held at the Africans' Burial Ground. They also allowed Africans to take responsibility for interring the bodies of deceased slaves.¹⁹

Africans regarded the woods and bodies of water, such as lakes and ponds, as suitable sites for cemeteries. As Eirago Diop's poetic memorial to African cosmology suggests Africans believed that "the dead are not under the earth." In the African mind the dead resided among the living. In the wooded area adjacent to the Collect Pond the Africans found an appropriate resting place for the physical remains of their dead ancestors. And in that place, they listened to the voices of their forebears in the water and heard the ancestors' sighs in the wind and in the rustling of the bushes and trees. Thelma Foote notes that these "involuntary African immigrants applied African beliefs and practices to create their own meaning of life" in an alien land. In this spiritual endeavor the Africans of Manhattan Island effected material changes in the land.²⁰

The Africans could not have foreseen the tremendous growth of population that lay ahead in Manhattan's future. But indications that the European colonists and their descendants might one day covet the land that encompassed the Africans' Burial Ground and desecrate that sacred space were evident in colonial authorities' land policies. By the middle of the seventeenth century, Dutch and other European families began to migrate to New Amsterdam and other North American territories claimed by Holland. Because the Dutch West India Company continued its liberal recruitment methods throughout the Dutch colonial period, most of these European colonists received

¹⁸ Ibid., 171-188.

¹⁹ Ibid. Further research should focus on coffin makers and grave diggers among early Manhattan's black population.

²⁰ Ibid., 177.



Figure 2. The MacCoun Map of 1730: New York the English Colonial City

land at no cost. And these land grants—which had originated during the Dutch colonial period and were confirmed by the English authorities following the English conquest of 1664—became valuable legacies for Dutch families whose social and economic status was uncertain during the transition from Dutch to English rule. During most of the colonial era the Africans' Burial Ground, an area that included what became known as Block 154, fell into the hands of a small circle of European families and became part of familial legacies which secured these families' social and economic status over the generations.

By the middle of the eighteenth century Block 154 had been divided into two separate tracts of land. Maps and deeds from that period show a division line cutting across the block. This line begins near the northeastern corner of present-day Duane and Elm street and is projected at an angle of approximately 45 degrees toward the southwest ending at Broadway.

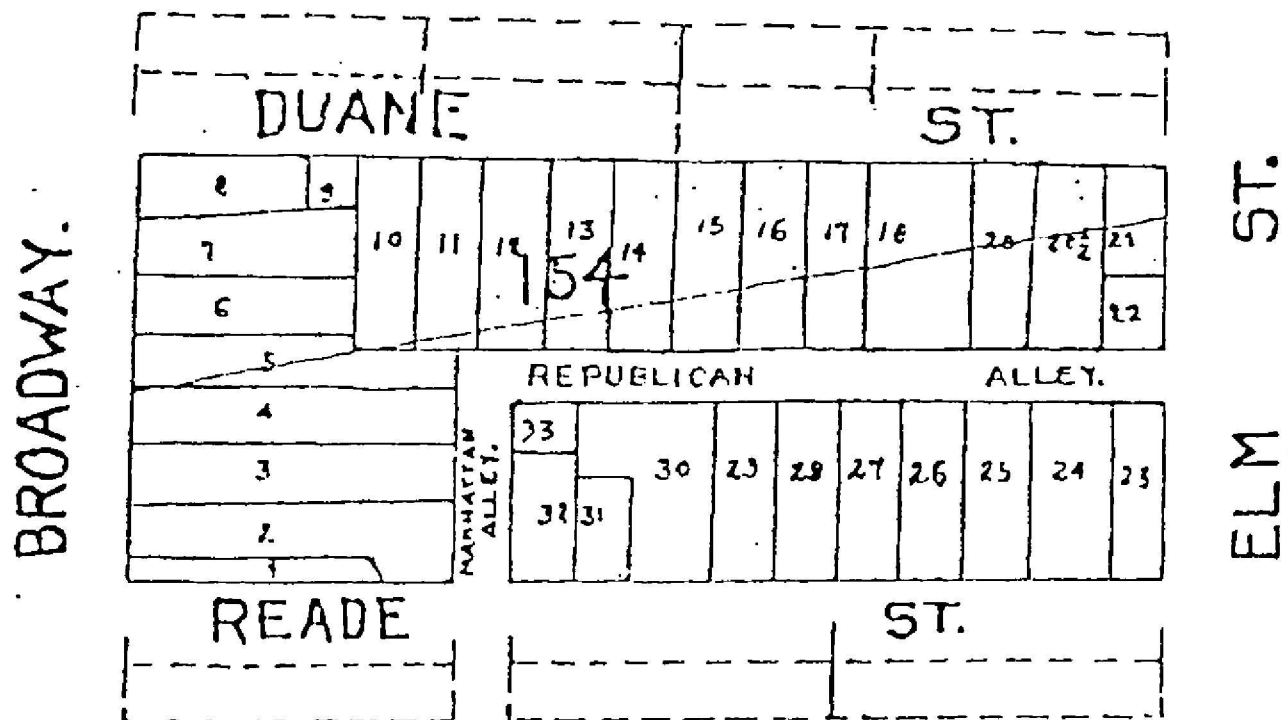


Figure 3. Map of Block 154, Dated May 20, 1751.

Maps and deeds also show that the block's northern portion was part of what the Dutch colonist called the Calk Hook Farm²¹, while its southern portion was part of the Africans' Burial Ground. Each of these two portions of land had its own separate conveyance history until the late eighteenth century when probate and other municipal records begin to refer to the consolidation of the two portions into a single unit designated Block 154. In 1787 surveyors lotted and partitioned the southern portion, and in 1796 they undertook a similar reorganization of the northern portion.

²¹ See Stokes, Vol 3; plates 174 & 175. Please note Lot Two.

which culminated in the consolidation of the two tracts of land.²² Before the completion of this merger several prominent New York families maintained ownership of the two separate portions of Block 154.

Most of the Calk Hook Farm lay to the north and west of Block 154 and was divided some time before 1662 into four nearly equal quarters.²³ In 1646 Director-General Willem Kieft on behalf of the Dutch West India Company granted the entire Calk Hook Farm to Jan Jansen Damen.²⁴ Because the Dutch trading company held a monopoly to the right of exploiting the island's natural resources, including the land, colonists bought the land from the company or received land grants from the company at no cost as payment for services rendered to the company which had a surplus of unused land but little cash.

Between 1646 and 1708 Jan Van Gee acquired a section of the Calk Hook Farm, and, in 1708, he sold it to Peter Roos, one of his heirs. During that same year, Roos sold the land to Jacques Fountain who then promptly sold it to his father-in-law Wolfert Webber.²⁵ At some point between 1708 and 1751, Henry Barclay, Rector of Trinity Church, Leonard Lispenard, and Anthony Rutgers, III obtain the land.²⁶ In 1751 Mary Barclay, executrix and widow of the late Henry Barclay, along with Lispenard and Rutgers, sold the land to her son Anthony Barclay in a trust deed dated December 25, 1787.²⁷ Thus only a few families held title to the northern portion of Block 154 during the entire era preceding New York's transformation into an industrial metropolis.

The southern portion of Block 154 had a similar landownership history. Part of the territory known to the European colonists as "the Negroes' Burying Ground,"²⁸ was first conveyed in 1673 from Governor Anthony Fletcher to Cornelius Van Borsum. The Governor granted this land to Van Borsum as payment for the services of his wife, Sara Roeloff, whom the royal government employed as an Indian Interpreter.²⁹ Sara outlived Van Borsum her first husband, and the land remained in

²² Liber 45 of Conveyances Page 198; Liber 65 of Conveyances Page 444.

²³ Ibid.

²⁴ See Stokes, "Original Grants," Vol. 6:83 and 123.

²⁵ Ibid.

²⁶ Liber 38 of Conveyances Page 105; Liber 38 of Conveyances Page 110. It is likely that Leonard Lispenard and Henry Barclay obtained this land through their wives, Elsie Lispenard and Mary Rutgers Barclay respectively. Elsie and Mary were the daughters of Anthony Rutgers I. In his will probated September 17, 1746 Rutgers bequeathed his property to his four children: Mary, Elsie, Anthony II (who was dead by the time of his father's death so his share of the land went to his son Anthony III), and Aletta (who had married Dirk Leferts.) Following Aletta's death in 1751, her surviving husband remarried and sold his deceased wife's inheritance back to the three surviving Rutgers heirs. Leferts' action was customary practice among remarried Dutch widowers and was stipulated between himself and Cornelia Rutgers (See Liber 38 of Conveyances Pages 105 & 110).

²⁷ Liber 45 of Conveyances Page 198. The role of Mary Barclay as one of the executors of the Rutgers estate so late in the eighteenth century indicates that some Dutch women retained control over property even after many Dutch women had lost that right under English law and custom, which in eighteenth-century New York had replaced Dutch practices by the second third of the century.

²⁸ Stokes, "The Landmark Map Reference Key," Vol. 3: 927.

²⁹ Stokes, "Original Grants," Vol. 123. Van Borsum was the second of Sara's three husbands, her first was Hans Kiersted

Sara's possession until her death in 1693.³⁰ Sara never occupied or improved the land; but, in 1696 during English rule, Governor Fletcher granted the land in a confirmation deed to the trustees of Sara Roeloff's estate: Johannis Kip, Lucas Kiersted and William Teller.³¹ In 1723 Jacobus Kip, an Alderman and the eldest son of Johannis Kip, claimed the land but did not occupy or improve it. Later, at an unknown date, Henry Teller took possession of the land. In 1768 John Teller, the son of Henry Teller, acquired the property. By that time there was a house on the land and a fence surrounding the Africans' Burial Ground. In 1775 John Teller died and bequeathed the land to his heirs. The Teller family retained the land, which included part of the Africans' Burial Ground, until the British invaded Manhattan Island in 1775. During the British occupation of Manhattan Island, prisoners of war were interred at the Africans' Burial Ground.

Because the Tellers sided with the American rebels, the British military authorities confiscated the Teller's property on Manhattan and destroyed both the house on that land and the fence encircling the burial ground. In 1796, thirteen years following the close of the war for independence, the southern portion of Block 154 was partitioned and then parceled out to the various heirs of the Teller, Kiersted, and Kip families.³²

The early owners of Block 154 seemed to have conceived of their land as a legacy to be passed down from one generation to the next. For example, the Dutch matriarch Sara Roeloff's prenuptial agreement with her third husband Elbert Elbertz Stoothoff seemed to indicate that she was primarily interested in holding on to her property with the intent of one day bequeathing it to her children from her previous marriages. As she was marrying Stoothoff in the time after the English conquest of 1664, Roeloff made sure to secure for herself and her children the rights of inheritance she had enjoyed under Dutch rule. According to the marriage contract Sara would hold and control property even though she would once again become a married woman.³³ This arrangement was valid under Roman-Dutch legal practice, but was contrary to English law. Although the English legal practice known as coverture prevented married women from holding or devising real estate, the English authorities in Manhattan did not interfere in the legal customs of the local Dutch inhabitants. Sara's main interest, it would seem, was in passing on to a future generation of Dutch descendants, her children, the property that she had earned. Interestingly, by continuing Dutch legal customs, she was able to bestow this legacy of land to her children whose status under English rule would increasingly depend upon landed wealth rather than ethnic background.

Sara Roeloff's heirs seemed equally interested in maintaining a hold on land in order to secure their status under English rule. Though they made an unsuccessful attempt to exchange their land for other real estate within the city's limit, they did not seem interested in cashing in on their

³⁰ See Narrett, *Inheritance and Family Life in Colonial New York*, 79.

³¹ Stokes, "Original Grants," Vol. 6: 123.

³² Stokes, "Chronology," Vol. 4: 364.

³³ For a more detailed discussion of Sara Roeloff's prenuptial agreement with Elbert Stoothoff see Narrett, *Inheritance and Family Life in Colonial New York City*, 79.

land through sale.³⁴ It is possible that they, like other late seventeenth- and eighteenth-century landowners, were interested in land as a means of maintaining social and economic status. This might help explain why the heirs fought the Common Council during the mid-1700s through to the 1800s for the title to land that both they and the municipality claimed.³⁵ The Council challenged the heirs' claim to a piece of land that lay to the rear of the Alms House and Bridewell. The heirs agreed to release their claim to all disputed land south of Chambers Street and in return for this concession the Council recognized the heirs claim to all disputed territory north of Chambers.³⁶ Interestingly, the heirs never requested a cash settlement but seemed to prefer undisputed title to the land they claimed.

Neither party in the land dispute between the municipal government and Sara Roeloff's heirs seems to have considered the African population's interest in preserving their burial ground as a sacred space. Because the Africans held no legal title to the land, they were powerless to prevent sacrilegious intrusions into their sacred space and the obliteration of the burial site during the early years of the new republic. In 1788 intrusions upon the African's Burial Ground came to light. In February 1788, the *New York Daily Advertiser* reported on the already notorious practice of robbing the burial ground. The article complained that "... few blacks are buried whose bodies are permitted to remain in the grave: ..." In their giddy pursuit of scientific knowledge, physicians and students from the Hospital of the City of New York,³⁷ whose building was located along Broadway between Catherine and Duane Streets, stole human remains from the African's Burial Ground. Though these cadavers were necessary to the study of human anatomy and medicine, public opinion condemned the unauthorized appropriation of human remains. But poor whites and blacks were often the victims of grave robbers who understood that less severe repercussions would follow from transgressing public strictures against robbing the graves of paupers and blacks than from defying public opposition to the theft of the human remains of New York's wealthier and more privileged citizens.³⁸

During the final decade of the eighteenth century a landfill was laid over the Africans' Burial Ground as a foundation for the streets that were at that time being built there and in the surrounding area. These improvements were part of the process of urbanization and industrial development which transformed the Collect Pond area and its environs from a sparsely populated countryside outside the limits of New York City into one of the city's most densely populated and industrialized

³⁴ See MCC, Vol. 5[1]: 416.

³⁵ See *Ibid.*, Vol. 1[2]: 544, 589, & 663.

³⁶ See *Ibid.*, Vol. 2[2]: 626.

³⁷ The Hospital of the City of New York was founded 1770. Queens Medical College later Rutgers Medical College was founded in 1792 and its buildings were located on lot eighteen of Block 154 from 1826 to 1835.

³⁸ See Jules Calvin Ladenheim, "The Doctor's Mob of 1788," Published in the *Journal of the History of Medicine*, Vol. 5, 1950, Page 26. See also David L. Cohen, *Medical Education: Queen's/Rutgers Medical Experience 1792-1830*. (New Brunswick, NJ: Rutgers's Medical College, 1966)

neighborhoods. By the middle of the eighteenth Century breweries, tanneries, kilns³⁹ and other industries were located in the area surrounding the Collect Pond. And in the 1780's disposal of refuse from industrial activities in its vicinity had so polluted the pond that the municipal authorities in 1785 ordered the Collect Pond filled. As the locus of Manhattan's population and economic activity moved northward toward the Collect Pond, Block 154 became valuable real estate capable of producing income from rents and land speculation.

³⁹ An important area of unfinished research is the location of the Crolius and Remmey pottery works.



II. Patterns of Occupation and Land Use on Block 154 during The Era of Industrialization and Urbanization.

Increasingly after 1796 the owners of the 33 lots on what became known as Block 154 were no longer a few landed families. Instead numerous members of New York's burgeoning capitalist class – merchants, artisan-entrepreneurs, and professionals – held title to the lots on Block 154 during the industrial era. Between 1844 and 1863 approximately 22 out of the total of 42 owners of Block 154 were associated with industry, commerce, or finance. The motives of these New York capitalists for acquiring land were in important respects different from those that had motivated early landowners of the pre-industrial period.

By the early nineteenth century the benefits of landownership began to lay more in the value of land as a salable commodity and in the income generated from rents on the land than in the social and economic stability it afforded its owners. As the century progressed Manhattan landowners increasingly bought and sold land for profit. Blackmar notes: "... elite proprietors now saw real estate as a means of accumulating more wealth."⁴⁰ The wealth derived from land came not through the cultivation of crops on the land but from land sales.

Changes on Block 154 during the nineteenth century, such as the decrease in the amount of time owners held their land, rising land prices and unpaid mortgages associated with land speculation, and the subdivision of the land and hastily constructed rental units, all indicate a shift in New Yorkers' conception of land. Deeds and other probate records associated with Block 154 reveal its growing importance as an income producing commodity. By 1814 mortgages began to appear more frequently in connection with the lots on Block 154. At times the mortgages went unpaid and in these instances the Court of Chancery and other New York City courts ordered defaulters to sell their land at public auction.⁴¹ The more frequent turnover of property and physical changes on the land point to the land speculation activities undertaken by the now numerous proprietors of Block 154. A typical lot on Block 154 changed hands 7.78 times between 1786 and 1863. In contrast, the owners of Block 154 seldom sold their land during the pre-industrial era.

In addition to the frequent sale of lots on Block 154, physical changes such as the construction of party walls and buildings used for housing, commercial and industrial purposes point to the intensification of the process of urbanization and industrialization that transformed Block 154 from a resource for the maintenance of pre-industrial landowners' social status into a salable commodity that produced high profits through land speculation and the rental of residential, commercial and industrial space for the emerging capitalist class of absentee landlords in nineteenth-century New York City.

⁴⁰ See Blackmar, *Manhattan for Rent*, 35.

⁴¹ During this period many of the land auctions were held at the Tentine Coffee House which was built in 1792 at the foot of Wall Street.

Unplanned economic growth and the flood of European immigrants who began to arrive in 1825 created overcrowding in the city's older wards. In 1790 Manhattan's total population was approximately 32,328 inhabitants, but in 1830 its total population had risen to 177,448 inhabitants, an increase of nearly 550 per cent over four decades.⁴² During the final decade of the eighteenth century the locus of Manhattan's population moved northward into the Collect Pond area, where unoccupied and sparsely populated land was being transformed into an urban neighborhood.

