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ARCHAEOLOGICAL AND HISTORICAL
SENSITIVITY EVALUATION
723 EAST NINTH STREET
BOROUGH OF MANHATTAN
NEW YORK, NEW YORK

B 379 L 53

Prepared for:
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INTRODUCTION

This Phase 1A archaeological/historical sensitivity study documents the potential for prehistoric and historic sensitivity at 723 East Ninth Street through the review of existing archival, cartographic and published references. The project area location is in Manhattan's Lower East Side between Avenues C and D. The project area consists of Lot 53, Block 379. See Figure 1 for the location of the project area. The study was conducted on behalf of the Lower East Side Coalition Housing Development.

The organization of this study is in the following manner; first, a section describes the geography and physical setting; second, a section on the prehistoric sensitivity of the area; third, a review of the historic sensitivity of the area; and fourth, the sensitivity study results, conclusions and recommendations for testing, should testing be warranted.

GEOGRAPHY AND PHYSICAL SETTING

Manhattan lies within the New England Upland Physiographic Province which is a division of the Appalachian Highlands. There are two prongs of this province, of which, the Manhattan Prong is relevant to the project area. The Manhattan Prong is the smaller, eastern subdivision, extending through southwestern Connecticut, Westchester County, and into New York City, stopping at the southern tip of Manhattan Island. Manhattan's bedrock is igneous and primarily metamorphosed and underlies the whole of the island. The most recent formation, as well as the closest to the surface, is the Manhattan formation. This bedrock is composed mainly of mica schist and extends through almost all of Manhattan south of 110th Street. Since it is a medium to high grade of metamorphic rock, and close to the surface, it supports large buildings well (Schubert 1968:10, 65-68).

Ross (1970:171) described the area, bounded by East Fourteenth Street, the East River, Rivington Street, and Clinton/Avenue B as originally being two-thirds salt marshes, or covered by the East River prior to drainage and filling early in the nineteenth century. Sand hills bordered the marshes, which were used for the marsh fill. Three creeks were in this district. The first crossed Stanton Street near Clinton from outside the district, then Houston near Sheriff, and Second Street near Houston, finally entering the East River at Third Street. The second creek began around Avenue A and Fourth Street, ran to Sixth and Eighth Streets, and entered the East River near Ninth Street. The third stream ran in a northeast direction through Eleventh to Fourteenth Streets between Avenues B and C, and emptying into the East River at Fourteenth Street. Through examination of historic maps, it appears that the section of East 9th Street between Avenues C and D was the former bed of the second stream. See Figures 2 and 3.

The project area was inspected during January 2005. Inspection of the project area shows that it remains a vacant lot today. The project area and the lots adjacent to the west are now a parking lot surrounded by a chain link fence. Much of the surface was covered with snow during the inspection. The parts that could be seen were covered with coarse gravel. See Plates 1 through 3 for views of the project area from the street, middle, and rear of the lot.

Based on research conducted for a lot on East 4th Street between Avenues C and D in Manhattan, it appears unlikely that the dates of the original installation of water mains and sewers under East 9th Street survive. However, the Detailed Distribution Map including 341 East 4th Street does include a general note that all the undated water mains shown were installed prior to 1870

(Greenhouse Consultants 1996:7-8). A date in the 1860s appears most likely for this section of East 9th Street.

PREHISTORIC SENSITIVITY

Part of the project evaluation process involves studying published and unpublished sources in the files of the New York State Museum, Office of Parks, Recreation and Historic Preservation, and the New York City Landmarks Preservation Office.

A total of three confirmed prehistoric sites and one based on linguistic evidence were identified within a two mile radius of the 723 East Ninth Street project area. The three confirmed sites are: New York State Museum Numbers 4059, 4060, and 4061. See Figure 4.

NYSM 4059 lies approximately 5050 feet to 1.8 miles southeast of the project area. This site was noted by Parker (1922) as ACP-NYRK-9, as a village and shell middens near Canal Street, overlooking a small lake which had large deposits of shell.

NYSM 4060 lies approximately 1.14 miles southeast of the project area and was described as a village by Parker.

NYSM 4061 lies approximately 1.86 miles north of the project area and Parker indicated traces of occupation.

The fourth location that may have supported prehistoric occupation is suggested on the basis of linguistic evidence. Grumet (1981:49-50) places the name "Sapokanikan" for an area north of Houston Street and south of West 14th Street in western Greenwich Village. Grumet notes cultivated fields with a habitation site along the north side, which indicates an occupation during the Woodland Period. The location of this settlement, and its associates fields is shown on Figure 4 as two ovals. Unfortunately, no archaeological evidence exists to confirm this location as a former planting field.

All four sites are located next to substantial fresh water courses, the former stream than ran near the present course of Canal Street, and the East River.

In terms of potential prehistoric sensitivity, the project impact area was evaluated from two points of view:

1. The proximity of known prehistoric sites in or near the project area; and
2. The presence of freshwater drainage courses in general, particularly the identification of river or stream confluence situations where two or more drainages come together, providing access to both water and food supplies of both systems.