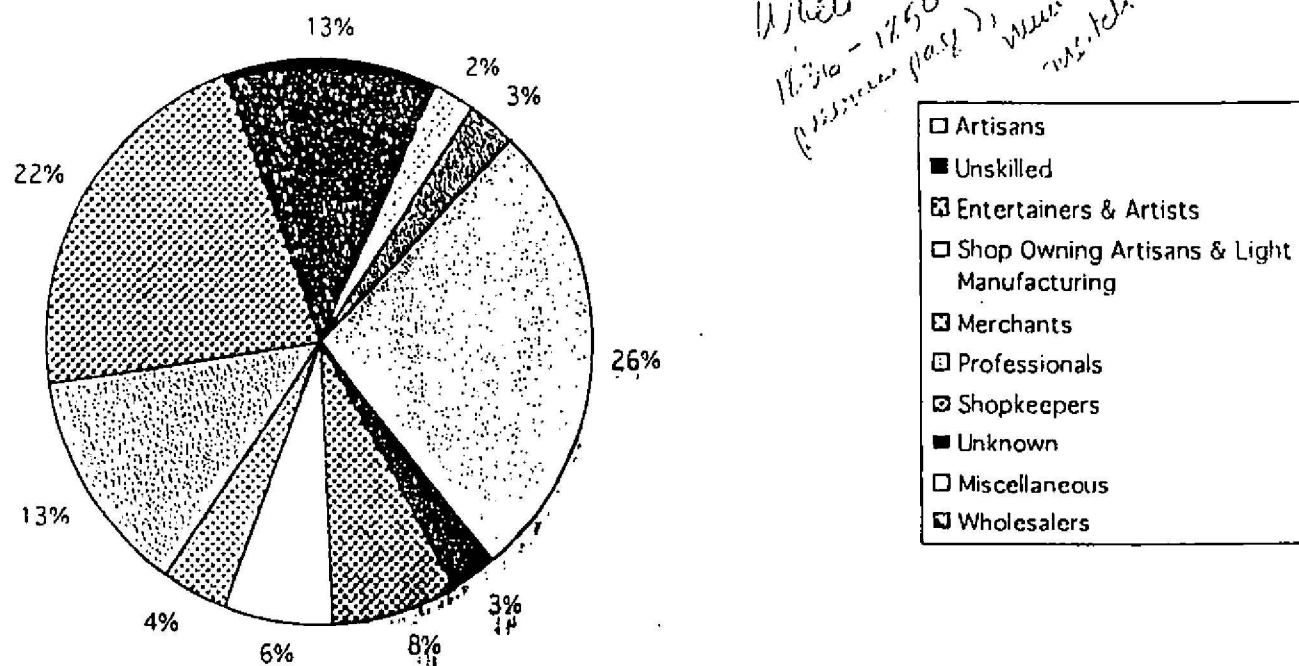
By the eve of the Revolutionary War the homes and businesses of local artisans and shopkeepers flanked the lots on Block 154 along Broadway, Manhattan Place (formerly Republican Alley), Duane, Reade, and Elm^K streets. These Manhattan residents were still regarded as "the middling sort," but they had experienced a significant erosion of autonomy between the middle of the eighteenth century and the close of the war for independence. Most of these artisans and shopkeepers no longer owned the land where they located their homes and businesses but instead leased the property. Although the leases were often life-time tenures, the decline in status from independent landowner to tenant which local artisans and shopkeepers experienced marked a pivotal event in Manhattan's social and economic history during the industrial era.⁴³ A sample of residents on Block 154 drawn from city directories published during the industrial era indicates that few artisans and shopkeepers on Manhattan's Block 154 owned the land where they located their homes and businesses. While nearly half of the residents who resided on Block 154 between 1836 and 1850 were artisans or shopkeepers, only two per cent of these artisans and shopkeepers owned the lots where they lived and worked.

Though many residents were artisans and shopkeepers, eight per cent of the sample taken from the city directories were professionals, physicians and lawyers who lived on the block perhaps in part because of its close proximity to their places of work. New York Hospital and Trinity Church lay nearby as did Rutgers Medical College which was located on Block 154 itself. Additionally, the block's location along Broadway also perhaps tended to make it more attractive to doctors, lawyers and other professionals. Broadway was one of the city's main thoroughfares and most active areas for commerce by the 1830s. ^{Sixteen} 16 out of the 33 lots on Block 154 were devoted to light industry. Although at this time 48 per cent of the block was used as space for light industry, the block's character does not appear to have been deemed unsuitable for middle class residents.

⁴² U. S. Census Bureau. *Dicennial Census of 1790 . . . to 1850*. New York City. (Washington D. C.: U. S. Census Bureau.) [Microfilm].

⁴³ Blackmar, *Manhattan for Rent*, 75 & 83.

Graph 1. Occupational Percentages for Block 154



* A word about the definitions of the occupational categories contained in the legend:

Artisans (e.g. tailors, shoemakers, jewelers, cabinet makers, engravers, hair-dressers, ect.) are defined as those residents who employed themselves in the skilled trades, owned the tools of their trade, and produced finished goods.

Unskilled laborers (e.g. porters, hackmen, seamen, day laborers, washer women, and domestic servants) are defined as those residents who worked as manual laborers.

Entertainers & Artists (e.g. painters, musicians, and photographers) are defined as those residents who were engaged in the production of literature and fine arts.

Shop Owning Artisans & Light Manufacturing is a category that includes both resident artisans who owned the shops in which they conducted their trade as well as resident proprietors who manufactured finished goods such as refined sugar, liquors, etc. on a large scale.

Merchants are defined as those residents who are designated as such in the city directories.

Professionals include physicians, lawyers, accountants, etc. who resided on the block.

Shopkeepers are defined as those residents who sell but do not themselves produce the merchandise sold at their shops as well as the proprietors of restaurants, hotels, and boarding houses.

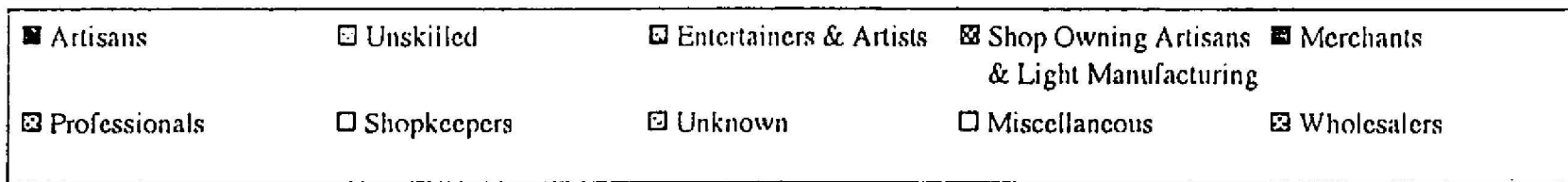
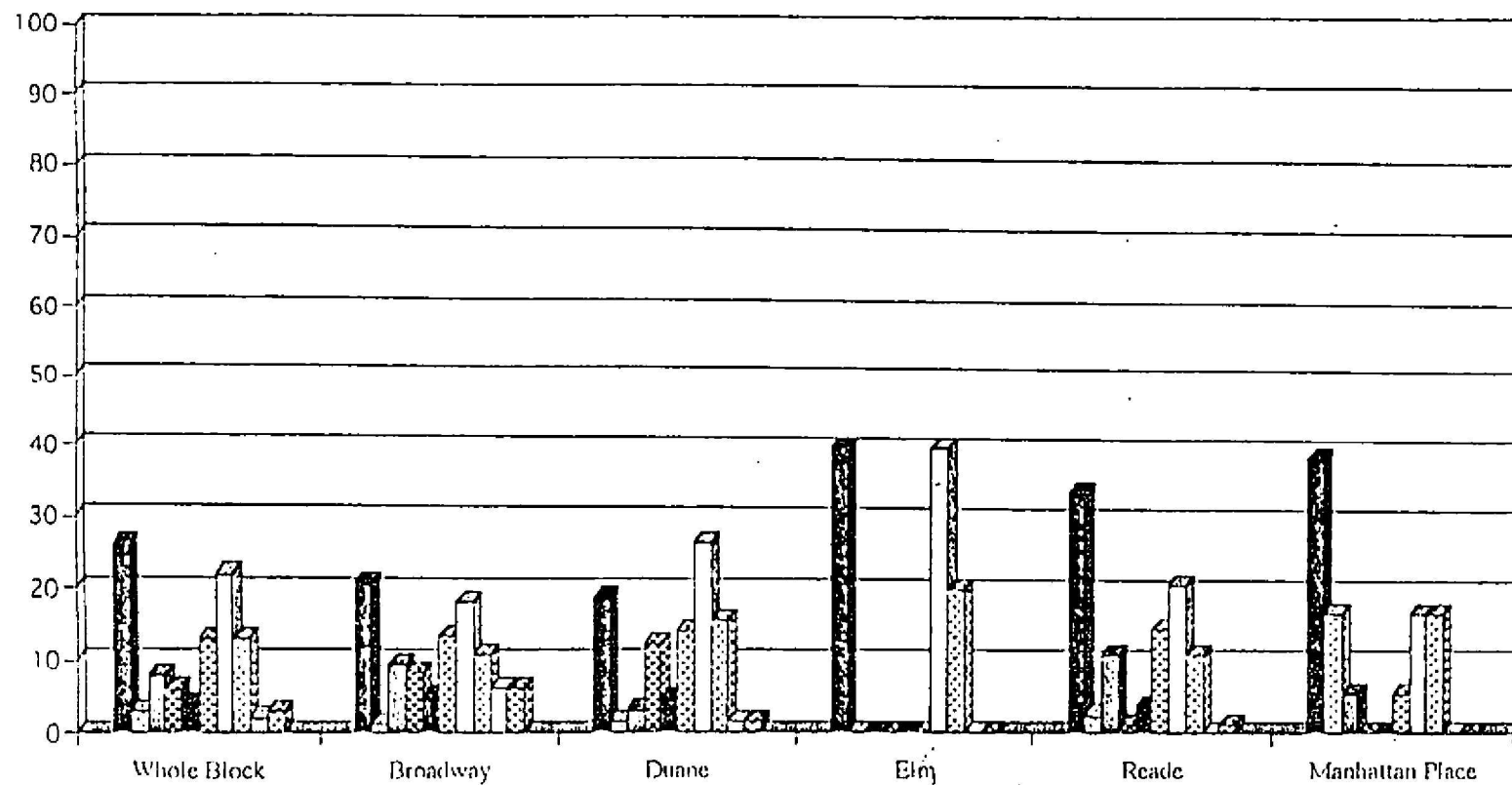
Unknown are defined as those residents who are designated as such in the city directories.

Miscellaneous are defined as those residents whose occupations (e.g. auctioneer, music, naturalist, etc.) do not fit neatly into the other categories.

Wholesalers are defined as those residents who sell manufactured goods such as refrigerators, stoves, furnaces, china, etc. to retailers.

Graph 2. Percentage Breakdown of Occupations on Block 154

White?



Reinforcing the block's mixed residential/industrial and middle class character was the fact that few affluent merchants, only four per cent, and fewer unskilled workers, only three per cent, appear in the sample of residents on Block 154 from 1836 to 1850. When merchants elected to live on Block 154 they tended to find housing along Broadway, Duane and Reade streets. The largest proportion of unskilled workers resided on Manhattan Place, which was little more than an alleyway flanked by an assortment of framed and brick housing. 17 per cent of the total residents who lived on Manhattan Place between 1836 and 1850 were unskilled workers. A comparable proportion of unskilled workers probably lived on Elm Street, a narrow street facing the East River and docks where porters and other manual laborers found employment. These Manhattan wage earners probably rented rooms in the framed boardinghouse located at 12 Elm Street. Elm Street was also one of the sites of Manhattan's working-class social and cultural life, for a porterhouse and barbershop were located at 8 Elm Street and a tavern was located on 16 Elm Street. A careful review of nineteenth-century household census records, once completed, will provide a more accurate estimate of the number of unskilled workers located on Block 154 during the industrial era.

The presence of single women and blacks on Block 154 is also difficult to determine with certainty, because the city directories tend to document the presence of landowners and operators of businesses only. The combined review of the city directories, deeds, and other probate records associated with Block 154 captured only one single woman and only one black man: By 1848 Jane Knowles owned Lot 14 or 76 Duane Street, but she held title to that property for less than one year; Reubin Leonard, a black porter, rented a dwelling at the rear of 26 Reade Street on Lot 28 of Block 154 in 1846. Like many of the black men who lived in Manhattan during the industrial era, Leonard earned a livelihood as a porter. He probably worked at the port of New York along the East River or at the city's numerous warehouses and storage facilities near its docks and wharves. Other landless black workers doubtless rented housing on Block 154, for the census records indicate that the block was part of the area where dense concentrations of blacks resided. These blacks would have been familiar with Block 154 because of the presence of a portion of the Africans' Burial Ground there during an earlier period. The pending review of the nineteenth-century household census records will yield a clearer picture of the block's demographic profile, which will include the racial and ethnic composition of the block's residents during the industrial era.

To be sure, ownership of Block 154 was restricted to colonial elites and later to Manhattan's capitalist classes, who held title to the land but seldom lived there during the long period which extended from the European appropriation of Lenape land on Manhattan Island in 1624 through to the industrial era and beyond into the present. The archeological analysis of the human remains, artifacts, and other material features uncovered on Block 154 will yield important information regarding the lives of those impecunious residents of Manhattan who occupied and used that land on Block 154 during its transformation from a hinterland beyond the city's limit to a nineteenth-century urban neighborhood.

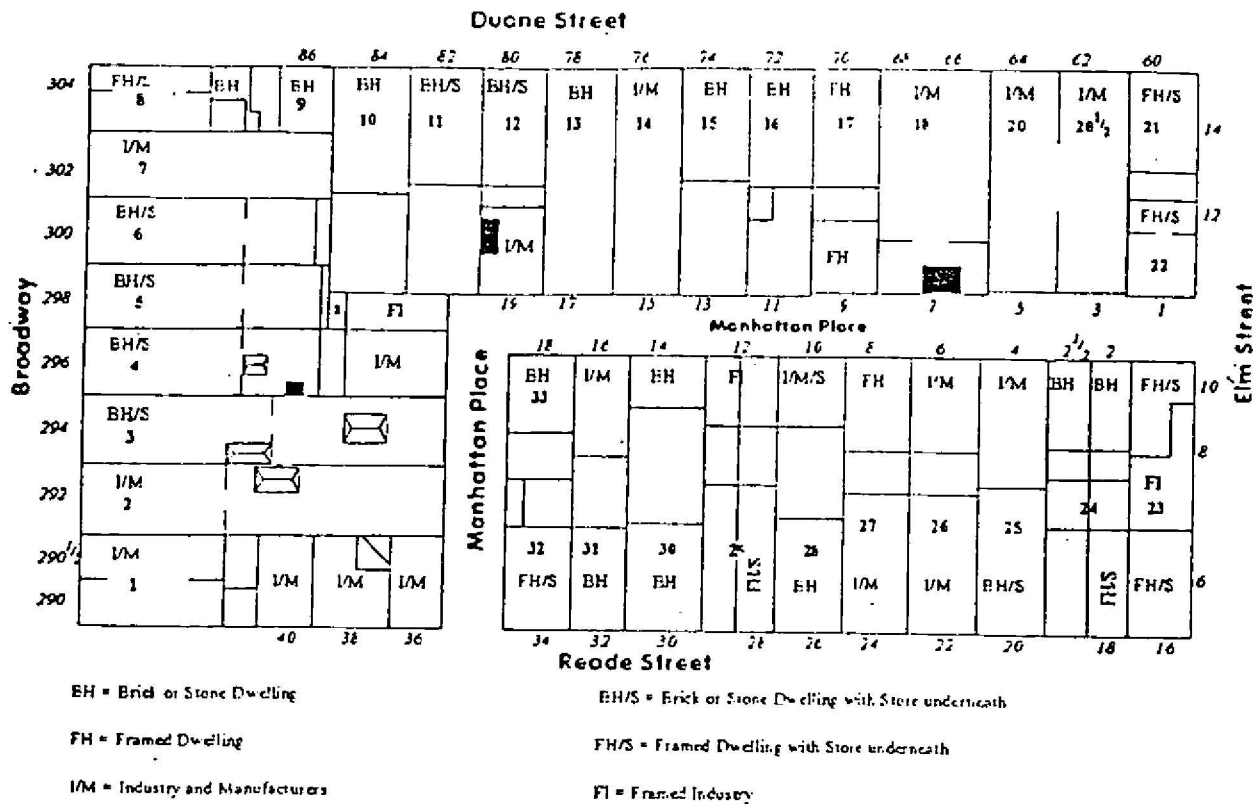


Figure 4. Perris Map of 1853.⁴⁴

⁴⁴ This composite of the Perris Map of 1853 and the Lot Map of Conveyances is intended to be used as an aid to readers as they review Section Three of this report—"Lot Specific Conveyance Histories for Block 154". The Perris Map of 1853 was the first of a series of maps used by New York City's fire insurance companies in order to chart risk groups. These companies charted the types of residences on the block (e.g. stores, manufacturing buildings, and residences), the shapes of the lots or addresses, etc. The Lot Map is found at the Hall of Records at the Office of the Clerk of the County of New York and is intended as an aid when reviewing deeds indexed in the Register of Conveyances. The map aids in deciphering where a conveyed piece of land lay on a given block. (Like Block 154, all city blocks are given an arbitrary number; for instance, the block that City Hall is on is designated as Block 122.) We took the lot information found in the Lot Map and placed them into the Perris Map. Thus, one is able to tell not only the street address but also the lot that a particular street address corresponded to.