The location of the East Ninth Street project area on the 1776 Ratzer map survey is depicted within the salt meadows. This survey has documented the recorded locations of four prehistoric archaeological sites within two miles of the project area. None of the locations are within nor immediately adjacent to the project area. This area lay within the salt marshes during the colonial period. The location was not well-drained land, although fresh water was nearby. It is unlikely that prehistoric inhabitants camped at this location, although stray evidence for hunting or fishing may have been left.

HISTORIC SENSITIVITY

The Eleventh Ward in Manhattan History

Lot 53, Block 379 is situated in the Eleventh Ward on the East Side of Manhattan. The Eleventh Ward was bounded by Fourteenth Street on the north, Rivington Street on the south, Avenue B on the west and the East River on the east side. The area is first recorded on maps as part of the Stuyvesant farm (Valentine 1853:381 n51). See Figure 5. Peter Stuyvesant probably acquired the property of the Great Bouwary on March 12, 1651 (Innes 1902:119, n.1). In the seventeenth century the area was referred to as Stuyvesant's Meadows or Swamps (see Figure 6). The vicinity of the project area consisted of salt marshes, often inundated by the river. Since the location lay well outside the city, the nearest settlement appears to have been on the Bowery to the west. Valentine (1853:69) described a settlement of three or four houses on the road leading to Harlem which were located near Stuyvesant's farm.

According to Duffy (1968:405-406) the filling of Stuyvesant's Meadow began circa 1826. Initially the plan called for the meadow to be filled in, thereby raising its level. The procedure proved costly, so the city considered draining the land as more economically feasible, either through an open canal or through underground drains. Property owners objected to the drainage plan because they felt that such features would become health nuisances and lower the property values. As landfilling continued, the owners discovered that filling areas caused other portions to flood due to the natural drainage patterns being blocked. A report of the Board of Health on August 17, 1826 found that cellars flooded when it rained and 343 residents petitioned for a drainage plan (1968:406).

Development occurred rapidly in the lower East Side after filling. In the upper part of the Eleventh Ward development was due primarily to the rapid expansion of the shipbuilding industry, becoming known as the Drydock area. The Burr Map of 1839 (see Figure 7) show that development occurred from east to west, progressing inward from the shore (Blackmar 1989:198). Albion (1939:287) states that the East River was the site of the greatest amount of shipbuilding in the country and that the industry was concentrated on a one mile stretch of the river, from just below Corlear's Hook to 13th Street (1939:292-93). William H. Brown's Shipyard lay between 11th and 12th Streets, the Dry Dock between 10th and 11th Streets, Morgan Iron Works between 9th and 10th Streets, a Spar Yard and Lumber Yard lay between 8th and 9th Streets, Westervelt and Mackay's Shipyard between 7th and 8th Streets, W.H. Webb's Shipyard between 6th and 7th Streets, Webb's Building Yard between 5th and 6th Streets, and Smith and Dymon's Shipyard between 4th

and 5th Streets (Dripps 1852). The ship building industry required a large number of workers, in such a number that "When these yards were in full blast, ... it was almost impossible to pass through the streets at noon, as an army of from 6,000 to 7,000 men would leave the yards in regiments to go home to their dinners (Giegerich 1920:213). Carpenters, caulkers, riggers, sailmakers, sawyers, blacksmiths, and shipwrights were types of skill artisans used in ship building and repair. Proximity to place of work was important for New Yorkers during the first half of the nineteenth century. Scherzer (1992:26) states that fares for omnibus and streetcars were prohibitively expensive for the average New Yorker. An estimate for 1840 noted that probably only 23 percent of persons employed in industry worked outside their homes.

Middle and working class neighborhoods emerged after 1845 in the Dry Dock area due to the growth of the shipbuilding industry. Between 1846 and 1850, around 1200 buildings were erected in the Eleventh and Seventeenth Wards. The population in these wards doubled in size between 1845 and 1855 due to immigration and the demand for workers. The neighborhoods were primarily middle and working class, situated between the industrial waterfront and the wealthier areas located further inland (Spann 1981: 108, 154). New style tenement housing was constructed, most of which was shoddy. German immigration fueled the population settling in the Eleventh Ward which became the center of Little Germany, which then expanded into the Tenth, Thirteenth and Seventeenth Wards (Nadel 1990:29). Ernst (1994:42) located the heart of Little Germany as lying south of the current project area, bounded by Canal and Rivington Streets and from Elizabeth Eldridge. In 1845, seventeen percent of the residents were born in German (ibid.:167) while in 1856, 44 percent were German (ibid.:42).

Developers constructing housing rapidly, and shoddily, the construction rate did not keep up with demand. Blackmar (1989:197) states that eleven people occupied the typical two-story dwellings below Houston Street by 1830, while above Houston in the new 9th and 11th Wards, an average of nine people occupied larger dwellings. By 1854 the Eleventh Ward possessed the highest number of families per dwelling in the city (Spann 1981:465 note 37). Although new land was opened for development as the city progressed north, lots in the old wards of the city became progressively more commercialized, so that the rate of new housing stock did not necessarily replace older housing.