III. Lot-Specific Conveyance Histories for Block 154.⁴⁵

LOT 1: 290 Broadway and 40 Reade Street

Lot One or 290 Broadway and 40 Reade Street was bounded westerly in the front by Broadway, southerly by Reade Street, easterly in the rear by Manhattan Place (formerly Republican Alley), and northerly by Lot Two or the ground of John De Forest. The size in front and rear was 25 feet, and the length on both sides was 129 feet.

The first recorded conveyance of a portion of Lot One, 290 Broadway, occurs on September 17, 1798, when William Alexander (lawyer) and Mary Alexander sold the land to Alexander Clark (architect) for \$1,350.⁴⁶ Nearly six years later on November 21, 1804 John and Sarah Astor quit claimed an unspecified portion of Lot One to John Woods. There is no way to tell from the deeds how Astor came to have some claim to this land.⁴⁷ On March 30, 1814 Henry R. Teller⁴⁸ (Schoenectady, NY) sold the lot to Alexander Clark (gentleman) for \$5,818.92. In this instance Lot One was being conveyed along with all or some portion of Lot Two.⁴⁹

On May 3, 1830 William I. Bowne and John Bowne⁵⁰ sold Lot One to Charles I. Clarke (grocer) for \$15,350. Lot One was at this time subject to a lease granted by Alexander Clarke for a 10-year term dated January 24, 1829 to William B. Lewis which was to begin on May 1 of the same year.⁵¹ On August 1, 1830 a part of Lot One which included 40 Reade Street was sold for \$18,000. Charles I. Clarke (grocer) conveyed this piece of real estate to James Gemmel

⁴⁵ The site specific histories of Lots 29 through 33 do not appear in the report but will be incorporated into the final draft, once Josh Gray, who is responsible for completing the research on these lot, returns from a leave of absence.

⁴⁶ Ibid.

⁴⁷ Liber 111 of Conveyance Page 553.

⁴⁸ The appearance of Henry R. Teller beginning approximately March or April 1814 needs to be explained as he will be appearing in several other deeds (see the deeds around 1814 for Lots 1, 2, 14, 15, 16, 18, 20, 20.5, 22, 23, 24, 25, 26, 27, 28, 29, 32, 33).

On April 10, 1696, Governor Benjamin Fletcher confirmed Captain John (Johannis) Kip, Lucas Kiersted and William Teller (Henry Teller's great-great grandfather) as trustees for the children of Sara Roeloff (the legal owners of the land). However, in 1723, Jacobus Kip (Alderman and the eldest son of Captain Johannis Kip) claimed some portion of the entire piece of this land as his and had it surveyed; and later, a descendent of William Teller claimed all or a piece of this land. This tract was a portion of the land designated as the "Negros' Burying Ground" in maps of the era. By May, 1768, John Teller had built a house on the land and enclosed it as his property. Teller leased the property to tenants and possessed and utilized the ground in this fashion until his death in June, 1775, at which point his family continued in possession until the British army took possession of the house and lot. Under the British occupation and control, the house and fences were destroyed. The land was then divided into lots and distributed to persons claiming to be the heirs of Sara Roeloff on January 6, 1795, in a partition deed made between Henry J. Kip, Abraham I. Van Vleck, John and Samuel Kip, of the first part, Samuel Ercese, Aaron Burr and the surviving executors and trustees of Samuel Bayard, deceased, Theophilus Beckman and Elizabeth his wife, Isaac Van Vleck, and Daniel Dennison, of the second part. In *Teller v. Lorillard* the court apparently acknowledged Henry R. Teller as the rightful owner of the land since before the war his ancestors, occupied, utilized and capitalized on the land before they were forcibly removed by the British, whereas the alleged heirs of Sara Roeloffs did not. Apparently it was this case or more likely another case that restored the rights of Henry R. Teller as the heir to the Roeloff estate. Because it is in this year that Henry R. Teller conveyed several pieces of land on Block 154, including parcels on the Calk Hook side of the block.

⁴⁹ Liber 111 of Conveyance Page 553.

⁵⁰ They were apparently acting as executors for Alexander and Ann Clarke who were deceased.

⁵¹ Liber 202 of Conveyance Page 506.

(watchmaker).⁵² Nine months later on May 2, 1831, John Gemmel (watchmaker) sold 290 Broadway, house included, to James Gemmel for \$40,000.⁵³

The next two deeds concern the clarification of titles, whereby persons who have a potential claim to a piece of land utilize an instrument called a quit claim in order to assure that their title to the land is free and clear of any encumbrances. On May 2, 1833 Jane Magniss (widow of Samuel Magniss of the Township of Freehold County, Mammoth, NJ and the daughter of Alexander Clarke) quit their claim to Lot One to James Gemmel for \$1. This quit claim concerns 38 and 40, Reade Street, that is Alexander Clarke's entire estate. The second quit claim on Lot One took place on the same day, when William J. Bowne, Eleanor Bowne, John Bowne, and Mary Bowne Quit their claim to Lot One to James Gemmel for \$1.⁵⁴

Several mortgages were held on portions of Lot One. On January 12, 1830 Alexander Clark mortgaged 40 Reade Street for \$2,000; Aetna Insurance Company held this mortgage. In addition to this mortgage Charles I. Clarke, in order to obtain Lot One, secured on May 3, 1830 a mortgage from William and John Bowne (Alexander and Ann Clark's executors) for \$7,600 plus 6% interest. A ground lease to William B. Lewis at \$600 per annum was attached to an unspecified piece of land on Lot One, and in addition Charles I. Clarke executed a lease on the house and ground at 38 Reade Street to Thoïs S. Cummings, the lease to start on May 1, 1830 and sublet to David Gree at \$400 per annum.⁵⁵

LOT 2: 292 Broadway, 36 & 38 Reade Street

Lot Two or 292 Broadway, 36 and 38 Reade Streets was bounded westerly in front by Broadway, northerly by Lot 3 or the land belonging to Cornelius W. De Forest, easterly by Manhattan Place (formerly Republican Alley), and southerly in part by Lot One or the land of Alexander Clark and in part by Reade Street. Its dimensions were 25 feet 3 inches in front, in rear 36 feet, and on each side approximately 130 feet.⁵⁶

There are 26 transactions involving Lot Two during a time period that stretches from March 3, 1798 to October 5, 1863. These transactions concern various parcels within Lot Two, including 292 Broadway along with portions of 38 and 36 Reade Streets. Lot Two seems to be the most frequently conveyed lot on Block 154, and this was perhaps because its location along Broadway, the city's busiest thoroughfare, made Lot Two a highly valuable commodity in the city's real estate market.

⁵² Liber 264 of Conveyances Page 602.

⁵³ Liber 274 of Conveyance Page 175.

⁵⁴ Liber 302 of Conveyance Page 474; Liber 302 of Conveyance Page 475.

⁵⁵ Liber 262 of Conveyances Page 506; Liber 264 of Conveyance Page 602.

⁵⁶ Liber 8 of Conveyances Page 403.

On March 3, 1798 Isaac Van Vleck and Ann (his wife) sold Lot Two to Elizabeth Pierce (widow) for \$700. Six years later, on May 19, 1804 Thomas Cooper Master in Chancery ordered the sale of an unspecified portion of Lot Two to John B. Reboul.⁵⁷ The next conveyance of a portion of Lot Two occurred on June 3, 1809 between Alexander Clarke (grocer) and Ann Clarke (his wife) to Allen Clark (also a grocer) for the consideration of \$2,000.⁵⁸

The next four deeds concern 292 Broadway. On June 3, 1814 Elizabeth Pierce, who had previously purchased the land from Van Vleck, sold it to George Brinckerhoff for \$1,300.⁵⁹ Five days later on June 8, Henry R. Teller sells the same 292 Broadway to the same George Brinckerhoff for \$3,582.09. On July 23, 1814 only a month and 20 days after George Brinckerhoff purchased the property from Elizabeth Pierce, he obtained a mortgage from the Globe Insurance Company. Less than two years later on February 1, 1816 George Brinckerhoff (counselor at law) and Elizabeth Brinckerhoff sold 292 Broadway to John Ehrick (Esq.) for \$1,900.⁶⁰ Then, only eight months later, John Ehrick and Peggy Africana Ehrick sell the same land to William L. Van Dervoort (merchant) of the second part for \$4,000.⁶¹

On August 11, 1817 William L. Van Dervoort sold 292 Broadway to John G. Coster for an unknown sum. On February 7, 1821 Nathan Peck (grocer) and Sarah Peck sold 38 Reade Street, which was a portion of Lot Two, to John Bingham for \$2,500. The deed further states that 38 Reade Street was occupied by Christopher Daley "as tenant of the said Nathan Peck."⁶²

On March 13, 1827 Sophia-Leonora Reboul (Daughter of the late John B. Reboul) conveyed an unspecified portion of Lot Two through a deed of trust to Stephen A. Halsey and William B. Bolles (Sophia's future husband) for \$1. The deed does not provide a description of the land, but it does recount the terms of the trust deed: Sophia-Leonora Reboul, daughter of John B. Reboul (deceased), and William B. Bolles were to be married. Until that time Stephen Halsey was to hold in trust the land Sophia held in common with her father's other heirs. Following Sophia's marriage to William Bolles, Halsey was also to hold the unspecified piece of land Sophia now held in common with her new husband.⁶³ Essentially, the terms of the trust were as follows: 1) Stephen Halsey would occasionally collect rent from the premises and give it to Sophia as long as William stayed out of debt. In the event William went into debt, Halsey could sell the land but William Bolles could only invest the proceeds of the land sale in the interest of Sophia; 2) If William Bolles were to die the rents and profits would go to Sophia and her heirs; 3) If Sophia died the rents and profits would

⁵⁷ Liber 11 of Conveyances page 495; Liber 71 of Conveyances page 390.

⁵⁸ Liber 83 of Conveyance Page 173.

⁵⁹ Liber 106 of Conveyances Page 425.

⁶⁰ Liber 114 of Conveyances Page 71.

⁶¹ Liber 116 of Conveyances Page 556.

⁶² Liber 275 of Conveyances page 126.

⁶³ Liber 218 of Conveyances Page 242.

go to William Bolles and his heirs; and finally, 4) In the event both Sophia and William died, half of the land would go to Sophia's heirs and half of the land would go to William's heirs.⁶⁴

On May 1, 1837 John G. and Catherine M. Coster sold part of Lot Two or 292 Broadway to Frederick-William Frantzkee (furrier) for \$30,000.⁶⁵ A little less than six years later on January 16, 1843 the Court of Chancery settled the debt Frederick W. Frantzkee and John G. Coster owed Gustavus Matfield and ordered Frantzkee's mortgaged property, 292 Broadway, confiscated and sold at public auction. And, on February 28 of that year Master in Chancery Russell C. Wheeler sold 292 Broadway to John G. Coster for \$14,000. The proceeds from this sale paid the debts of Frederick W. Frantzkee and John G. Coster.⁶⁶

On November 9, 1847 Fonda V. S. Staats and Elizabeth V. S. Staats (both of Saratoga), Archibald Somerville and Mary Somerville (both of Westchester) Cornelia Bingham, and Jane Fish sold 36 and 38 Reade Street to John B. Schmelzel for \$3,000. By February 7, 1848 John B. Schmelzel had leased 36 Reade Street to Catherine Bradley (grocer and widow of Daniel Bradley) for the term of six years beginning May 1, 1848. On January 19, 1850 Benjamin Pike, Jr. gave John De Forest permission to use and occupy the southerly wall to the rear of 294 Broadway, because De Forest was constructing a building that would abut that wall. It was also agreed that De Forest could insert beams into the wall up to a depth of four inches and no deeper and that after ten years if any of the two parties decided to demolish or rebuild buildings on their respective lots neither party would be responsible for damages sustained by the other.⁶⁷ Two years later on April 20, 1850 John B. and Jane Schmelzel sold both 36 and 38 Reade Street to Cornelius Vanderbilt for \$4,800. Approximately 10 days later on May 1, 1850 George Washington Coster and Henry Arnold Coster (the executors of John Coster's will), sold 292 Broadway to Cornelius Vanderbilt for \$24,500. With this purchase Vanderbilt consolidated his ownership of Lot Two in its entirety.⁶⁸

On August 8, 1852 Cornelius Vanderbilt and Sophia Vanderbilt sold 292 Broadway, 36 and 38 Reade Street to John De Forest (cabinet maker) for \$51,234.⁶⁹ By 1850 De Forest was operating his shop at 292 Broadway. On February 20, 1857 John De Forest sold 36 Reade Street to Cornelius W. De Forest for \$50,000.⁷⁰ At that time De Forest obtained a \$35,000 mortgage at 6% interest from William B. Astor and another mortgage for \$10,000 at 7% interest from Benjamin F. Van Soan. Apparently, Cornelius De Forest failed to pay the mortgages on his properties, and on June 17, 1861 the Supreme Court of New York ruled in favor of the plaintiff Benjamin Van Soan and ordered 292 Broadway and 36 and 38 Reade Street sold at public auction. On August 2,

⁶⁴ Liber 218 of Conveyances page 242.

⁶⁵ Liber 383 of Conveyance Page 221.

⁶⁶ Liber 436 of Conveyances page 366.

⁶⁷ Liber 533 of Conveyances Page 301.

⁶⁸ Liber 543 of Conveyances Page 244.

⁶⁹ Liber 614 of Conveyances Page 181.

⁷⁰ Liber 734 of Conveyances Page 26.

1861 John Kelly (Sheriff) supervised the sale of these premises which took place at the Merchant's Exchange. The proceeds from this sale, \$22,250, served to satisfy the debt owned to Van Soan. Interestingly, Cornelius W. De Forest submitted the highest bid and retained the property which the court had recently confiscated from him.

On September 18, 1862 Tunis and Charlotte Egbert, Phebe Ann Blake, Roswell and Charlott Haskell, Charles S., Selma T., and Emma De Forest quit their claim to Lot Two (292 Broadway, 36 and 38 Reade Street) to Cornelius V. De Forest for \$1. Nineteen days later Cornelius De Forest and Catherine De Forest (his wife) conveyed Lot Two to Charlotte Egbert (of Toupkinsville, Richmond County, NY) for \$500. The premises were subject to two mortgages: one for \$50,000 obtained from the North Western Insurance Company, the other from Benjamin Van Loan for \$1,700. Austin D. Thompson had leased some portion of Lot Two since July 26, 1862.⁷¹

On November 10, 1862 Tunis Egbert and Charlotte (wife of Tunis) quit their claim to 38 Reade Street to Augustus Hemenway for the price of \$1. On that same day they sold 292 Broadway and 36 Reade Street to Augustus Hemenway for \$80,000. The striking increase in price was partially due to the \$52,000 lien of mortgage which the Great Western Insurance Company held on the property. The land was still at this time subject to a lease given to Austin D. Thompson.⁷²

On September 14, 1863 the various heirs of Alexander Clarke quit their claim to 38 Reade Street to Augustus Hemenway for \$2,000,⁷³ and on October William F. Payne and Sara L. Payne (his wife) quit their claim to the same piece of land to Hemenway for \$1.

LOT 3: 294 Broadway

Lot Three or 294 Broadway was bound westerly in front on Broadway, easterly by Manhattan Place (formerly Republican Alley), northerly by Lot Four or the property of Samuel L. Gouverneur, and southerly by Lot Two or the property of John De Forest. Its dimensions front and rear were 24 feet and on each side 130 feet.

There are three conveyances Lot Three during a period which spans the period between November 28, 1804 and February 20, 1857. On August 13, 1804 John Dothout, William W. Woolsey and George Stanton Sellers (acting on the order of the New York Supreme Court of Judicature) supervised the partitioning of Lot Three and conveyed the partitioned property to John Woods.⁷⁴ On November 28, 1804 John Jacob Astor and Sarah (his wife) quit their claim in Lot Three to John Woods for an unknown sum of money.

⁷¹ Liber 863 of Conveyances Page 176.

⁷² Liber 861 of Conveyances Page 506; Liber 861 of Conveyances Page 508.

⁷³ Liber 885 of Conveyances Page 343.

⁷⁴ Liber 111 of Conveyances of Page 547.

Nearly 41 years later on March 1, 1845 John Woods (now deceased), William Wood, and Augustus W. Clason (both executors of John Woods' estate) sold Lot Three or 294 Broadway to Benjamin Pike, Jr. (optician) for \$18,000.⁷⁵ On January 19, 1850 Benjamin Pike, Jr. gave John De Forest permission to use and occupy the southerly wall to the rear of 294 Broadway because De Forest was constructing a building that would abut that wall. It was also agreed that De Forest could insert beams into the wall up to a depth of four inches and no deeper and that after ten years if any of the two parties decided to demolish or rebuild buildings on their respective lots neither party would be responsible for damages sustained by the other.⁷⁶

LOT 4: 296 Broadway

Lot Four or 296 Broadway was bounded westerly in front by Broadway, easterly in the rear by Manhattan Place (formerly Republican Alley), northerly by the property of John Reed, and southerly by the land of John Woods. Its dimensions in front and rear were 24 feet and on each side 130 feet.

Lot Four was conveyed a total of three times between November 23, 1804 to October 16, 1847. On August 13, 1804 John Dothout, William W. Woolsey and George Stanton Sellers, acting on the order of the New York Supreme Court of Judicature, supervised the partitioning of Lot Four and conveyed the partitioned property to John Woods.⁷⁷ On November 28, 1804 John Jacob Astor and Sarah (his wife) quit their claim to Lot Four to John Woods for an unknown sum of money. On March 1, 1845 John Woods (deceased), Augustus W. Clason, and William R. Woods (both executors of J. Woods' estate) sold Lot Four to Peter Lorillard (merchant) for \$18,200.⁷⁸ On October 16, 1847 Samuel L. Gouverneur (Washington, D.C.) quit his claim to Lot Four to James R. Whiting for \$1.⁷⁹

LOT 5: 298 Broadway

Lot Five or 298 Broadway was bounded westerly in front by Broadway, northerly by land belonging to John Sparks (and formerly in the possession of John Jacob Astor), southerly by land formerly of Samuel L. Gouverneur, and easterly in the rear by land of Henry Bogart. The size in front was 26 feet 6 inches, in the rear 15 feet, and 130 feet in length on each side.