Description of the physical layout of Little Germany stated that the streets were unpaved or paved with cobblestones. Structures ranged from two to four stories and were made of brick, wood or stone. Shops were at ground level facing the street. While the lower part of the ward below Houston Street was a maze of alleyways and buildings, the upper part of the ward, where the

current project area is located, was formed along a regular east-west, north-south grid pattern. Structures erected in the upper section of the ward were larger and usually of brick or stone (Nadel 1990:34-35). The 'new-style' tenements were erected in the Eleventh Ward where builders planned for the most efficient use of the lot, i.e. covering most or all of the space (Blackmar 1989:197, 207). Much of the construction was shoddy, "...they [the structures] could not stand alone, and, like drunken men, require the support of each other to keep them from falling" (Spann 1981:154). On the other hand, the newer dwellings did offer plumbing, sanitation and heating (Blackmar 1989:197). Samuel Gompers described housing in the ward as

The tenement houses of Kleindeutschland, especially those north of Houston Street, were larger structures designed to get the greatest possible use out of each lot. They were generally five to six stories tall and built with bricks. A double-lot structure, fifty feet wide and seventy feet deep, held forty-eight apartments and accommodated at least that many families. Each floor had eight apartments with four facing the street and four facing the rear. (Nadel 1990:35)

The report of the Fifteenth Sanitary Inspection District of 1866 included the 71 blocks of the Eleventh Ward within the district. Ross described some buildings on the reclaimed land as built on piles. Other structures, because the water table was so high, had shallow cellars, with some having a constant supply of standing water, especially east of Avenue C and Ridge Street (1970:171-172). By 1860 all of the avenues in the district had sewers and most of the streets. Some street sewers, however, were below tidewater and when high tide occurred, the sewers backed up. Many houses or privies were not connected to the sewers (1970:173). In 1860 the population for the district was 59,571 which was distributed over 3190 building lots (1970:171). A total of 2769 dwellings were present in the ward. Structures consisted of 617 private houses, 825 stores, six churches, eight schools (Ward School No. 24 located directly across the street to the south), one public market, nineteen slaughterhouses, 159 stables, and 432 rear houses (1970:173). The number of tenant houses was 2152, most of which were of brick construction, while one-tenth were made of wood (1970:173-74). Dr. Ross painted a miserable, dismal picture of the Eleventh Ward as an area overridden by crowding and unsanitary conditions. Dwellings were filthy, unventilated, dark, and filled with inhabitants suffering from typhus, measles, smallpox, pulmonary diseases, and cholera, sharing their living quarters with stables and in the immediate vicinity of slaughterhouses. Nadel (1990:32) says that the Eleventh Ward was also the site of a major slaughterhouse district, "... where more than half of the hogs slaughtered in the built-up portion of the city were killed."

Giergerich, reminiscing in 1920 about living in the ward after the Civil War, describes a different situation from that described by the social historians and public health officials mentioned above. Rather than crowded, filthy tenements, he describes the area as one where

Neat brick dwelling houses containing at most two families occupied the greater portion of the area lying between Third and Ninth Streets and Avenue C and the East River and there were also many such houses in other parts of the ward. A few houses of that kind are still standing in Seventh Street, between Avenues C and D, where I lived for many years, in Fourth Street, between the same avenues, where I lived just after my marriage, and where my children were born; in Third Street, between Avenues C and D, and in Seventh Street between Avenue D and Lewis Street.

(1920:211)

History and Documentation of Lot 53, Block 379

Table 1 presented in the appendices is the chain of title for Lot 53, Block 379. No records exist from 1654 to 1791, and 1793 to 1824. However, it is noted that the property was part of the Bowery Farm of Peter Stuyvesant who transferred it to his son. In ca. 1825 the family began to sell portions of the farm, including the project area.

A series of historic maps were collected. The following maps were included: Ratzer 1776, Burr 1839, Dripps 1852, Perris 1857-1862, Viele 1865, Robinson 1885, Bromley 1916, Bromley 1925, Bromley 1934 and Bromley 1955. These maps were analyzed to determine whether there were structures on Lot 53, when they appeared and when they were removed.

The earliest is the 1776 Ratzer map (see Figure 2) which shows the project area as part of a large area labeled "Salt Meadow." No streets are shown near the project area location. The 1865 Viele map (see Figure 3), which shows the conditions prior to landfilling with the 1860s street grid superimposed, confirms that the project area was part of a salt marsh. Information from the will of Petrus Stuyvesant indicates that all of Block 379 was a part of his Bowery Farm, and that it was not subdivided into lots until 1825 (Liber 46W:107). Deed records show Nicholas William Stuyvesant and Catherine L. Stuyvesant selling all of Block 379 to Noah Scovell and David P. Hall on April 1, 1825 (Liber 188:568).

Scovell and Hall then sold Lot 53 along with 20 other lots on this block to Charles Henry Hall on December 20, 1825 (Liber 196:337). When these lots are plotted, it can be seen that they make up four rectangular parcels. The project area makes up the western side of the south facing

parcel. Charles Henry Hall then sells Lot 53 with 12 other lots on Block 379 to James Hooker on June 16, 1830 (Liber 263:459). This sale includes two of the original four parcels and half of another. Of interest here is the parcel including Lots 49 through 53, one of the original four parcels. This parcel is sold by James Hooker and Helen S. Hooker to Robert L. Reade on August 17, 1835 (Liber 335:71). It then remains intact through another five sales until 1839. Finally, Lots 49 through 53 are sold by George C. Thomas to Francis Ficket on September 19, 1839 (Liber 400:370). It is a reasonable conclusion that the similar structures later seen in these lots were all built at one time prior to the subdivision of this parcel. The 1839 Burr map (see Figure 7) is at such a scale that includes very few details of the project area. It does however show that the street grid has been laid out over the former marsh, and that development had reached the project area block extending from the south and east. It appears that most of the eastern half of Block 379 has been developed, but not the western half. Francis and Mary-Augusta Fickett then sell Lot 53 with Lot 52 to John G. Coster on June 5, 1840 (Liber 408:126). The structures built in Lots 49 through 53 must have been constructed between August 1835 and June 1840.

The executors of John G. Coster sold the lot to Daniel Mapes on March 4, 1846 (Liber 473:212). Mapes then sold the two lots back to Coster's executors on March 21, 1850 (Liber 539:51).

The 1852 Dripps map is the earliest map detailed enough to show the individual lots. See Figure 8. This map shows a structure covering the front half of the lot, and a small shed at the rear. There are still undeveloped lots on the southern and western sides of the block. The 1857-1862 Perris map shows very similar structures in Lots 49 through 53. See Figure 9. Since all the structures shown in Lots 49 through 53 are of the same dimensions and all have similar rear sheds, it appears likely that they were built at the same time and by the same builder. The Perris map is the earliest map to show the entire block in use. The lot is then sold by Henrietta T. Coster to Philip Hoch on August 12, 1858 (Liber 757:667). Hoch owns the property for two years, selling it to Johann Lang on August 29, 1860 (Liber 816:565).

The Lang family owns the project area for nearly 60 years. There are two transactions on March 3, 1870, but the lot remains within the Lang family. George W. Lang and Mary H. Lang finally sell Lot 53 to Max Kipperman on July 23, 1920 (Liber 3168:482). The next depiction of the project area block is from the 1885 Robinson Atlas. See Figure 10. The project area is shown with a structure covering the front half of the lot, and an open rear yard. The 1916 Bromley Atlas shows a similar situation. See Figure 11. The front half of the project area is covered by a four story structure with a basement and a storefront. The rear yard remains open.

The Kipperman family appears to retain the project area until March 2, 1923 when they sell it to the Associated Hebrew Day Nursery Incorporated. The Manhattan Bureau of Buildings issued a certificate of occupancy for the Hebrew Day Nursery on April 13, 1922. This document confirms that 723 East 9th Street was a four story building with a basement. The 1925 Bromley Atlas shows only one change since 1916. See Figure 12. A rear porch or shed has been added to the structure. The 1934 Bromley Atlas continues to show the same building with the rear porch or shed. See Figure 13. It is now labeled as five stories without a basement or storefront, probably implying that it had a half basement. It is now labeled "Day Nursery." The nursery changes its name to 9th Street Day Nursery and Orphan Home, and sold the project area to the Congregation of Ystivath Rabbi Eluzor on June 27, 1938. By October 27, 1950 the project area has become property of the City of New York. The most recent map collected that illustrates the project area is from the 1955 Bromley Atlas. See Figure 14. The project area is shown as a vacant lot on this map.

Table 2 in the appendices presents occupants of Lot 53, Block 379 as constructed from various city directories and censuses. Table 3 illustrates the 1870 Census for Lot 53, Block 379. Table 4 is the tax assessment record for the project area.

Tax records for the City of New York were consulted to determine when a house was first built within the project area lot. Tax records for 1827 through 1889 were found. The earliest recording for Lot 53, Block 379 was in 1827 when C.G. Hall was noted as owning property on the north side of East 9th Street. In 1829 the value of C.G. Hall's vacant property was \$25. Value increased to \$500 in 1836 when F. Fickett owned the vacant property. Ficketts's property is still vacant in 1838 when it is valued at \$800. The assessment for 1839 was for \$1000, but the entry is confusing because it is listed as vacant but then *L & H* is lightly written next to it. In 1841 the property definitely has a structure and is valued at \$2800. In 1846 John G. Coster owns 366 East 9th Street and the property is valued at \$2500. In 1863 Philip Hock owns the property and it is valued at \$2500. In 1864 John Lang is listed as owner, and then it switches back to Hock in 1865. John Lang served in the military and was given a reassessed value of the property. Instead of paying \$2500, it was reassessed at \$2000. When the value of the assessed property was increased in 1866 to \$3000, Lang's military corrected value was \$2500. Revaluation continued until 1870 when the value of the property was listed at \$3200 and Lang's corrected value was \$3700. By 1889 the value of the property had increased to \$5000. The size of the house is recorded during 1842 as 20 feet by 40 feet. This notation remains the same through 1889. The structure was noted as three stories high in 1856, and continued as three stories until 1882 when it was noted as four stories with a basement. None of the records indicates that more than one structure

existed on the lot. The tax records provide a form of evidence that a house was constructed on the project area by 1841.