There are nine transactions concerning Lot Five that span the period from October 1, 1789 to April 5, 1859. According to the will of Mary Barclay dated May 8, 1788, Mary Barclay bequeath

⁷⁵ Liber 456 of Conveyances Page 371.

⁷⁶ Liber 533 of Conveyances Page 301.

⁷⁷ Liber 111 of Conveyances of Page 547.

⁷⁸ Liber 458 of Conveyances Page 337.

⁷⁹ Liber 496 of Conveyances page 175.

Lot Five to her granddaughter Eliza Barclay.⁶⁰ On October 1, 1789 Anthony Barclay conveyed Lot Five, along with other lots on Block 154, to Eliza Barclay for 5 shillings.⁶¹

On July 4, 1801 Eliza Barclay Livingston (devisee), Mary Barclay (divisor), and Schuyler Livingston (divisor) sold Lot Five to John Jacob Astor for \$3,375. The lingering influence of Dutch inheritance practices, which allowed married women to hold and devise real estate, is evident in this conveyance, for two married women—Eliza Barclay Livingston and Mary Barclay together with Eliza's husband Schuyler Livingston sold Lot Five.⁶²

On November 28, 1804 John Jacob Astor quit his claim in Lot Five to John Woods for an unknown sum. Some time between July 4, 1804 and September 14, 1811 an unknown party sold Lot Five to John Bloodgood for an undisclosed sum. On September 11, 1811 Bloodgood (coach maker) and Ann Bloodgood sold Lot Five to Collin Reed for \$2,500. At that time, Collin Reed assumed a mortgage of \$7,500 dated May 2, 1809. George Cullon obtained that mortgage from an unknown source in order to repay an outstanding debt owed to John Jacob Astor associated with the sale of Lot Five and Six.⁶³

Less than two years later on February 23, 1813 John Wood sold one half of the northern wall of 296 Broadway and the ground that the wall was located on to Collin Reed for \$475.00.⁶⁴ On October 16, 1847 Samuel L. Gouverneur (Washington, D.C.) quit his claim in Lot Five to James R. Whiting (Westchester County, NY) for a consideration of \$1. In a decree which resolved a legal dispute between Charles Rogers and his wife (complainants) and Sarah Sternbach et. al. (defendants), the New York Court of Chancery ordered Thomas Addis Emmet (Master in Chancery) to sell Lot Five; and in October 1835, Gouverneur purchased the land.⁶⁵

On February 17, 1848 the executors of Collin Reed's estate, John Adams and David S. Williams, quit their claim to Collin Reed's land for \$14,000 and conveyed the title to 298 Broadway to his heirs (John Reed, Christiana Dunlap, Sarah and Suzanna Alsdorf, Francis Patton, and Phila A. Williams) for \$2,333. A gore adjoining the rear of 298 Broadway and extending to Manhattan Place was also conveyed in this transaction. In addition, Reed's heirs were to be bound by the terms of a party wall agreement between Collin Reed and William Wallace, the owner of 300 Broadway.⁶⁶ On February 23, 1848 John F. Delaplaine, Julia Ann Delaplaine, and Phila Reed (the

⁶⁰ Liber 46 of Conveyances Page 42.

⁶¹ The Barclay family obtained Lot Five when at some unknown date John Havey conveyed the land to Mary Barclay. See Liber 46 of Conveyances Page 42.

⁶² Liber 61 of Conveyances Page 514.

⁶³ Liber 95 of Conveyances 321.

⁶⁴ Liber 101 of Conveyances 293.

⁶⁵ Liber 496 of Conveyances Page 175.

⁶⁶ Liber 502 of Conveyances Page 206.

widow of Collin Reed) quit their claim to 298 Broadway, including the house, half of a party wall its land, and the gore adjoining the rear to the devisees and legates of Collin Reed estate for \$4,000.⁸⁷

Two days later, Samuel Delaplaine (heir of Phila Reed), John Reed, Christiana Dunlap, Francis Patton, and Phila A. Williams sold Lot Five to Sarah and Suzanna Alsdorf for \$1,800.⁸⁸ And on February 28, 1848 David S. Williams and Phila A. Williams quit their claim to 298 Broadway and the gore at its rear for \$2,715.⁸⁹

On October 28, 1858 John Reed and Margaret Reed along with Valentine Alsdorf and Sarah Alsdorf procured a mortgage on 298 Broadway for \$4,000 plus interest.⁹⁰ On two separate occasions, on March 30, 1859 and on April 5, 1859, the heirs of Collin Reed sold half of 298 Broadway and the gore of land adjoining its rear to the same David S. Williams who had nine years earlier quit his claim to Lot Five. The heirs sold this property for a total of \$55,000. This sale included an interest in two party walls associated with 298 Broadway: one shared with 300 Broadway and the other shared with 296 Broadway. 298 Broadway was also subject to a lease held by Stephen Canover dated February 1, 1854. That lease started on May 1, 1859 and lasted for two years.⁹¹

LOT 6: 300 Broadway

Lot Six or 300 Broadway was bounded westerly in front on Broadway, easterly in rear by the property of George Miller, northerly by the property formerly of Samuel Gouverneur, and southerly by the property of John Reed. The dimensions of Lot Six were in front 22 feet 4 inches, in rear 24 feet six inches, on each side approximately 87 feet.

Lot Six was conveyed nine times between October 1, 1789 and April 20, 1860. According to the will of Mary Barclay dated May 8, 1788, Mary Barclay bequeath Lot Six to her granddaughter Eliza Barclay.⁹² On October 1, 1789 Anthony Barclay conveyed Lot Six, along with other lots on Block 154, to Eliza Barclay for 5 shillings.⁹³ On July 4, 1801 Eliza Barclay Livingston (devisee), Mary Barclay (divisor), and Schuyler Livingston (divisor) sold Lot Five to John Jacob Astor for \$3,375.⁹⁴

Some time between July 4, 1804 and September 14, 1811 an unknown party sold Lot Five to John Bloodgood for an undisclosed sum. On September 14, 1811 Bloodgood (coach maker) and

⁸⁷ Liber 502 of Conveyances Page 589.

⁸⁸ Liber 502 of conveyances Page 591.

⁸⁹ Liber 503 of Conveyances Page 431.

⁹⁰ Liber 578 of Conveyances Page 83.

⁹¹ Liber 780 of Conveyances Page 563.

⁹² Liber 46 of Conveyances Page 42.

⁹³ The Barclay family obtained Lot Five when at some unknown date John Havery conveyed the land to Mary Barclay. See Liber 46 of Conveyances Page 42.

⁹⁴ Liber 61 of Conveyances Page 514.

Ann Bloodgood (his wife) sold Lot Six, along with Lot Five, to Collin Reed for \$2,500.⁹⁵ At that time Collin Reed assumed a mortgage of \$7,500 dated May 2, 1809. George Cullon obtained that mortgage from an unknown source in order to repay the debt owed to John Jacob Astor associated with the sale of Lot Five and Six.⁹⁶

On December 2, 1813 Collin Reed and Elizabeth Reed sold Lot Six or 300 Broadway to William Wallace for \$1,200. The deed describes the conveyance of this land as well as a house, a well, a pump, and a party wall shared with 298 Broadway. The parties agreed that the partition wall standing between the house located on Lot Six or 300 Broadway and the house on 298 Broadway would be maintained at the mutual expense of the owners or occupants of both houses.

On October 16, 1847 Samuel L. Gouverneur (Washington, D.C.) quit his claim in Lot Six to James R. Whiting (Westchester County, NY) for \$1. In a decree which resolved a legal dispute between Charles Rogers and his wife (complainants) and Sarah Sternbach et. al. (defendants), the New York Court of Chancery ordered Thomas Addis Emmet (Master in Chancery) to sell Lot Five; and in October 1835, Gouverneur purchased the land.⁹⁷

On April 20, 1860 a special session of the Supreme Court of New York ordered that following its partitioning 300 Broadway and the house located there were to be given to William C. Wallace and Joseph C. Wallace, the heirs of William Wallace. Individuals mentioned in the deed associated with this transaction include William C. Wallace, Ann C. Wallace, Joseph C. Wallace, and Sarah Wallace along with Cornelius V. S. Roosevelt and Mary C. Wallace and Sarah (the younger) Wallace.⁹⁸

LOT 7: 302 Broadway

Lot 7 or 302 Broadway was bounded westerly in front by Broadway, easterly in the rear by the land of George Miller, southerly by the land of James R. Whiting, and northerly by the land of James R. Whiting. The size in front was 24 feet 11 inches, 24 feet 6 inches in the rear, and on one side 86 feet 7 inches and on the other side 86 feet 10 inches.

There are five transactions involving Lot Seven which span the period from December 25, 1787 to October 16, 1847. On December 25, 1787 Henry Barclay (by way of his will) and Mary Barclay (widow and executrix of Henry Barclay) and Leonard Lispenard (executor of Henry Barclay) sold Lot Seven along with other land to Anthony Barclay and Elsie Lispenard for £5,465. According to the will of Mary Barclay dated May 8, 1788 Mary Barclay bequeath Lot Seven to her grand-

⁹⁵ Liber 95 of Conveyances Page 321.

⁹⁶ Liber 95 of Conveyances Page 321.

⁹⁷ Liber 496 of Conveyances Page 175.

⁹⁸ Liber 808 of Conveyances Page 585.

daughter Eliza Barclay.⁹⁹ On October 1, 1789 Anthony Barclay conveyed Lot Six, along with other lots on Block 154, to Eliza Barclay for 5 shillings.¹⁰⁰

On July 4, 1801 Eliza Barclay Livingston (deviser), Mary Barclay (divisor), and Schuyler Livingston (divisor) sold Lot Seven to John Jacob Astor for \$3,375.¹⁰¹ The next deed dated January 11, 1838 indicates that Eliza Milford surrendered her lease dated November 1, 1837 to Thomas Hagerman (Kings County, NY).¹⁰²

Approximately nine years later on October 16, 1847 Samuel L. Gouverneur (Washington, D.C.) quit his claim in Lot Seven to James R. Whiting (Westchester County, NY) for \$1. In a decree which resolved a legal dispute between Charles Rogers and his wife (complainants) and Sarah Sternbach et. al. (defendants), the New York Court of Chancery ordered Thomas Addis Emmet (Master in Chancery) to sell Lot Five; and in October 1835, Gouverneur purchased the land.¹⁰³

LOT 8: 304 Broadway

Lot Eight or 304 Broadway was bounded westerly in front on Broadway, easterly in the rear by land in the name of John Havey, southerly by land formerly owned by Samuel Gouverneur, and northerly by Duane Street. The size in front rear was 25 feet 10 inches and in rear 22 feet 2 inches and in length on Duane Street (formerly Anthony Street) was 64 feet 5 inches.

There are 10 transactions for Lot Eight six of which include the conveyance of Lot Nine. On August 18, 1786 Henry Barclay (via his will), Mary Barclay (executrix and the widow of Henry Barclay) and Leonard Lispenard (executor of Henry Barclay) sold Lots Eight and Nine to John Harvey for £100. According to the will of Mary Barclay dated May 8, 1788 Mary Barclay bequeathed Lot Eight to her granddaughter Eliza Barclay.¹⁰⁴ On December 25, 1787 Henry Barclay (through his will), Mary Barclay (widow and Executrix of Henry Barclay) and Leonard Lisperard (executor of Henry Barclay's will), sold Lot Ten and other lots to Anthony Barclay for £5,465.¹⁰⁵ On October 1, 1789 Anthony Barclay conveyed Lot Eight, along with other lots on Block 154, to Eliza Barclay for 5 shillings.¹⁰⁶

Almost eleven years later on January 11, 1796 John Harvey (grocer) and Barbara Harvey pay their outstanding debts through the sale of Lots Eight and Nine. Thus William Alexander, who be-

⁹⁹ Liber 46 of Conveyances Page 42.

¹⁰⁰ The Barclay family obtained Lot Five when at some unknown date John Havey conveyed the land to Mary Barclay. See Liber 46 of Conveyances Page 42.

¹⁰¹ Liber 61 of Conveyances Page 514.

¹⁰² Liber 383 of Conveyances Page 69; Liber 383 of Conveyances Page 306.

¹⁰³ Liber 456 of Conveyances Page 175.

¹⁰⁴ Liber 46 of Conveyances Page 42.

¹⁰⁵ Liber 45 of Conveyances Page 198.

¹⁰⁶ The Barclay family obtained Lot Five when at some unknown date John Havey conveyed the land to Mary Barclay. See Liber 46 of Conveyances Page 42.

came temporary owner of Lots Eight and Nine, auctioned the lots on behalf of John Harvey. The money received from this sale paid John Harvey's debts which totaled £200.¹⁰⁷ On April 22, 1796 William Alexander sold Lots Eight and Nine to Peter Bruce (merchant) for £790.¹⁰⁸

On November 17, 1821 the Court of Chancery ordered Murry Hoffman (Master in Chancery) to sell that land now belonging to Cooper A. Gerardus and others at public auction. Consequently on January 13, 1824, Hoffman sold the land at the Tontine Coffee House to the Eagle Fire Insurance Company of New York for \$8,600.¹⁰⁹ One year later on January 6, 1825 the Eagle Fire Insurance Company sold the same piece of land to James Gemmel (watchmaker) and Sarah Gemmel for \$9,000. The same deed indicates that the land was subject to a mortgage executed by James Gemmel and Sarah Gemmel to the Eagle Fire Company for \$8,000 plus interest at 6% per annum.¹¹⁰

According to a deed dated January 11, 1838 Eliza Milford surrendered her lease dated November 1, 1837 to Thomas Hagerman (Kings County, NY). By 1837 Lot Eight contained a house at the corner of Duane Street and Broadway.¹¹¹ On October 16, 1847 Samuel L. Gouverneur (Washington, D.C.) quit his claim in Lot Seven to James R. Whiting (Westchester County, NY) for \$1. In a decree which resolved a legal dispute between Charles Rogers and his wife (complainants) and Sarah Sternbach et al. (defendants), the New York Court of Chancery ordered Thomas Addis Emmet (Master in Chancery) to sell Lot Five; and in October 1835, Gouverneur purchased the land.¹¹²

LOT 9: 86 Duane Street

Lot Nine or 86 Duane Street was bounded northerly in front by Duane Street, southerly in the rear by the property formerly of Samuel L. Gouverneur, easterly by the property of Michael Miller, and westerly by the property formerly of Samuel L. Gouverneur. The dimensions of Lot Nine in front and rear were approximately 22 feet 2 inches and on each side 22 feet 2 inches.

On August 18, 1786 Henry Barclay (via his will), Mary Barclay (executrix and the widow of Henry Barclay) and Leonard Lispenard (executor of Henry Barclay) sold Lots Eight and Nine to John Harvey for £100. On December 25, 1787 Henry Barclay (through his will), Mary Barclay (widow and Executrix of Henry Barclay) and Leonard Lispinard (executor of Henry Barclay's will) sold Lot Ten and other lots to Anthony Barclay for £5,465.¹¹³

¹⁰⁷ Liber 55 of Conveyances Page 158.

¹⁰⁸ Liber 55 of Conveyances Page 161.

¹⁰⁹ Liber 184 of Conveyances Page 126.

¹¹⁰ Liber 184 of Conveyances Page 128.

¹¹¹ Liber 383 of conveyances Page 306.

¹¹² Liber 496 of Conveyances Page 175.

¹¹³ Liber 45 of Conveyances Page 198.

Almost eleven years later on January 11, 1796 John Harvey (grocer) and Barbara Harvey pay their outstanding debts of \$200 through the sale of Lots Eight and Nine. Thus on April 22, 1796 William Alexander, who became temporary owner of Lots Eight and Nine, auctioned these lots on behalf of John Harvey.¹¹⁴

Several years later on November 17, 1821, the Court of Chancery ordered Murry Hoffman (Master in Chancery) to sell that land now belonging to Cooper A. Gerardus and others at public auction. Consequently on January 13, 1824, Hoffman sold the land at the Tontine Coffee House to the Eagle Fire Insurance Company of New York for \$8,600.¹¹⁵ One year later on January 6, 1825 the Eagle Fire Insurance Company sold the same piece of land to James Gemmel (watchmaker) and Sarah Gemmel for \$9,000. The same deed indicates that the land was subject to a mortgage executed by James Gemmel and Sarah Gemmel to the Eagle Fire Company for \$8,000 plus interest at 6% per annum.¹¹⁶

LOT 10: 84 Duane Street

Lot Ten or 84 Duane Street was bounded northerly in the front by Duane Street, southerly in the rear by the ground of Michael Miller, easterly by the property of Michael Miller, and westerly by the ground of John Reed and Samuel L. Gouverneur. The size in front was 25 feet, in the rear 25 feet 7 inches, easterly 73 feet 7 inches, and westerly 73 feet 7 inches.

There were eleven transactions for Lot Ten that spanned the period from December 25, 1787 to August 10, 1858. On December 25, 1787 Henry Barclay (through his will), Mary Barclay (widow and Executrix of Henry Barclay) and Leonard Lospinard (executor of Henry Barclay's will) sold Lot Ten and other lots to Anthony Barclay for £5,465.¹¹⁷ One year later on October 18, 1788 Anthony Barclay sold Lot Ten to Jacob Fee (grocer) for £45. Fifteen and a half years later on January 13, 1804 Philip Fee (cartman) and Christiana Fee sold Lot Ten to Catherine Bogert for \$500.¹¹⁸

The next transaction concerns two small pieces of Lot Ten. On July 9, 1812 Henry and Catherine Bogert sold a small piece of Lot Ten, which measured 2 feet in width on the east corner of the lot at its rear and in addition another small piece of land, which measured about 9 or 10 inches on the west corner of the lot, to Collin Reed for \$100.¹¹⁹ Collin purchased these bits of land in order to clear the way for the construction of a stable he planned to build on Republican Alley (later Manhattan Place).