From 1859-1860 Philip Hoch, holder of the deed for 723 East 9th Street, lived at 372 9th Street. The property was transferred to Johann Lang in 1860 at which time Johann took up residency at 372 9th Street. Johann Lang is listed in the Trow city directory as living at 372 East 9th until 1871 at which point the street was renumbered to 723 E 9th Street. Philip Hoch's occupation is listed as peddler and Johann Lang as beer maker.

The Manhattan Department of Buildings was consulted for information regarding possible extensions to 723 East 9th Street. Information was obtained from their website on December 6, 2004. A total of 18 actions were listed for Block 379 Lot 53 (723 East 9th Street). The Buildings Department only managed to find a total of five documents. The remaining 13 documents were either lost, or referred to another lot and were misfiled. The extant documents include a Certificate of Occupancy for the Hebrew Day Nursery dated April 13, 1922, three references to demolition plans dated May 15-17, 1944, and a diagram of the lot from the same time. The certificate issued to the Hebrew Day Nursery was for a non-fireproof building with a basement and four stories. The day nursery occupied the basement and first three floors, while a janitor's apartment occupied the fourth floor. The demolition documents detail a four story brick building, 20 feet front and rear, and 40 feet deep. The dimensions of the lot was 20 feet front and rear, and 100 feet deep. The building classification on May 17, 1944 was as a synagogue loft-D. No rear building was on the lot. The application for a sidewalk bridge permit on May 15, 1944 described an old vacant brick four story building.

Unsafe building reports were listed for 1904 and 1943. Special reports were listed for 1908, 1918, 1922 and 1923. Complaints were listed in 1943 and 1947. Alterations were listed for 1906, 1921, 1961, and 1981. No description exists for action number ALT 564-06. ALT-2661-21 describes a day nursery, 20 feet by 40 feet, and 45 feet high. The front stoop and cornice were removed, and the front area was filled. A new brick cornice was erected on the front of the building, and partitions were formed in the basement to create a laundry and kitchen. The width of the basement hall was increased and a dumbwaiter shaft was created from the first floor to the basement. The chimney breasts were removed and a rear outside iron stairway was created. The architect was Louis A. Sheinert.

All evidence from these records indicates that there was a four story structure with a basement within this lot. It measured 20 feet by 40 feet. The structure was used as a residence until the

early 1920s. It then became a day nursery with a caretaker's apartment on the top floor, and the nursery facilities on the other floors and in the basement. This use continued until 1944 when the structure was demolished due to its unsafe condition.

Based on information obtained from the Department of Environmental Protection, 723 East 9th Street between Avenues C and D in Manhattan had water mains available by 1891 and sewers by 1910. These dates are probably not the dates of original installation of water mains and sewers under East 9th Street. These records are kept on maps which record the date that a particular pipe was installed, not the date when service was originally installed. Notes on the map for adjacent blocks show that two mains were replaced during the 1880s. Research conducted on other properties in this neighborhood suggests initial water line installation dates to the 1860s. The Detailed Distribution Map, including a property researched on East 4th Street, has a general note that all the undated water mains shown were installed prior to 1870 (Greenhouse Consultants 1996:7-8). A date in the 1860s appears most likely for this section of East 9th Street. Sewer service probably was made available shortly thereafter, since one of the major advantages of water service was the ability to use flush toilets.

City directories and census records were consulted to determine who was living at 723 East 9th Street, particularly during the 1860s, if it is assumed that the 1860s were when utilities were first installed. The first occupant confirmed is Philip Hoch during 1859 and 1860. Johann or John Lang lived within the project area from 1860 through 1890 or later. Lang was a beer maker born in Baden during 1828. During 1880 John Land, his wife Katie (or Catherine), and their children Louisa and George live at 723 East 9th Street. Katie was from Bavaria, and their children were born in New York. They had a 16 year old servant from Bavaria as well as eight boarders. Six were from Bavaria, one from Baden and one from Switzerland. There is consistent evidence that the Lang family lived here from the 1860s. The family was German as were their servant and nearly all of their boarders during 1880. The occupation of the Langs started out as lager or beer brewers and saloon keepers or bartenders.

If the utilities were installed at the turn of the century the house refuse may be related to immigrants of German extraction, the Langs and Heinkels, or the later wave of Russian Jewish immigrants, the LeFranke or Hanshitzky households. While the Lang family continued to own the property from ca. 1860 until 1920, they leased the property to tenants for at least ten years, and maybe the last twenty years that the Langs owned it. The occupations of their tenants included goldsmith, bartender, carpenter, buttonhole maker, fresco painter, shoemaker and tailor. The occupation of inhabitants in 1900 included carpenter, lager maker, bookbinder, shopkeeping

clerk, woodmaker, salesman, metal spinner, cabinet maker, and varnisher. Lang, at age 72, was listed as a landlord. The Lefrankes of 1910 was a physician. Household members also included a printer. The Hanshitzkys in 1920 included occupations among family members such as clock operator and dressmaker. Other occupants of the structure included an elevator operator, shoemaker, tailor, operator, and newspaperman. In 1930, Charles Anthony from Armenia was the janitor at the Day Nursery, along with a nurse and her daughter from Russia, and a second nurse from Poland. The Federal Censuses from 1870, 1880, 1900, 1910, 1920, and 1930, as well as the Police Census of 1890 were consulted.

Plates 4 through 6 illustrate the front of the building at 723 East 9th Street, circa 1939-1941 from the Municipal Archives Tax Photograph collection.

CONCLUSIONS AND RECOMMENDATIONS

The purpose of this sensitivity evaluation was to determine the potential archaeological significance of 723 East 9th Street, Manhattan. A general review of the prehistory of lower Manhattan indicated that the project area has little potential for use during prehistory. This location was part of a salt marsh during the seventeenth and eighteenth centuries. This situation is probably also true of the preceding Woodland period. Although game may have been attracted to this marsh, any hunting camps would have been on the higher ground to the west where the game could be observed.

Research into the history of 723 East 9th Street indicates that this location remained a part of the salt marsh on the Bowery Farm of Petrus Stuyvesant until 1825. A house was constructed by 1841, with a three story house noted between 1856 and 1881 and a four story building with basement from 1882. The exact dates of water and sewer service availability were not established, but it appears that both became available during the 1860s. It appears most likely that 723 East 9th Street was built with both a privy and a cistern. Water could not have been supplied from a well due to this location being a former salt marsh. The map evidence shows that no substantial structures were ever built within the rear yard. A shed existed at the rear of the lot as seen on the 1857 – 1862 Perris Atlas. A porch or shed existed on the rear of the house as seen on the 1925 and 1934 Bromley Atlases. These structures would not have had basements of deep foundations which could have disturbed the privy and cistern. The chain of title for this lot shows that the Lang family owned it from 1860 through 1920. There is good evidence that they occupied the project area from 1860 through at least 1890. Johann or John Lang was a beer maker from Baden, now part of Germany. His wife was from Bavaria, also now part of Germany. During 1880 they had a German servant and boarders from Germany or Switzerland.

Evidence from recent archaeological work conducted by Joel W. Grossman under Police Service Area 4 shows that a surface from the 1860s and a cistern filled at that time survived within a short distance of the project area (Grossman pers. com. 2005).

There is strong evidence that 723 East 9th Street was built on prior to 1842 and that water and sewer mains were available at this location prior to 1870. This evidence means that the structure must have had both a cistern and a privy, and they were likely filled during the 1860s or 1870s. The Lang family were both the owners and primary residents of 723 East 9th Street at this time. They were middle class and of German extraction, which is typical for this time and place.

It is the recommendation of the Principal Investigator that archaeological testing be undertaken within the former rear yard of 723 East 9th Street prior to any construction activities there. This testing should take the form of backhoe trenching. Trenches are recommended immediately behind the former house and at the rear of the lot. These trenches will be used to search for a cistern and a privy.

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APPENDICES

Table 1	Chain of Title, Lot 53, Block 379
Table 2	Composition of Households Occupying, Lot 53, Block 379, 723 East 9 th Street
Table 3	Census 1870, Block 379, Lot 53
Table 4	Tax Assessment Records for Block 379, Lot 53

Table 1: Chain of Title, Lot 53, Block 379

1654-1791

No instruments of record

1793-1824

No instruments of record

General Statement of Early Title

"The block was wholly within the Bowery Farm of Petrus Stuyvesant who devised it in his will (L46 Wp 107) to his son Nicholas W. Stuyvesant who, in about 1825 began selling parts of it including this block in, in city lots."

Grantor	Grantee	Recording Date	Liber:Page	Comments
Stoutenburgh, Isaac Van Cortlandt, Philip (Commissioners of Forfeiture)	Lewis, Morgan	October 11, 1792	48:277	Not Lotted
Stuyvesant, Nicholas- William Catherine L.	Scovell, Noah Hall, David P.	April 1, 1825	188:568	Entire block
Scovell, Noah Hall, David P.	Hall, Charles Henry	December, 20 1825	196:337	1-4, 14-19 incl, 28-31, incl, 35 ½, 49-53 incl, 63
Hall, Charles Henry Sarah	Hooker, James	June 16, 1830	263:459	1-4, incl, 17, 18, 19, 49-53 incl, 63
Hooker, James Helen S.	Reade, Robert L.	August 17, 1835	33:571	49-53 incl.
Reade, Robert L.	Thomas, George C.	October 22, 1835	347:79	49-53 incl.
Thomas, George C. Anna R.	Reed, Richard	May 13, 1836	359:29	49-53 incl.
Reed, Richard Rachel	Walton, Thomas A.	May 18, 1836	358:157	49-53 incl.
Ruggles, Philio T.	Thomas, George C.	August 27, 1839	398:488	49-53 incl.