¹¹⁴ Liber 55 of Conveyances Page 161.

¹¹⁵ Liber 184 of Conveyances Page 126.

¹¹⁶ Liber 184 of Conveyances Page 128.

¹¹⁷ Liber 45 of Conveyances Page 198.

¹¹⁸ Liber 66 of Conveyances Page 306.

¹¹⁹ Liber 101 of Conveyances page 489.

On April 13, 1814 Henry and Catherine Bogert sold Lot Ten to John Curtis for an unknown sum. On February 15, 1815 John Curtis (livery stable keeper) and Ann Curtis sold 84 Duane Street (then 106 Duane Street) to Michael Miller (distiller) for \$3,500.¹²⁰

On May 1, 1847, a little more than 32 years later, George Miller and Leonard Baum, executors of Michael Miller's estate, sold Lot Ten or 84 Duane Street to Myer S. Myers for \$5,600.¹²¹ One month later Mr. Myers and his wife resold the same property to George Miller, one of the executors of Michael Miller, for \$6,250. At that time George Miller also assumed a \$4,000 mortgage that Myer Myers had obtained from the City Fire Insurance Company on April 30, 1814.¹²²

On January 23, 1855 Michael Miller (the son of George Miller) vested control of various lots of land that he owned (including Lot Ten) to William K. Strong: "I Michael Miller of the city of New York in consideration of \$1 to me in hand paid by William K. Strong of the City of New York merchant do hereby convey to the said William K. Strong all the undivided moiety of all those certain lots situated lying and being in the City of New York and known by the street numbers as numbers 80, 82, and 84 Duane Street, 437.5 Pearl Street, 79 Laurens Street and 6 Jay Street. In trust to receive the rents and profits thereof and to apply the same to the use of my wife Catherine Van Gilson Miller during her life and after her and my deaths to convey the same to my children." This deed clearly illustrates the ascendancy of English inheritance practices in New York City. The land is put in trust for his children and his wife, Catherine Miller, unlike Mary Rutgers Barclay, did not have a say in the disposition of her husbands land holdings.

On October 30, 1856 the Supreme Court ordered Michael Miller to sell his property in order to raise the cash necessary to pay his debts to Beriah Palmer, and on April 27, 1858 Mr. Miller along with James C. Willet (sheriff) sold 84 Duane Street, along with other property, to William K. Strong for \$6,500 at public auction. This sale set the stage for a partition deed executed on July 10, 1858 in which William K. Strong obtained Lot 10 or 84 Duane Street from Michael Miller's heirs who held the land in common.¹²³ Eliza Miller, Michael Miller's widow would continue to receive 1/3 rents from 84 Duane Street during her natural life. One Month later on August 10, 1858 William K. Strong and Helen M. Strong quit their claim to the land to Catherine V. G. Miller for \$1.¹²⁴

¹²⁰ Liber 110 of Conveyances Page 152.

¹²¹ Liber 491 of Conveyances Page 348.

¹²² Liber 489 of Conveyances Page 530.

¹²³ Liber 757 of Conveyance Page 6451.

¹²⁴ Liber 757 of conveyances page 650.

LOT 11: 82 Duane Street

Lot 11 or 82 Duane Street was bounded northerly in front by Duane Street, easterly by land owned by Michael Miller, southerly by Manhattan Place (formerly Republican Alley), and westerly by the land of Michael Miller. It measured in front and rear 26 feet and in length on each side 73 feet 7 inches.

In 1787 the owners of Lot 11 Leonard Lispenard, Anthony Rutgers and Mary Barclay executrix to the land of Henry Barclay her late husband and Rector of Trinity Church, sold it along with other property to Anthony Barclay for £5,465.¹²⁵ In 1813, Willis Merritt, a mariner, and his wife Jemma Merritt sold the land to John Curtis, a livery stable keeper, for \$2,875.00. In his will dated July 13, 1792, Andrew Van Buskerk, Jemma Merritt's father, bequeathed this land, as well as other territory to his wife and three surviving children.¹²⁶ On February 6, 1814 John Curtis and his wife Ann sold Lot 11 to Michael Miller, a distiller, for \$3,250.00. On the 22nd of that month and Michael Miller sold the land to George Miller (his father and a distiller) for \$10,500.¹²⁷ This sale seemed to be a move to save his land from debtors. But on April 27, 1814 the New York Supreme Court ordered Lots 11 and 12 sold at public auction. The proceeds from this sale paid Michael Miller's debtors. William K. Strong purchased Lot 11 also designated 82 Duane Street, along with 80 and 84 Duane Streets for \$6,500.¹²⁸ These pieces of land remained in Strong's possession until July 10, 1814, when the land was partitioned and placed in trust to Eliza Miller, George Millers' widow.¹²⁹ Eliza Miller, Michael Miller's widow would continue to receive 1/3 rents from 84 Duane Street during her natural life. In August 1858 William K. Strong officially purchased the lot from Catherine V. G. Miller for \$1.¹³⁰

LOT 12: 80 Duane Street

Lot 12 or 80 Duane Street was bounded northerly in front by Duane Street, southerly ^{by} in by Manhattan Place (formerly Republican Alley), westerly by Lot 11 or the land of William K. Strong, easterly by Lot 13 or the land of Mary-Jane Lindsay Heron. It measured 25 feet in front, 25 feet 7 inches in the rear, and 73 feet 7 inches in length.

Anthony Barclay, Mary Barclay and Leonard Lispenard sold Lot 12 to Anthony Barclay in 1787 along with other property for £5,465. Five years later in 1792 Anthony Barclay, heir of Mary Barclay, Egbert Benson, Samuel Bayard and John Watts, executors of Mary Barclay, sold Lots 12

¹²⁵ Liber 45 of Conveyances Page 198.

¹²⁶ Liber 103 of Conveyances Page 338.

¹²⁷ Liber 104 of Conveyances Page 442; Liber 414 of Conveyances Page 70.

¹²⁸ Liber 757 of Conveyances Page 215.

¹²⁹ Liber 757 of Conveyances Page 644.

¹³⁰ Liber 757 of Conveyances Page 648.

and 13 to John Houseman for £36.¹³¹ In 1802, Robert and wife Mary Watts sold Lot 12, along with three other pieces of land, to Susan Barclay wife of Thomas Barclay for \$1. Mr. Watts, a lawyer, previously purchased the land in 1792 from the executors of Mary Barclay and as planned resold the land to Susan Barclay.¹³² The land was sold twice on March 15, 1803: John V. Varick, a baker, sold the land to Henry M. Van Solinger, a physician, for \$2,000, and subsequently John Houseman and his wife Mary resold the land to Varick for \$630.31.¹³³ In 1807 Thomas Barclay sold Lot 12 and another unspecified piece of land to Michael Miller, a grocer for £900. At some unknown date Barclay had purchased the rear of Lot 12 from Henry Moore Van Solingen.¹³⁴ In 1813 Miller repurchased Lot 12 from Henry Moore Van Solingen, a physician, and his wife Lettice for \$3,000.¹³⁵ It is possible that in 1813, when Michael Miller purchased Lot 12 for what appeared to be a second time he was only buying the remaining portion of what came to be known as Lot 12. On April 27, Lot 12 and Lot 11 were sold at public auction to satisfy Mr. Miller's debtors. At that auction William K. Strong acquired the lot for \$6,500.¹³⁶ The lot stayed in the possession of the Miller family as part of George Miller's estate, which William K. Strong managed in trust for Catherine V. G. Miller (wife of George Miller). Strong subsequently acquired Lot 12 along with Lots 10 and 11 for \$6,500 at a public auction held of April 27, 1858. On July 10, 1858 Miller's estate was partitioned between George Miller's heirs and William K. Strong. According to that arraignment, Lot 12 or 80 Duane Street was devised to Margaret J. Van Saun.¹³⁷

LOT 13: 78 Duane Street

Lot 13 or 78 Duane Street was bounded northerly in front by Duane Street, southerly by Manhattan Place (formerly Republican Alley), easterly by the land of George A. Trautmann, and westerly the land of Michael Miller. It measured 24 feet 7 inches in front, 25 feet 9 inches in the rear and 73 feet 7 inches in length.¹³⁸

Lot 13 was a portion of the land that Leonard Lispenard, Anthony Rutgers and Henry Barclay held in common. By 1787, Mary Barclay was executrix to the property of her late husband, Henry and on December 25, 1787 these three sold Lot 13 along with other lots for £5,465 to Anthony Barclay, an heir of Mary Barclay.¹³⁹ In 1792 Anthony Barclay heir of Mary Barclay and her executors Egbert Benson, Samuel Bayard and John Watts sold Lot 13 for £36 to John Houseman who

¹³¹ Liber 45 of Conveyances Page 356.

¹³² Liber 62 of Conveyances Page 6.

¹³³ Liber 94 of Conveyances Page 332; Liber 94 of Conveyances Page 357.

¹³⁴ Liber 77 of Conveyances Page 9.

¹³⁵ Liber 101 of Conveyances Page 348.

¹³⁶ Liber 757 of Conveyances Page 215; Liber 757 of Conveyances Page 198.

¹³⁷ Liber 757 of Conveyances Page 639.

¹³⁸ Liber 260 of Conveyances Page 169.

¹³⁹ Liber 45 of Conveyances Page 198.

with his wife Mary in 1803 sold it to John V. Varick a baker for \$630.31.¹⁴⁰ In 1830 John Curtis, a former New Yorker then residing in Rockland, sold the lot to Giles Bushnell, a comb manufacturer for \$4,500.¹⁴¹ On March 2, 1847 Mr. Bushnell and wife Ann sold the land to Susan M. Miller along with a house known as 78 Duane Street, for \$10,000; and on October 18th of that year, Susan Miller and her husband Charles sold Lot 13 to Mary Jane-Lindsay Heron for \$10,000.¹⁴²

LOT 14 : 76 Duane Street

Lot 14 or 76 Duane Street was bounded northerly in front by Duane Street, southerly in the rear by Manhattan Place (formerly Republican Alley), westerly by the land of Mary Jane-Lindsay Heron, and easterly by the property of Rohlke Luerksen. Its dimensions were 24 feet 9 inches in front and rear, 73 feet 7 inches on the westerly side, and 78 feet 11 inches on the easterly side.

Lot 14 was frequently sold and purchased between the years 1787 and 1862. It was also part of the land that Leonard Lispenard, Anthony Rutgers and Mary Barclay executrix to the estate of Henry Barclay held in common and sold to Anthony Barclay in 1787 for £5,465.¹⁴³ In 1814 Henry R. Teller of Schnectady sold the land to Margaret McCombs widow of the late John McCombs for \$338.80¹⁴⁴ Confusion over the ownership of the property was resolved, when in 1818 Joseph Newton the executor of the will of John Johnson legally confirmed that Lot 14 belonged to Ezra C. Woodhull, a merchant. One year later James, a merchant, his wife Cornelia Many, and Jane Johnson the wife of John Johnson sold the land to Ezra C. Woodhull for \$1.¹⁴⁵ In 1823 Mr. Woodhull then residing in the Kings County and his wife Mary Ann sold the lot to Richard L. Walker, a physician, for \$5,200.¹⁴⁶ Thirteen years later Cornelia Walker widow of her late husband Richard quit her claim to Lot 14 to Edward Walker, perhaps a relative of Richard Walker, for \$200. Edward Walker then sold the land in 1836 to Alwyn Bogart for \$2,000.¹⁴⁷ In 1839 Mr. Bogart a physician, sold the land to George L. Walker for \$1,000. Walker also agreed to pay a \$4,000 mortgage dated March 1838 and given by Cornelia Walker, George L. Walker, Alwyn Bogart and wife Elizabeth to John J. Christi.¹⁴⁸ In 1848 Peter Morris an iron founder purchased the lot from Jane Knowles, a single woman, for \$4,750. Morris agreed to pay a \$3,500 mortgage made by Jane Knowles to Eugene Bogart and dated September 1, 1838. The lot was also subject

¹⁴⁰ Liber 94 of Conveyances Page 356; Liber 94 of Conveyances Page 357.

¹⁴¹ Liber 260 of Conveyances Page 169.

¹⁴² Liber 481 of Conveyances Page 592; Liber 498 of Conveyances Page 79.

¹⁴³ Liber 45 of Conveyances Page 198.

¹⁴⁴ Liber 115 of Conveyances Page 21.

¹⁴⁵ Liber 136 of Conveyances Page 178.

¹⁴⁶ Liber 169 of Conveyances Page 378.

¹⁴⁷ Liber 349 of Conveyances Page 562; Liber 354 of Conveyances Page 204.

¹⁴⁸ Liber 487 of Conveyances Page 311.

to a lease held by William Walford and scheduled to expire on May 1, 1850.¹⁴⁹ In September 1814, George L. Walker, Cornelia, and Alwyn Walker resold the land to Mrs. Knowles for \$4,750.¹⁵⁰ In 1851 Peter Morris and his wife Joanna sold the land to Benjamin H. Lowerre for \$6,500. Lowerre agreed to pay the \$3,500 mortgage that apparently still remained on the land. Between 1853 and 1860 the land remained in the possession of three parties—Lowerre, Luerssen and Trautmann. Apparently in 1851 Benjamin H. Lowerre purchased the land from the Morris's for \$1 and held the land in trust for his law partners—George A. Trautmann and Rohlke Luerssen of the law firm, Lowerre Trautmann & Company.¹⁵¹ At that time he was purchasing 74 and 76 Duane Streets both of which had mortgages. 74 Duane Street was subject to a mortgage dated May 28, 1840 made by Cornelia Walker, Alwyn Bogart and Elizabeth L. his wife, to Joshua H. Van Wyck for \$4,000. 76 Duane Street was subject to a \$3,500 mortgage dated September 1, 1848 made by Jane Knowles to Eugene Bogart.¹⁵² On February 24, 1853 Benjamin H. Lowerre and Anna M. Lowerre sold some portion of this property to his two law partners, Rohlke Luerssen¹⁵³ and George A. Trautmann, for \$1.¹⁵⁴ Two years later George Trautmann resold a portion of this land to Rohlke Luerssen and Benjamin H. Lowerre also for \$1.¹⁵⁵ In 1859 the wife of Mr. Lowerre, Anna, quit her claim to her dower on this lot for \$1.¹⁵⁶ Finally in 1860 the Lowerre's sold 76 Duane Street to Edward Corning of Rye Westchester County and Jasper E. Corning both merchants for \$25,000. The land was still subject to mortgages that totaled \$19,000 and an assessment for widening Duane Street. The mortgages included the \$3,500 note Jane Knowles made with Eugene Bogart in 1848; a \$7,000 mortgage that Rohlke Levicson and Benjamin H. Lowerre made with George Trautmann on August 1, 1855; and a \$8,500 mortgage that Benjamin H. Lowerre made with Rohlke Levicson dated October 1, 1857. It seems that the Cornings were unable to repay the mortgages in a timely fashion because in 1862 the Supreme Court of New York sold their property at public auction, with the proceeds going to pay the Cornings debtors who were represented by John Dowley, a merchant, who purchased the lot for \$27,000.¹⁵⁷ The last transaction before 1863 occurred in 1862 when Mr. Dowley sold the land to Hanson K. Corning for \$27,600. The land was still subject to the \$8,500 mortgage Lowerre made with Levicson in 1857.¹⁵⁸

¹⁴⁹ Liber 527 of Conveyances Page 196.

¹⁵⁰ Liber 510 of Conveyances Page 281.

¹⁵¹ Liber 614 of Conveyances Page 181.

¹⁵² Ibid.

¹⁵³ Ibid.

¹⁵⁴ Liber 688 of Conveyances Page 425.

¹⁵⁵ Liber 688 of Conveyances Page 427.

¹⁵⁶ Liber 784 of Conveyances Page 85.

¹⁵⁷ Liber 850 of Conveyances Page 573.

¹⁵⁸ Liber 850 of Conveyances Page 571.

LOT 15: 74 Duane Street

Lot 15 or 74 Duane Street was bounded northerly in front by Duane Street, southerly in the rear by Manhattan Place (formerly Republican Alley), easterly by the land of George A. Trautmann, and westerly by the land of Burr Wakeman. Its dimensions were 25 feet in front and rear and 78 feet 11 inches on both sides.

By 1836 Lot 15 contained 96 Duane Street,¹⁵⁹ which in 1850 was designated 74 Duane Street.¹⁶⁰ Lot 15 was also part of the land that Mary Barclay, Leonard Lispenard and Anthony Rutgers held in common and sold to Anthony Barclay in 1787 for £5,465. In 1805 John McCombs, a paver, purchased an undefined portion of that land from Henry Moore Van Solingen, a physician, and his wife Lettice for \$212.50, and nine years later in 1814 McCombs' widow Margaret purchased another unspecified portion of Lot 15 from Henry R. Teller for \$338.80.¹⁶¹ In 1816 Jane Johnson and Cornelia Johnson sold the land to Francis V. Many, a grocer, for \$1,250.¹⁶² On February 8, 1818, with his wife Catherine Francis V. Many sold Lot 15 to Ezra C. Woodhull, a merchant, for \$2,000.¹⁶³ Apparently, there was some error made during this transaction because on May 15 of that year Joseph Newton executor of the will of John Johnson confirmed and legally transferred into Woodhull's possession Lot 15 for \$1.¹⁶⁴ In 1823 Ezra C. Woodhull and his wife Mary Ann who were residing in Brooklyn sold the lot to Richard L. Walker, a physician, for \$5,200. Thirteen years later in 1836 Walker's widow, Cornelia, quit her claim to the property to Edward Walker for \$200.¹⁶⁵ Edward Walker and wife Ann Maria in 1836 sold the land to Alwyn Bogart a physician, for \$2,000;¹⁶⁶ he sold it in 1839 to George L. Walker, a merchant, for \$1,000. Walker also agreed to pay a \$4,000 mortgage dated March 1838 made between Cornelia Walker, George L. Walker, Alwyn Bogart and Elizabeth L. his wife, and John J. Christie.¹⁶⁷ In 1848 Cornelia, Alwyn and Elizabeth Walker sold the lot to George L. Walker for \$1,210, and two years later in 1850 George and his wife Isabella sold the land to Peter Morris for \$6,125.¹⁶⁸ In 1851 he and his wife Joanna sold Lot 15 to Benjamin H. Lowerre a partner in the law firm Lowerre, Trautmann & Company, for \$8,500.¹⁶⁹ Lowerre purchased this property in trust for his two other partners George A. Trautmann and Rohkle Luerksen for \$1, and in 1853 resold to his partners for \$1. In addition to the \$4,000 mortgage already on the lot, the lot was also subject to a \$3,500 mortgage made in

¹⁵⁹ Liber 349 of Conveyances Page 562; Liber 688 of Conveyances Page 423.