Grantor	Grantee	Recording Date	Liber:Page	Comments
Thomas, George C.	Ficket, Francis	September 19, 1839	400:370	49-53 incl.
Fickett, Francis Mary-Augusta	Coster, John G.	June 5, 1840	408:126	52,53
Coster, John G (Exrs of)	Mapes, Daniel	March 4, 1846	473:212	52,53
Mapes, Daniel	Coster, John G. (Exrs of)	March 21, 1850	539:51	52,53
Coster Henrietta T.	Hoch, Philip	August 12, 1858	757:667	53
Hoch, Philip Margaret	Lang, Johann	August 29, 1860	816:565	53
Lang, Johann	Rauscher, Julius	March 3, 1870	1122:623	53
Rauscher, Julius Minna	Lang, Catharina	March 3, 1870	1122:634	53
Lang, George W. Mary H.	Kipperman, Max	July 23, 1920	3168:482	53
Kipperman, Max Beckie	Kipperman, Beckie	July 14, 1921	3233:291	53
Kipperman, Beckie	Gedinsky, Selig Kipperman, Max Yalkut, Abraham Blumenfeld, Harry Anna	July 14, 1921	3233:29	53
Gedinsky, Selig Esther Kipperman, Max Esther Blumenfeld, Harry Anna Yalkut, Abraham (widower)	Associated Hebrew Day Nursery Inc. 723 E. 9 th Street	March 2, 1923	3312:360	53

Grantor	Grantee	Recording Date	Liber:Page	Comments
9 th Street Day Nursery & Orphan Home Inc. finly kn.as Associated Hebrew Day Nursery Inc. (Seal reads Ninth St. Day Nursery & Orphans Home, Inc.)	Congregation of Yestivath Rabbi Eluzor	June 27, 1938	3987:252	53
Young, Spencer C. Treasurer of the City of New York	City of New York	October 27, 1950	4697:425	53
The City of New York	Josephson, Emmanuel M.	July 22, 1959	5085:659	53
Josephson, Emmanuel M..	Sparkling Realty Co. Inc.	October 30, 1961	5166:687	53
Finance Administrator of the City of New York	City of New York City Hall NYC	March 31, 1969	135:426	53
City of New York	Richardson, Mylene	August 17, 1970	181:1436	53
Richardson, Mylene	Sarfati, Rose	November 28, 1983	739:1004	53
Sarfati, Rose	Liggett, John Peter	May 1, 1987	1224:2256	53
Liggett, John Peter	870 Knickerboxer Ave CP	April 10, 1989	1558:1700	53
Commissioner of Finance	City of New York	July 7, 1989	1597:1581	53

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Farm Histories V. P

Stuyvesant Chart RD 486

Map of Tracts and Farms Plate VIII RD 358

Table 2: Composition of Households Occupying, Lot 53, Block 379, 723 East 9th Street

Year	Household Member	Age	Occupation	Place of Birth
1871	John Lang	43	Beer Maker	Baden
	Julius G. Rauscher		Porter	
1873	John Lang	45	Saloon	Baden
1880	John Lang	51	Lager Beer	Baden
	Katie Lang (wife)	55		Bavaria
	Louisa (daughter)	11	School	New York
	George (son)	10	School	New York
	Lizzie Schraud	16	Servant	Bavaria
	Nikolas (boarder)	15	Goldsmith	Bavaria
	Peter Lippert (boarder)	37	Bartender	Bavaria
	Nickolas Orshler (boarder)	35	Carpenter	Bavaria
	Henry Kertz (boarder)	36	Buttonhole maker	Bavaria
	Henry Schneider (boarder)	30	Shoemaker	Bavaria
	Valentine Upet (boarder)	28	Tailor	Bavaria
	Charles Werner (boarder)	26	Tailor	Baden
	John Langmecker (boarder)	35	Tailor	Switzerland
1890	John Lang	62	Beer Maker	Baden
	Catherine (wife)	67		
	Peter Lippert	53		
	Kate Faunhouren	18		
	John Miller	21		
	Samuel Marowitz	22		
	Nealio Lundgren	46		
	Catherine Lundgren	42		
	Edward Brown	21		

Year	Household Member	Age	Occupation	Place of Birth
	Kate Brown	21		
	Lena Markowitz	15		
	Fanny Markowitz	41		
1900	Wallace Heinkel	55	Carpenter	Germany
	Antoinette (wife)	52	Lager Maker	Germany
	William (son)	22	Bookbinder	New York
	Johnson Klingel	36	Shopkeeping clerk	New York
	Katie (wife)	34		New York
	Margaret (daughter)	13	School	New York
	William Easkine (Boarder)	29	Wood Maker	England
	Peter Horr	26	Salesman, woodware	New York
	Mary (wife)	25		New York
	Florence (daughter)	4		New York
	Madeline (daughter)	2		New York
	Emril Walz (boarder)	34	Metal Spinner	New York
	Francis Horr	53	Lager maker	Germany
	Catherine (wife)	60		New York
	Francis (son)	32	Furniture salesman	New York
	Henry (son)	28	Cabinet Maker	New York
	Charlotte (daughter)	21		New York
	Clara (daughter)	13		New York
	John Lang	72	Landlord	Germany
	Wally A. Pertdal	38		New York
	Anna (mother)	79		Germany
	George Schwerdt (boarder)	23	Varnisher	Germany
1910	Dorri Lefranke	37	Physician General Practice	Russia