¹⁶⁰ Liber 535 of Conveyances Page 496.

¹⁶¹ Liber 115 of Conveyances Page 21.

¹⁶² Liber 136 of Conveyances Page 181.

¹⁶³ Liber 136 of Conveyances Page 175.

¹⁶⁴ Liber 137 of Conveyances Page 49.

¹⁶⁵ Liber 349 of Conveyances Page 562.

¹⁶⁶ Liber 354 of Conveyances Page 204.

¹⁶⁷ Liber 487 of Conveyances Page 311.

¹⁶⁸ Liber 535 of Conveyances Page 496.

¹⁶⁹ Liber 566 of Conveyances Page 575.

September 1848 by Jane Knowles to Eugene Bogart.¹⁷⁰ In 1855 George and wife Mary H. Trautmann sold his portion of the property to Rohlke Luerssen and Benjamin H. Lowerre for \$1;¹⁷¹ in 1857 Rohlke and Dorothea Luerssen sold the property to Benjamin H. Lowerre for \$1,000;¹⁷² and he and his wife Anna M. Lowerre in 1860 sold the land to William H. Parsons and Arthur W. Parsons, Jr. both merchants for \$23,000.

LOT 16: 72 Duane Street

Lot 16 or 72 Duane Street was bounded northerly in front by Duane Street, southerly in the rear by Manhattan Place (formerly Republican Alley), easterly by the land of Rohlke Luerssen, and westerly by the land of Uriah P. Levy. It measured in front and rear 25 feet and in length 78 feet 8 inches.¹⁷³

In 1787 Lot 16 was sold by Mary Barclay, Leonard Lisperard and Anthony Rutgers to Anthony Barclay for £5,465.¹⁷⁴ In 1794 John and Jane Johnson sold the lot to Henry Fink, a laborer, for £80;¹⁷⁵ in 1797 Henry and Elenor Fink sold it to John Vreelandt, a merchant of Bergen, New Jersey, for \$1737.50¹⁷⁶ and on April 27, 1803 John and Mary Vreelandt sold it to John Bacon for \$1,750.¹⁷⁷ On May 1, 1803, the executors of the late John Johnson, Joseph Newton and John Clark, sold the lot to Henry Traphagen, a carpenter, for \$750.¹⁷⁸ The following year John Bacon, an iron monger, purchased the land from James and Sarah Sergeant for \$110; one year later on April 13, 1805 Henry Moore Van Solingen, a physician, and his wife Lettice sold the lot to John McCombs, a paver, for \$212.50. On June 6th of that year John Baptiste Reboul and wife Elizabeth sold the land to William Simmons, a grocer, for \$1,500;¹⁷⁹ in 1807 William and Frances Spencer sold it to Thaddeus Smith for \$2,000;¹⁸⁰ in 1810 Henry and Elizabeth Traphagen of Shawangunk, Ulster sold the property to John McComb, a bricklayer, for \$2,000;¹⁸¹ and, in 1812 Henry R. Teller of Schnectady, New York sold it to George Smith for \$21.¹⁸² The executors of the will of John Bacon, his daughter Lettice Grayson, John Bacon, Jr. and Joseph Smith, a cork cutter, sold the lot to John Mowatt, Jr., a merchant, on September 16, 1818 for \$2,500;¹⁸³ Mowatt and his wife Char-

¹⁷⁰ Liber 688 of Conveyances Page 423; Liber 688 of Conveyances Page 425.

¹⁷¹ Liber 688 of Conveyances Page 427.

¹⁷² Liber 737 of Conveyances Page 519.

¹⁷³ Liber 176 of Conveyances Page 49; Liber 73 of Conveyances Page 17.

¹⁷⁴ Liber 45 of Conveyances Page 198.

¹⁷⁵ Liber 49 of Conveyances Page 474.

¹⁷⁶ Liber 176 of Conveyances Page 49.

¹⁷⁷ Liber 95 of Conveyances Page 159.

¹⁷⁸ Liber 73 of Conveyances Page 17.

¹⁷⁹ Liber 71 of Conveyances Page 68.

¹⁸⁰ Liber 172 of Conveyances Page 194.

¹⁸¹ Liber 87 of Conveyances Page 167.

¹⁸² Liber 172 of Conveyances Page 204.

¹⁸³ Liber 131 of Conveyances Page 330.

lotte sold the land to Lettice Grayson, widow of John Grayson and daughter of the late John Bacon, senior, for \$2,500 on October 12, 1818.¹⁸⁴ In 1828 Peter W. Simmons a merchant and heir of William Simmons sold the lot to Jane Simmons widow of William Simmons for \$2,500.¹⁸⁵ By 1835 the New York Court of Chancery settled the legal disputes over the land and ordered it sold at public auction where Elijah H. Kimball purchased it for \$11,000.¹⁸⁶ In 1841 Elijah and Sarah W. Kimball sold the land to Jonathan H. Douglas of Waterford County, Saratoga for \$6,750.¹⁸⁷ In 1841 Douglas with his wife Harriet quit his claim to Lot 16 along with other land located in the 12th Ward to Elijah H. Kimball for \$6,750. The lot was subject to a mortgage of \$8,000 executed by Elijah H. Kimball to Martha Mowatt.¹⁸⁸ On January 23, 1845 merchant, Burr Wakeman and his wife Jane J. sold Lot 16 to Eleazer Peet, a merchant, for \$11,000. The lot was subject to another mortgage of \$6,000 made by Elijah H. Kiball and Sarah his wife to James Lloyd of Boston on October 5, 1841. On February 14, 1845 Elijah (counselor at law) and Sarah W. Kimball sold Lot 16 to Burr Wakeman, a merchant, for \$11,000.¹⁸⁹ In 1861 Eleazer and Maria C. Peet sold two leases on the property to Barrett Ames for \$1,020.50.¹⁹⁰

LOT 17: 70 Duane Street

Lot 17 or 70 Duane Street was bounded northerly in front by Duane Street, southerly in the rear by Manhattan Place (formerly Republican Alley), easterly by the land of Samuel C. Demerest, and westerly by the land of Barrett Ames. Lot 17 measured 25 feet 8 inches in front, 25 feet in the rear, 75 feet 5 inches on the eastern side, and 76 feet 8 inches to the west.

Lot 17 was conveyed comparatively few times during the late seventeenth and eighteenth centuries. In 1787 it was sold to Anthony Barclay from Mary Barclay, Anthony Rutgers and Leonard Lisenard for £5,465.¹⁹¹ In 1805 M. Magdalene Bertindite Zaire purchased the lot from James Sergeant, a coal merchant, and wife Sarah for \$1,600.¹⁹² In 1817 Sergeant apparently sold the same lot to Alexander Campbell, a cartman, for \$900.¹⁹³ In 1835, the Court of Chancery ordered the lot to be sold at public auction in order to pay off its owner's debts and at that time Uriah P. Levy of Monticello, Virginia, a lawyer, purchased it for \$3,700.¹⁹⁴

¹⁸⁴ Liber 131 of Conveyances Page 330; Liber 131 of Conveyances Page 485.

¹⁸⁵ Liber 242 of Conveyances Page 517.

¹⁸⁶ Liber 356 of Conveyances Page 154.

¹⁸⁷ Liber 418 of Conveyances Page 63.

¹⁸⁸ Liber 418 of Conveyances Page 467.

¹⁸⁹ Liber 455 of Conveyances Page 449.

¹⁹⁰ Liber 844 of Conveyances Page 192.

¹⁹¹ Liber 45 of Conveyances Page 198.

¹⁹² Liber 70 of Conveyances Page 242.

¹⁹³ Liber 122 of Conveyances Page 382.

¹⁹⁴ Liber 330 of Conveyances Page 517.

LOT 18: 66 & 68 Duane Streets

Lot 18 or 66 and 68 Duane Streets were bounded northerly in front by Duane Street, southerly in the rear by Manhattan Place (formerly Republican Alley), on its eastern side by land of Moses Morrison, and on its western side by the land of Uriah P. Levy. Its dimensions in front were 40 feet, in the rear 38 feet 11 inches, and on its easterly and westerly sides approximately 76 feet.

By 1826 Lot 18 contained 88 and 90 Duane Street.¹⁹⁵ These street addresses remained unchanged through September 5, 1850, when the two addresses were combined as a single address designated 68 Duane Street.¹⁹⁶ In 1835, the building on the land was identified as Rutgers Medical College, an institution that is sporadically mentioned as part of the land description until 1858.¹⁹⁷

Lot 18 was frequently conveyed between 1781 and 1861. It also was part of the territory that Mary Barclay, Leonard Lispenard and Anthony Rutgers sold to Anthony Barclay in 1787 for £5,465.¹⁹⁸ In 1802 John V. Varick, banker, sold it to Sarah G. Beekman¹⁹⁹ who, in 1812, apparently repurchased lot 18 from Henry R. Teller of Schnectady, NY, for \$91.00²⁰⁰ and then sold 68 Duane street on July 26, 1826 to David Hosack, a physician and founder of Rutgers Medical College, for \$1,700.²⁰¹ On that same day Hosack purchased the adjacent house at 90 Duane Street from George Smith, a silver plater and wife Catherine for \$1,900.²⁰² Oddly, over the following years Hosack and wife Magdalena sold the lot and both houses located on the land three times; in 1826, 1830, and 1831 and all of the grantees were physicians—Valentine Mott, John W. Francis and William James Macheven. The three physicians purchased the land for \$3,762.83 each.²⁰³ During January 1834 each resold the property to Hosack for \$2,083.33 each²⁰⁴ and in 1835 Hosack once again sold the property but this time to Abraham H. Van Wyck (merchant) for \$13,500. Apparently Van Wyck was unable to pay the mortgages on the premises, because during the following year, in February, 1836, his debtors sued him. The court found on behalf of the complainants and ordered Van Wyck to sell his land at public auction.²⁰⁵ At the auction Henry H. Elliot, a merchant, purchased the property for \$15,800 and in July of that year sold it to another merchant, Johnson P. Lee, for \$16,750. The lot was at that time subject to a \$12,000 mort-

¹⁹⁵ Liber 208 of Conveyances Page 155; Liber 216 of Conveyances Page 393.

¹⁹⁶ Liber 553 of Conveyances Page 217; Liber 692 of Conveyances Page 19.

¹⁹⁷ Liber 325 of Conveyances Page 234; Liber 754 of Conveyances Page 128.

¹⁹⁸ Liber 45 of Conveyances Page 198.

¹⁹⁹ Liber 61 of Conveyances Page 477.

²⁰⁰ Liber 122 of Conveyances Page 98.

²⁰¹ Liber 208 of Conveyances Page 155.

²⁰² Liber 208 of Conveyances Page 158.

²⁰³ Liber 216 of Conveyances Page 393; Liber 260 of Conveyances Page 38; Liber 272 of Conveyances Page 536.

²⁰⁴ Liber 308 of Conveyances Page 126; Liber 308 of Conveyances Page 128; Liber 308 of Conveyances Page 125.

²⁰⁵ Liber 352 of Conveyances Page 164.

gage.²⁰⁶ In 1840 John Crumby and wife Elisa and Simeon Draper Jr. and wife Francis jointly sold the premises to William Torrey, a merchant, and Edgcomb H. Blatchford, a lawyer, for \$1. One year later Blatchford and Torrey sold their property to Charles R. Whittemore for \$1.²⁰⁷ In 1842, the Court of Chancery ordered the land sold at public auction for \$12,000 in order to satisfy unpaid mortgages. Yet, it appears Whittemore did not lose possession of the land, for in 1845 Whittemore and wife Clara sold the property to John Jacob Ridgway, a gentleman from Philadelphia, for \$18,000. The land was subject to two mortgages: one dated July 11, 1842 and obtained by Charles R. Whittemore from John H. Howland for \$7,000; and, another dated July 11, 1842 and obtained by Charles R. Whittemore William T. Whittemore for \$3,000.²⁰⁸ During that same year Ridgway and his wife Elizabeth W. sold the land to Frederick A. Coe, a counselor at law for \$18,000; and Coe sold it in 1846 to Noah Coe, presumably a relative from Greenwich, CT (who was dead at the time of this transaction), for \$5,000. The lot was subject to a mortgage of \$17,000.²⁰⁹ In 1846 the court, in a case between William T. Whittemore (complainant) and Charles R. Whittemore, John Jacob Ridgway, Frederick A. Coe and wife Ann Eliza (defendants), ordered the premises sold to satisfy unpaid mortgages. The land sold for \$3,500.²¹⁰ In 1850, Williamson and his wife Susannah sold the land to Charles Starr, Jr., a merchant, for \$14,250; also during that year Starr and wife Sarah sold an unspecified portion of the land to Samuel C. Demerest of Boston for \$7,125. The land was by then subject to a \$10,000 mortgage and in 1855 the Starrs and the Demerests jointly sold the property to Elizabeth Ann Conant, wife of Claudius B. of Brooklyn, for \$24,000.²¹¹ Two years later Conant sold the property to Vincent-Mortimer Ayres of Cambridge, Illinois for \$24,000.²¹² By 1860, Thomas Palmer who owned 68 Duane Street wished to build a brick house but in order to do so needed the permission of the owners of the property that lay to either side of his proposed building. He was able to secure their approval by March of that year for \$1.²¹³ One year later Palmer and his wife Martha sold Lot 18—that is, 66 and 68 Duane Street—to Thomas Palmer, Jr. and his wife Anson S. of Brooklyn for \$65,000.²¹⁴

There seem to have been more improvements on this lot than those already examined in this report. By 1826 there was a house on the lot. In 1835 a building called Rutgers Medical College was located on the premises and during 1860 a party wall was constructed on its western and eastern borders.²¹⁵

²⁰⁶ Liber 356 of Conveyances Page 505.

²⁰⁷ Liber 408 of Conveyances Page 202; Liber 423 of Conveyances Page 8.

²⁰⁸ Liber 429 of Conveyances Page 113.

²⁰⁹ Liber 455 of Conveyances Page 415; Liber 463 of Conveyances Page 492; Liber 456 of Conveyances Page 371.

²¹⁰ Liber 479 of Conveyances Page 334.

²¹¹ Liber 537 of Conveyances Page 498; Liber 553 of Conveyances Page 217; Liber 692 of Conveyances Page 19.

²¹² Liber 754 of Conveyances Page 128.

²¹³ Liber 807 of Conveyances Page 587; Liber 807 of Conveyances Page 348.

²¹⁴ Liber 855 of Conveyances Page 154.

²¹⁵ Liber 53 of Conveyances Page 410; Liber 325 of Conveyances Page 234; Liber 807 of Conveyances Page 587.

LOT 20: 64 Duane Street

Lot 20 or 64 Duane Street was bounded northerly by Duane Street, on its southerly side by Manhattan Place (formerly Republican Alley), easterly by the land of Moses Morrison, and westerly by the land of Samuel C. Demerest. Lot 20 measured 19 feet 7 inches in front, 20 feet in rear, and 78 feet 6 inches westerly and easterly.

Lot 20 was conveyed in 1787 as part of a large undivided piece of territory from Mary Barclay, Leonard Lispenard, and Anthony Rutgers to Anthony Barclay for £5,465.²¹⁶ Eleven years later in 1798 Robert Snow and wife Susannah sold it to Edward Mitchell, a book binder, for £275. Perhaps due to some confusion during this conveyance, in 1801 the Snows confirmed that they had in fact sold this lot to William Spencer.²¹⁷ In 1812 Henry R. Teller of Schnectady, New York sold the land to Edward Mitchell, a minister, for \$91. It is unclear if this is the same Edward Mitchell that purchased the lot in 1798. In January of 1824 the New York Supreme Court ordered the land sold at public auction in order to pay its owners outstanding debts and in March of that year confirmed that the land had been sold for \$1,970 and was the rightful property of the Washington Insurance Company.²¹⁸ One year later this company sold the land to James Englishbe, a house carpenter, for \$2,500. In 1836 Englishbe sold the land to Abraham H. Van Wyck, a merchant, for \$20,000. The Englishbe's at this time also sold three other pieces of land on Block 154—11 Republican Alley, 66 Duane Street, and 22 Reade Street—to Van Wyck for an undisclosed sum. James Englishbe obtained a \$6,000 mortgage on Lot 20 and the other pieces of land from the Globe Insurance Company and another mortgage for \$5,000 on the same property from Benjamin L. Benson.²¹⁹ Three years later in 1839, Van Wyck sold these four pieces of land to Myer S. Myers for \$22,000. Myers agreed to pay the two mortgages still on the land. The mortgages were included as part of the property's purchase price.²²⁰ Oddly, in 1849 Myers repurchased the same property but from a different seller, Francis Englishbe, for \$500.²²¹ In 1851 Myers sold Lot 20, by then known as 64 Duane Street, along with 66 Duane Street and 22 Reade Street, to Moses Morrison for \$33,000. Evidently Myers did not pay the mortgages he had agreed to pay when he first purchased the land because both of these mortgages as well as two others for \$5,000 and \$8,000 Myers made with Abraham Van Wyck remained on the property. In 1854 Morrison, a former clothier, sold the same four lots to Myer S. Myers by then a land agent, for \$33,000. The property was still subject to four mortgages of \$8,000, \$6,000 and two for \$5,000 each.²²² In June of 1858 it seems Myers sold these same three pieces of land to William Inglis a counselor at

²¹⁶ Liber 45 of Conveyances Page 198.

²¹⁷ Liber 59 of Conveyances Page 70; Liber 327 of Conveyances Page 197.

²¹⁸ Liber 174 of Conveyances Page 128.

²¹⁹ Liber 354 of Conveyances Page 326.

²²⁰ Liber 515 of Conveyances Page 105.

²²¹ Ibid.

²²² Liber 662 of Conveyances Page 57.

law for \$31,980. In November of that year Inglis sold the property to James Conner of Westchester, New York, for \$38,500²²³ In 1862 the executors of the will of James Conner quit their claim to Lots 20 and 20.5 known as 64 and 66 Duane Street for \$ 1 and then sold the land to Robert Hoe for \$35,000. By 1862 there were three mortgages on the land for a total of \$25,000, which James Conner obtained from William Inglis and the Savings of Merchants and Clerks.²²⁴

The only improvement on the land seemed to occur during 1860 when Thomas Palmer secured permission from the owner of the adjacent lot to construct a building on Palmer's property. It is unclear whether Palmer was the owner of Lot 20 or owned a portion of land that traversed it.²²⁵

LOT 20.5: 62 Duane Street

Lot 20.5 or 62 Duane Street was bounded northerly in front by Duane Street, southerly in rear by an Manhattan Place (formerly Republican Alley), easterly in part by the land of Charles L. Cornish and the Roman Catholic Orphan Asylum, and westerly by the land of Moses Morrison. It measured in width in front 29 feet 2 inches, in rear 29 feet 7 inches, and in length 78 feet 6 inches.

In 1787 Lot 20.5 was sold to Anthony Barclay from Mary Barclay, Leonard Lispenard, and Anthony Rutgers for £5,465.²²⁶ In 1796 Richard Wilkeson, a mason, sold it to Frederick Bindover, a yeoman, for £340.²²⁷ In 1814 Henry R. Teller of Schnectady New York and the only heir of Isaac Teller sold it to Frederick Beinhauer, a tanner, for \$300.²²⁸ In 1834 the land belonged to James Englishbe who had purchased it in January of that same year at public auction for \$6,000. In 1833 the New York Court of Chancery ordered the land to sold in order to resolve a legal dispute over the land.²²⁹ From 1836 to 1862, Lot 20.5 followed the same conveyance history, mortgage, cost and land improvement history as Lot 20.

In 1836 Englishbe sold Lot 20.5 to Abraham H. Van Wyck, a merchant, for \$20,000. The Englishbe's at this time also sold three other pieces of land on Block 154—11 Republican Alley, 66 Duane Street, and 22 Reade Street—to Van Wyck for an undisclosed sum. James Englishbe obtained a \$6,000 mortgage on Lot 20.5 and the other pieces of land from the Globe Insurance Company and another mortgage for \$5,000 on the same property from Benjamin L. Benson.²³⁰ Three years later in 1839, Van Wyck sold these four pieces of land to Myer S. Myers for \$22,000.

²²³ Liber 653 of Conveyances Page 46.

²²⁴ Liber 857 of Conveyances Page 214; Liber 857 of Conveyances Page 217.

²²⁵ Liber 807 of Conveyances Page 587.

²²⁶ Liber 45 of Conveyances Page 198.

²²⁷ Liber 52 of Conveyances Page 328.

²²⁸ Liber 112 of Conveyances Page 504.

²²⁹ Liber 307 of Conveyances Page 594.

²³⁰ Liber 354 of Conveyances Page 326.

Myers agreed to pay the two mortgages still on the land. The mortgages were included as part of the property's purchase price.²³¹ Oddly, in 1849 Myers repurchased the same property but from a different seller, Francis Englishbe, for \$500.²³² In 1851 Myers sold Lot 20.5, by then known as 62 Duane Street, along with 66 Duane Street and 22 Reade Street, to Moses Morrison for \$33,000. Evidently Myers did not pay the mortgages he had agreed to pay when he first purchased the land because both of these mortgages as well as two others for \$5,000 and \$8,000 Myers made with Abraham Van Wyck remained on the property. In 1854 Morrison, a former clothier, sold the same four lots to Myer S. Myers by then a land agent, for \$33,000. The property was still subject to four mortgages of \$8,000, \$6,000 and two for \$5,000 each.²³³ In June of 1858 it seems Myers sold these same three pieces of land to William Inglis a counselor at law for \$31,980. In November of that year Inglis sold the property to James Conner of Westchester, New York, for \$38,500²³⁴ In 1862 the executors of the will of James Conner quit their claim to Lots 20 and 20.5 known as 64 and 66 Duane Street for \$ 1 and then sold the land to Robert Hoe for \$35,000. By 1862 there were three mortgages on the land for a total of \$25,000, which James Conner obtained from William Inglis and the Savings of Merchants and Clerks.²³⁵

LOT 21: 60 Duane & 14 Elm Streets

Lot 21 or 60 Duane and 14 Elm Streets was bounded northerly in front by Duane Street, southerly in the rear by an Manhattan Place (formerly Republican Alley), easterly by Elm Street (formerly Ann Street) and westerly by the land of Moses Morrison. Lot 21 measured 24 feet 6 inches in front, 24 feet 1 inch in rear, and 45 feet on the easterly and westerly sides.

Lot 21 was conveyed nine times between 1787 and 1861. In 1787 it was sold as part of the large territory owned in common by Mary Barclay, Leonard Lispenard and Anthony Rutgers to Anthony Barclay for £5,465.²³⁶ In 1796 Richard Wilkeson sold it to Peter Pride; in 1802 Pride, a carpenter, sold it to David Wagstaff, a grocer, for £340; and fifty eight years later in February of 1860 a trustee of the will of David Wagstaff, Alfred Wagstaff sold the land at public auction under orders of the New York Supreme Court. At that auction Charles L. Cornish purchased the lot for \$1,100. It seems that Henry Thomas sued Wagstaff, who was also trustee for the land of Sarah L. Schicffeln, in order to force him to sell this property.²³⁷ Its unclear whether Thomas wanted Schicffeln's land or if in fact this and David Wagstaff's land was the same. In July 1860 Cornish, a merchant, sold the property to William Westmore and Charles Havens both counselors at law for

²³¹ Liber 515 of Conveyances Page 105.

²³² Ibid.

²³³ Liber 662 of Conveyances Page 57.

²³⁴ Liber 653 of Conveyances Page 46.

²³⁵ Liber 857 of Conveyances Page 214; Liber 857 of Conveyances Page 217.

²³⁶ Liber 45 of Conveyances Page 198.

²³⁷ Liber 803 of Conveyances Page 505; Liber 803 of Conveyances Page 506.

\$17,500. In October of that year, Westmore and Havens sold the land to Lyman Taylor (lumber merchant) for \$16,000.²³⁸ When Charles L. Cornish sold the land in 1860 the land was subject to a mortgage of \$17,070 that Cornish had obtained from Stephen Cambreleng, the referee in the court case in February, 1860.²³⁹ The mortgage apparently remained on the land throughout that year and possibly beyond. In 1861 Charles Cornish lost his land in much the same manner that he obtained it, that is by an order of the New York Supreme Court. The court order the land sold at public auction in order to resolve the dispute between Cornish and Sarah Ann and Teron Send. The land went to William C. Wetmore and Charles G. Havens, both lawyers, for \$7,500.²⁴⁰

LOT 22: 12 Elm Street

Lot 22 or 12 Elm Street was bounded on the easterly side fronting Elm Street (formerly Ann Street), westerly in the rear land belonging to Moses Morrison, northerly by the land of Charles L. Cornish, and southerly by Manhattan Place (formerly Republican Alley). Its dimensions were 24 feet in width and 31 feet in length in front and rear.

There are six deeds of conveyance for this lot. On February 18, 1796 Richard and Elizabeth Wilkeson (his wife) sold Lot 22 to Peter Pride for £340 (approximately \$850).²⁴¹ Lot 22 is described in this deed as being part of a larger land mass that was once used as the Africans' Burial Ground.

On March 19, 1803 James Robertson and Catherine Robertson (his wife) sold this same land to Peter Pride (carpenter) for \$1,375.²⁴² Eleven years later, on June 6, 1814, Henry R. Teller of Schnectady sold the same land to Joseph Earle (measurer) for \$491.71.²⁴³ By that time Lot 22 is designated 12 Elm Street. On April 20, 1832 Joseph Earle and Phebe Earle (his wife) sold Lot 22 to James McAdam (grocer) for \$2,150.²⁴⁴

On October 14, 1851, Mary McAdam (widow of James McAdam) and William H. Creagh (Executor of James McAdam's will) quit their claim to the land and transferred it to the Roman Catholic Orphan Asylum. In accordance with the will of James McAdam dated July 13, 1836, William H. Creagh was appointed executor of the McAdam estate which included his land holdings on Lot 22. McAdam bequeathed Lot 22 to his children. Since all his children died before they reached age twenty-one years, Lot 22 or 12 Elm Street reverted to the Roman Catholic Orphan's Asylum, an action that was in keeping with the provisions of McAdam's will. According to these

²³⁸ Liber 827 of Conveyances Page 57; Liber 827 of Conveyances Page 54.

²³⁹ Liber 803 of Conveyances Page 506; Liber 827 of Conveyances Page 57.

²⁴⁰ Liber 842 of Conveyances Page 273.

²⁴¹ Liber 52 of Conveyances Page 242.

²⁴² Liber 65 of Conveyances Page 283.

²⁴³ Liber 124 of Conveyance Page 283.

²⁴⁴ Liber 285 of Conveyances Page 350.

provisions the Roman Catholic Orphan's Asylum could not sell the land but were to use the proceeds from rents collected on the land for its benefit. Also, Mary McAdam was to receive her 1/3 right of dower paid to her by 1/3 the rents of the same land.²⁴⁵

The final deed records a party wall agreement made between Thomas Palmer and U.P. Levy on March 1, 1860. This deed does not detail the events which led to U.P. Levy's acquisition of the land. It does, however, explain that the "brick and stone" wall being erected from Duane Street to Manhattan Place would be for the mutual benefit and use of both Palmer and Levy (and their heirs) forever. Repairs would also be made at the mutual and equal expense of Levy and Palmer.²⁴⁶

LOT 23: 16 Reade Street

Lot 23 or 16 Reade Street was bounded southerly fronting Reade Street, northerly in the rear by Manhattan Place (formerly Republican Alley), easterly by Elm Street, and westerly by the land of Guillaume Preaut. Its dimensions were 18 feet 3 inches in the front and rear, 76 feet 2 inches on the westerly side and 76 feet on the easterly side.

There are nine recorded deeds of conveyance concerning Lot 23 or 16 Reade Street. This lot was never conveyed independently. The first conveyance was between Isaac Van Vleck and Charles White, but the deed documenting that transaction is missing from the municipal archive. The next recorded deed of conveyance dated March 18, 1814 indicates that Henry R. Teller of Schnectady, NY sold Lot 23 to Mark Gunton for \$2,417.91. In this transaction Lot 23 was sold along with four additional tracts of land.²⁴⁷

It is unclear how long the land remained in the possession of Mark Gunton and/or his heirs; however, on January 16, 1848, William C. Russell (Counselor at Law), Richard Busteed (Counselor at Law), and Cornelia F. Busteed (his wife) quit their claim to 1/3 share of Lot 23 and three other pieces of land to Peter McAntee and Ellen Gillespie (wife of Thomas Gillespie) for \$1.²⁴⁸ Six months later on July 6, 1848, Peter McAntee and Mary McAntee (wife of Peter) resold the same four lots (including Lot 23) to William Russell and Richard Busteed for \$1.²⁴⁹ On February 4, 1854, Lot 23 was escheated²⁵⁰ to the state of New York. John Gunton (apparently an heir of Mark Gunton) had failed to pay his taxes, and the state confiscated his land and sold it to Walter S. Church.²⁵¹

²⁴⁵ Liber 585 of Conveyances Page 395.

²⁴⁶ Liber 807 of Conveyances Page 587.

²⁴⁷ Liber 105 of Conveyances Page 184.

²⁴⁸ Liber 524 of Conveyances Page 229.

²⁴⁹ Liber 508 of Conveyances Page 218.

²⁵⁰ An escheat is the conversion of a persons land to the state by virtue of that persons failure, for example to pay his or her taxes.

²⁵¹ Liber 658 of Conveyances Page 290; Liber 728 of Conveyances Page 353.

On May 29, 1857, the heirs of B. Clarke and John Gunton (Isaac F. Fourette, Hannah M. Clarke, Ann M. Gunton, William B. Gunton, Gerardus B. Gunton, Charles E. Beaumont, Mary M. Fourette, Bartlett V. Clarke, and John M. Gunton (deceased)) sold five pieces of land (including Lot 23) to Walter S. Church for \$3,728.58. On that same day, May 29, 1857, Susan L. Pethick (one of the heirs of John Gunton) and Thomas Pethick sold the same five pieces of land to Walter L. Church for \$621.42. Finally on December 15, 1857 Gerardus B. Gunton (another heir of John M. Gunton) sold the same five pieces of land to Walter S. Church for \$650.00. Mr. Church paid \$5,000.00 for the five pieces of land, which included Lot 23.

LOT 24: 18 & 18 1/2 Reade Street

Lot 24 or 18 and 18.5 Reade Street was bounded southerly in front by Reade Street, northerly in the rear by Manhattan Place (formerly Republican Alley), westerly by the ground of Thomas Morrell, and easterly by the ground of William Russell and Richard Busteed. Its dimensions were 32 feet 3 inches in rear, 31 feet 10 inches in front, 76 feet 2 inches on the east side, and 76 feet 6 inches on the westerly side.

On December 1, 1814 George Brinckerhoff (counselor) purchased Lot 24 from Henry R. Teller for \$1,701.49. Several months later, on May 1, 1815 George Brinckerhoff and his wife Elizabeth B. Brinckerhoff sold the land to Ezra Ludlow (mason) for \$3,800.²⁵² On June 11, 1818 Ezra Ludlow and his wife Rachel Ludlow obtained a mortgage on the land for \$4,000 plus 7% per annum interest from the Franklin Fire Insurance Company.²⁵³ On July 27, 1819 they resold the lot to George and Elizabeth Brinckerhoff for \$500.00, upon the condition that the Brinckerhoffs accept the responsibility for the mortgage and indemnify the Ludlows for any further responsibility for repaying the mortgage.²⁵⁴ On July 23, 1822, the Brinckerhoffs once again sold Lot 24 in conjunction with three other pieces of land (one piece each in the 6th and 8th Wards and in Flushing, Queens) to Abraham Brinckerhoff (his father) for \$32,000.²⁵⁵ Apparently the Brinckerhoffs failed to pay the mortgage after they had repurchased the land from the Ludlows. Consequently, on October 14, 1823, the Franklin Fire Insurance Company asked the President, Directors and Company of the Bank of New York to release their judgment of \$4,790.65 (the amount of the mortgage plus 7% annual interest) against the Brinckerhoffs' property in order to foreclose the mortgage for \$4,000 originally granted to Ezra Ludlow. The officers of the Bank of New York, by a judgment of the Supreme Court delivered on September 17, 1823, ordered the Brinckerhoffs to pay \$4,790.65 in damages and costs, which they also failed to pay.²⁵⁶ As a result of the Brinckerhoffs' default on the

²⁵² Liber 111 of Conveyances Page 286.

²⁵³ Liber 41 of Mortgages Page 375.

²⁵⁴ Liber 139 of Conveyances Page 59.

²⁵⁵ Liber 430 of Conveyances Page 201.

²⁵⁶ Liber 173 of Conveyances Page 224.

mortgage, the land was auctioned and sold to the highest bidder John Careme on January 28, 1824 for \$4,000.²⁵⁷ The Brinckerhoffs' pattern of quick sale and repurchase of real estate located on Block 154 indicates that they may have been land speculators, who purchased land in order to make a quick profit in reselling it. As a result of the Panic of 1819, which the real estate market did not recover from until 1824, George Brinckerhoff probably would not have profited much if he had sold the land. The sale of Lot 24, in conjunction with some of his other land holdings, to his father was probably the action of a speculator who was trying to avoid paying damages.

On May 1, 1836, approximately two year after Mr. Careme purchased Lot 24 (18 Reade Street), Anthony Bouyee (Executor of the will of John Careme) sold the land to Pierre Petit, who resided there in 1836, for \$10,000.

On May 20, 1846, Thomas Morrell (of 20 Reade Street) and Y. Petit and Guillaume Preaut (Administrators of the Estate of P. Petit owner of 18 Reade Street) agreed to construct and share the cost of building a wall between 20 and 18 Reade Street for a total of \$150.00.²⁵⁸

LOT 25: 20 Reade Street

Lot 25 or 20 Reade Street was bounded southerly in front by Reade Street, northerly in rear by Manhattan Place (formerly Republican Alley), westerly by the ground of by Moses Morrison, and easterly by the ground of Guillaume Preaut. Its dimensions were 25 feet 2 inches in rear, 25 feet in front, and 76 feet 6 inches in length on each sides.

There are eight indenture of conveyances for Lot 25 or 20 Reade Street. The first indenture was a trust deed executed on February 7, 1797; Richard Wilkeson (mason) and his wife Elizabeth Wilkeson sold this land for 10 shillings to William Fossbrook, who was to hold it in trust and resell the land in order to pay the Wilkesons' debts. Richard Wilkeson incurred four mortgages on the land: one for £500 owed to William Alexander, and three to Thomas Dodds for £400 dated January 1, 1796, £600 dated June 4, 1796 and £300 dated August 18, 1796. He also held two other debts: one for £206 and 15 shillings (creditor not mentioned) and one for £25 owed to John Leight, K.C. Pursuant to a judgment of the Supreme Court, (which Thomas Dodd initiated to secure his money) William Fossbrook sold Wilkeson's land and gave the proceeds to his debtors.²⁵⁹ It is not known who purchased Lot 20 from Mr. Fossbrook, but on May 7, 1797 Quintin Miller and his wife sold a portion of Lot 25 to Thomas Dodds for an unspecified sum.²⁶⁰

On March 13, 1814, Henry R. Teller of Schnectady, NY (who inherited the land from Isaac Teller) sold Lot 25, along with Lots 32 and 33 on Block 154, to Thomas Daft, Olivia Daft (of

²⁵⁷ Liber 173 of Conveyances Page 226.

²⁵⁸ Liber 476 of Conveyances Page 259.

²⁵⁹ Liber 53 of Conveyances Page 410.

²⁶⁰ Liber 472 of Conveyances Page 169.

Newark, NJ) and Mary Daft (Newark, NJ) for \$2,843.57.²⁶¹ Twenty-six years later, on January 17, 1846, Thomas Daft and his wife Mary Daft and Olivia Daft and Mary Daft (Newark, NJ) as devisees of Thomas and Mary Dodds sold Lot 25 or 20 Reade Street to Thomas Morrell for \$5,550.²⁶² On June 7, 1852, John Morrell quit his claim to several pieces of land, including Lot 25 on Block 154 as well as other land in the 6th Ward (his other pieces of land were located in other wards and in Upstate, NY) for \$1 and transferred it to Thomas Morrell (merchant).²⁶³

As a result of his ensuing marriage to Julia A. Jucho, Thomas Morrell decided on October 20, 1853, to convey his land to his wife-to-be in a manner in which he could intervene to protect his family's real estate interest. The land at this time was valued at about \$25,000, which explains Mr. Morrell's prudent precautions. According to this arrangement, the soon-to-be wife would receive the land after the marriage, and at her death the land would go to their children. Should Julia Jucho and her children die then the land would go to the heirs of Thomas Morrell. In the event of Thomas Morrell's death, Julia Jucho could lease the land for 21 years and the trustees could be discharged (if they felt unable to handle the responsibility of the land) and new trustees would be appointed. Finally, on May 21, 1855, Helen M. Morrell and Vannes W. Gerard (Mrs. Morrell's attorney) quit her claim to this land for \$5,000 and transferred ownership to William Jucho (Julia A. Jucho's father) and William Hall trustees by a deed dated October 20, 1853.²⁶⁴

On May 20, 1846, Thomas Morrell and Y. Petit and Guillaume (Administrators of the Estate of P. Petit, owner of 18 and 18.5 Reade Street) agreed to construct and divide the cost of building a wall between 20 and 18.5 Reade Street for a total cost of \$150.²⁶⁵

LOT 26: 22 Reade Street

Lot 26 or 22 Reade Street was bounded southerly in front by Reade Street, northerly in rear by Manhattan Place (formerly Republican Alley), on the easterly side by the land of Thomas Morrell, and on the westerly side by the land of Smith W. Anderson. Lot 26 measured 25 feet 2 inches in front and rear, 76 feet 10 inches on the westerly side and 76 feet 6 inches on the easterly side.

There are 16 indentures of conveyances recorded for Lot 26 or 22 Reade Street during the relevant period. On February 28, 1799 Arthur Smith (bricklayer) and Jane Smith (his wife) sold the rear portion of Lot 26 to Hugh McCormick (laborer) for \$450. One year later on June 3, 1800 the Smiths sold the front part of the lot to Brockholst Livingston, Esquire for \$1,400.²⁶⁶

²⁶¹ Liber 105 of Conveyances Page 207.

²⁶² Liber 472 of Conveyances Page 169.

²⁶³ Liber 653 of Conveyances Page 49.

²⁶⁴ Liber 38 of Conveyances Page 525; Liber 687 of Conveyances Page 382.

²⁶⁵ Liber 476 of Conveyances Page 259.

²⁶⁶ Liber 75 of Conveyances Page 348.

On April 15, 1806, Brockholst Livingston, Esq. and his wife Ann Livingston sold the portion of Lot 26 fronting Reade Street to Vincent Faure, Gentleman, for \$2,500;²⁶⁷ and, six years later, on August 13, 1812 Hugh McCormick (laborer) and his wife Nancy McCormick sold the rear portion of the lot to Matthew Banks (blacksmith) for \$950.²⁶⁸

On September 16, 1817, Dennis O'Harrity and Garret Byrne (Executors of the will of Hugh McCormick) and Hugh McCormick sold their rear portion of the lot to James Englishbe (carpenter) for \$452. The two parties agreed that a gangway lying on the east side of Lot 26 would be a mutual benefit to the proprietors and their neighbors to the east.²⁶⁹

On March 26, 1819, Brockholst Livingston (lawyer) and Catharine Livingston his wife sold the front portion of Lot 26 to James Englishbe, who already owned the rear portion of the lot.²⁷⁰ By 1819 Lot 26 had been designated 22 Reade Street. On May 2, 1836, James Englishbe and his wife Mary Englishbe sold Lot 26 with three other pieces of land to Abraham H. Van Wyck, merchant), for \$20,000. The land involved in this transaction was subject to a mortgage for \$6,000, which the Globe Insurance Company held against James Englishbe's title to the land. Also, Benjamin L. Benson held an additional mortgage for \$5,000 on Englishbe's land.²⁷¹

Abigail Faure (widow of Vincent Faure) and Sophia Faure (probably Vincent Faure's daughter) received \$1 each in payment for quitting their claim to Lot 26 and transferring their title to the land to Abraham Van Wyck. This settlement resolved the dual claim of Vincent Faure (and his heirs) and Abraham Van Wyck to Lot 26, which both parties had purchased from Brockholst Livingston in 1806 and 1836 respectively.

On March 11, 1839, Abraham Van Wyck (merchant) and his wife Ellen C. Van Wyck sold the four pieces of land (including Lot 26) to Myer S. Myers for \$22,000.²⁷² The property was still subject to two mortgages.²⁷³ On October 17, 1851, Myer S. Myers and his wife Matilda Myers sold Lot 26 or 22 Reade Street along with 64 and 66 Duane Street to Moses Morrison for \$33,000. Lot 26 and the other properties were now subject to two additional mortgages: one for \$5,000 executed by Myer S. Myer and his wife to Abraham Van Wyck on February 13, 1857 and the second for \$8,000 dated March 1839 also executed by Myer S. Myers and his wife to Abraham H. Van Wyck.²⁷⁴

On April 1, 1854 the late Moses Morrison (clothier) and his wife Sarah Morrison sold 64 and 66 Duane Street and 22 Reade Street (Lot 26) to Myer S. Myers (land agent) for \$33,000. The

⁷ Liber 75 of Conveyances Page 350.

⁸ Liber 99 of Conveyances Page 525.

⁹ Liber 125 of Conveyances Page 116.

¹⁰ Liber 140 of Conveyances Page 57.

¹¹ Liber 354 of Conveyances Page 326.

¹² Liber 392 of Conveyances Page 460.

¹³ Liber 354 of Conveyances Page 326.

¹⁴ Liber 584 of Conveyances Page 616.

land was still subject to four mortgages and taxes and assessments and on June 8, 1858, Myer S. Myers and his wife Matilda sold the same three lots to William Inglis (counselor at law) for \$31,980. Finally, on February 1, 1860 William Inglis sold Lot 26 (22 Reade Street) to Alexander T. Stewart (merchant) for \$21,546. This transaction was subject to all taxes and assessments confirmed after October 6, 1859 and also subject to an agreement relating to a party wall agreement between William Inglis and Thomas Morrell dated November 21, 1859.

LOT 27: 24 Reade Street

Lot 27 or 24 Reade Street was bounded southerly in front by Reade Street, northerly in the rear by Manhattan Place (formerly Republican Alley), westerly by the ground of Oliver Young, and easterly by the ground of Moses Morrison. The dimensions of Lot 27 were 25 feet in the front and rear, 76 feet 10 inches on the easterly side and 77 feet 1 inch on the westerly side.

There are six recorded indentures of conveyances for Lot 27 or 24 Reade Street. On July 13, 1759 Henry H. Kip quit his claim to Lot 27 to Daniel Denniston (of Pumpton, Morris County, NJ) for 10 shillings.²⁷⁵ On April 30, 1814 Henry R. Teller of Schnectady, NY sold the lot to Robert Snow (inspector of pot and pearl ashes) for \$2,836.65.

The next recorded conveyance of Lot 27 or 24 Reade Street does not occur until January 19, 1861, when Smith W. Anderson (of Westchester, NY) sold Lot 27 along with other unspecified pieces of land to Harriet Ann Anderson for \$12,000.²⁷⁶

At a special term of the Supreme Court of the State of New York held on February 24, 1863 at City Hall the court declared that a portion of Lot 27 be sold at a public auction in order to satisfy the complaint against Katherine C. Anderson and other unnamed defendants. On April 16, 1863 John B. Haskin (referee) executed the court's order and sold a portion of Lot 27 to Charles E. Butler for \$16,000.

On April 22, 1863, James Kip Anderson (of Green Bay, Wisconsin) and Harriet-Buchanan Anderson (also of Green Bay, Wisconsin) quit their claim in Lot 27 to Charles E. Butler for \$1.²⁷⁷ Several days later on May 1, 1863 John B. Haskin (referee) and John Schuyler, et al., defendants sold Lot 27 to Charles E. Butler for \$16,000.²⁷⁸ Finally, on May 15, 1863, Charles E. Butler and Susan R. S. Butler sold the same portion of Lot 27 to Alexander T. Stewart for \$16,000.²⁷⁹

²⁷⁵ Liber 545 of Conveyances Page 303.

²⁷⁶ Liber 829 of Conveyances Page 331.

²⁷⁷ Liber 871 of Conveyances Page 689.

²⁷⁸ Liber 880 of Conveyances Page 206.

²⁷⁹ Liber 884 of Conveyances Page 61.

LOT 28: 26 Reade Street

Lot 28 or 26 Reade Street was bounded southerly by Reade Street, northerly by Manhattan Place (formerly Republican Place), easterly by the land of Smith W. Anderson, and westerly by the land of Gilbert Giles. It measured 25 feet in front and rear, 77 feet 1 inch on the easterly side and 77 feet 4 inch on the westerly side.

There are nine deeds of conveyances for Lot 28 or 26 Reade Street. The first conveyance of this land occurred on July 23, 1795, when Henry H. Kip (Gentleman), Isaac Van Vleck (Gentleman), John Kip (cordwainer) and Samuel Kip, Esq. sold Lot 28, along with other pieces of land (Lots 2, 64, and 9 of the Bancker Map), to James J. Kip (merchant) for £1,425 or approximately \$3,562.50.²⁸⁰

On March 9, 1814 Henry R. Teller (of Schnectady, NY) sold the land to William Simmons (grocer) for \$1,343.28.²⁸¹ The land known as 26 (formerly 15) Reade Street remained in Simmons' possession until he died on or about July 8, 1828. Upon his death, he bequeath each of his children and heirs—William Simmons, Sarah Ann Berdan, John A. Simmons, Sophia Simmons, Adelia Ludlam, Jane Simmons Jr. David Simmons and Peter W. Simmons—an undivided 1/8th share of 26 Reade Street. His heirs became tenants in common; while Jane Simmons (widow of William Simmons) released her dower, 1/3rd of the land, for a consideration of \$3,130.25.²⁸²

Interestingly, on April 13 or June 1, 1830 Charles Graham, Esq., John D. Jacques (physician) and Lewis Hartman (Commissioner) sold 26 Reade Street to Edmond Hartman (merchant) for an unknown sum. It is unclear how long this land remained in the possession of Mr. Hartman; however, on February 22, 1833, the children and heirs at law of William Simmons quit their claim to 26 Reade Street to Oliver Youngs (dry good merchant) for \$10.²⁸³ Young also paid Jane Simmons \$7,500 for the property.²⁸⁴ This payment represents 2/3rd the value of the land since the children and heirs of William Simmons gave Mrs. Jane Simmons 1/3rd the value of the land (\$3,130.25) on May 24, 1830. In sum, Oliver Young paid a total of \$10,640.25 for 26 Reade Street.

On March 13, 1856, Oliver Young (farmer in Orange County) and Maria Young (his wife) sold Lot 28 or 26 Reade Street to Charles E. Butler (counselor at law) for \$13,000. The property was at that time subject to an indenture of mortgage dated May 16, 1854 and made by Oliver and Maria Young to the executors of the will of Frederick Gedhard (deceased) for \$7,000 plus 6% interest per annum.²⁸⁵ One week later on March 20, 1856, Charles E. Butler and his wife Susan R. S. Butler sold 26 Reade Street to Alexander T. Stewart (merchant) for \$13,100.²⁸⁶

²⁸⁰ Liber 141 of Conveyances Page 15.

²⁸¹ Liber 105 of Conveyances Page 266.

²⁸² Liber 105 of Conveyances Page 392.

²⁸³ Liber 294 of Conveyances Page 70.

²⁸⁴ Liber 294 of Conveyances Page 71.

²⁸⁵ Liber 702 of Conveyances Page 454.

²⁸⁶ Liber 699 of Conveyances Page 469.

On November 22, 1859 Alexander T. Stewart entered into a party wall agreement with Gilbert Giles (owner of 28 Reade Street).²⁸⁷ The dimensions of the wall were 10 feet in height, 101 feet in length, and 24 inches in depth. According to this agreement the person responsible for damage to the wall would pay the costs for its repair.

²⁸⁷ Liber 790 of Conveyances Page 635; Liber 826 of Conveyances Page 56.

Bibliographical Essay

The research for this study was conducted in four principal locations: the Hall of Records at the Office of the Clerk of the County of New York, the Microfilm Room of the New York Public Library, the Archives of the City of New York in the Surrogate's Court Building, and New York University's Bobst Library.

Deeds and other probate records located in the Hall of Records at the Office of the Clerk of the County of New York provide the basic documentary sources for the site-specific histories contained in this report. The deeds are indexed in volumes called "Liber," which record the liber and page of the deed (information necessary to find the its actual text), the Grantor and Grantee, the book date," and finally the transaction type. With this information one is able to find the actual deed of the deed which recorded transactions between persons or institutions that affected a given piece of land. The deeds record the parties to the transaction, sometimes recording their occupation and relations to one another; the size, dimensions, and in most cases the relative location of a plot of land; the cost of the transaction; material features such as improvements and houses with their corresponding street numbers; the type of transaction (e.g. quit claim, party wall agreement, lease of dower, etc.); the conveyance history of the piece of land, which sometimes stretches from the seventeenth century down to the present; and other supplementary information such as the presence and cost of any mortgages or the presence of any tenants on the land. These records reveal a rich historical record with respect to the changing cost of land, its ownership, and its demographic changes.

The deeds are however not without their limitations and inaccuracies. The relative unimportance attached to marking boundaries showed in the lack of care with which the municipality recorded these early deeds. Although deeds were drawn up between individuals prior to the eighteenth century, few of these early deeds are recorded in the Clerk's Office due to the absence of institutional structures that had as their main purpose the recording of deeds and other probate records. For this reason, the only way to obtain deeds and other records relating to the transfer of real estate during the early colonial period, is to search the papers of colonial families preserved at historical societies and other archives. In addition to missing early deeds, inaccurate transcription of the class of transaction and additional information presents a significant though infrequent problem; transactions that were recorded as regular sales were sometimes in fact quit claims. Finally, deeds that pertained to Block 154 were occasionally not indexed under the deeds of Block 154. Only a careful review of the text of the deeds yielded the information needed to fill the gaps in the deed book.

The *City Directories for New York City* in the Microfilm Division at the New York Public Library is an invaluable source documenting Block 154's demographic profile. Commencing in 1786 the *New York City directories* provided a service crucial to a nascent capitalist municipality: it provided

information necessary to the conduct of business in an urbanizing and industrializing center such as New York City following the war for independence.

The *City Directories* were analogous to present-day business directories and telephone books. The *City Directories* contained the name of the head of households at each address and his or her occupation. This simple and straight forward presentation of information can however present a problem. Due to the ever-changing character of the city, house numbers frequently changed or disappeared. For example, in order for the city to widen Reade Street a piece of the lower portion of Block 154 was taken, thus obliterating a portion of Lot One of Block 154 that was 288 Broadway. Last and most important, the *City Directories* do not, for any given year, represent a complete listing of all the city's inhabitants. Carefully used however, these documents can yield a wealth of information concerning the demographic profile of New York City streets and neighborhoods.

The last set of records used were *The Minutes of the Common Council*. In addition to the two indexed volumes in book form at New York University's Bobst Library, the unabridged letters, petitions, remonstrances, and declarations are located at the Archives of the City of New York in the Surrogate's Court Building. These documents provided a rich source of information pertaining to appeals put before the Corporation of the City of New York in general, as well as official declarations with respect to Block 154 and the African's Burial Ground. Although they are indexed, research in the *Minutes of the Common Council* requires patience for the sheer volume of information contained in the minutes and the poor manner in which that information is cross-referenced presents a daunting research project. Moreover, the published volumes of the abridged *Minutes of the Common Council* contain the sort of ambiguities found in all abridged documents. Fortunately however, some of the unabridged minutes still survive at the Archives of the City of New York. Many times the unabridged Minutes filled in crucial pieces of information that were missing from the published accounts. As with most archival tools though, the unabridged *Minutes* present their own difficulties. For example, they are indexed by date but only until 1800 when they are placed in folders that correspond to central themes. Thus, in order to find a document relating to any particular subject before 1800 one must search through several folders. And even though they are indexed the system used is chronological and not topical.

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