Year	Household Member	Age	Occupation	Place of Birth
	Rose (wife)	30		Russia
	Elizabeth (daughter)	7		New Jersey
	Israel (son)	6		New York
	Maurice (son)	12		New York
	Frances Frellanke	19	Servant	Germany
	Frances Horr	63		Germany
	Catherine (wife)	60		New York
	William Coleman (son-in-law)	23	Printer	New York
	Clara (daughter)	23		New York
	Rose (granddaughter)	2		New York
1920	Ben Hanshitzky	53	Operator of Clocks	Russia
	Becky (wife)	45		Russia
	Dave (son)	21		Russia
	Celia (daughter)	18	Maker of Dresses	Russia
	Rose (daughter)	15	school	Russia
	Bessie (daughter)	13	school	Russia
	Louis (son)	10	school	Russia
	Victor (son)	8	school	New York
	Edmund Zeller	72	Elevator Operator	Germany
	Jennie (wife)	60		New York
	Isaac Balsky	55	Shoemaker	Poland
	Victoria (wife)	52		Poland
	John (son)	22		Poland
	Charles (brother)	48	Tailor	Poland
	Esther (sister-in-law)	45		Poland
	Jacob (nephew)	17		Poland
	William (nephew)	15		Poland

Year	Household Member	Age	Occupation	Place of Birth
	James(nephew)	10		Poland
	Elizabeth (niece)	5		New York
	William Flischer	47	Tailor	Austria
	Donna (wife)	42		Austria
	Bill (son)	22	Operator	Austria
	Frank (son)	17	Newspapers	Austria
	John (son)	15		Austria
	Charles (son)	12		Austria
	Harry (son)	8		New York
	Ethel (daughter)	6		NewYork
	Isaac Geller	52	Operator of Clocks	Austria
	Galdia (wife)	48		
1930	Charles Anthony	34	Janitor - Day Nursery	Armenia
	Stella Rosen	34	Nurse	Russia
	Lillian (daughter)	13		New York
	Sarah Hirsch	42	Nurse	Poland

Table 3: Census 1870
Block 379, Lot 53

Year	Household Member	Age	Occupation	Place of Birth
1870	John Lang	41	Bar Saloon	Germany
	Katherine Lang	45		Germany
	Peter Lippert	33	Bartender	Germany
	John Fisher	50	Tailor	Germany
	Carl Firgman	50	Tailor	Germany
	Peter Miller	21	Brewer	Germany
	Anna Miller	45		Germany
	Conner Bromley	30	Machinist	Ireland
	L. Zimmerman	50	Lager maker	Germany
	John Stuart	25	Tailor	Scotland
	Mary Stuart	25		England
	Martin Blick	35	Tailor	Germany
	Emma Blick	34		Germany
	John Blick	9	in school	New York
	Marie	5		New York
	M. Sfeld	30	Fresco Painter	Germany
	Clara	28		

Table 4
Tax Assessment Records for Block 379, Lot 53

Year	Owner/ Occupant	Lot Size	House Size	Stories #	Houses on Lot	Street #	Ward No./Farm #	Real Estate Value	Corrected Value	Comments
1889	J. Lang	20X3/4 92	20X40	4B	1	723		5000		
1888	J. Lang	20X3/4 92	20X40	4B	1	723		5000		
1887	"	"	"	"	"	"				
1886	"	"	"	"	"	"	2431			
1885	"	"	"	"	"	"				
1884	"	"	"	"	"	"				
1883	"	"	"	"	"	"				
1882	"	"	"	4B	"	"		4000		
1881	"	"	"	3	"	"		3700	4000	
1880	"	"	"	3	"	"		"		
1879	"	"	"	3	1	2		3700		
1878	"	"	"	"	"	"				
1877	"	"	"	"	"	"				
1876	"	"	"	"	"	"				
1875	"	"	"	"	"	"				
1874	"	"	"	"	"	"				
1873	"	"	"	"	"	"				
1872	"	"	"	"	"	"				
1871	"	"	"	"	"	"				
1870	John Lang	"	"	3	1	372	2431	3200	3700	Military 1870
1869	"	"	"	"	"	"		3500	3000	Military April 7/69
1868	"	"	"	"	"	"		"	"	Military March 5/68
1867	"	"	"	"	"	"		"	"	Military
1866	"	"	"	"	"	"		3000	2500	Military
1865	Phillip Hock	"	"	"	"	"		2500		
1864	John Lang (Phillip Hock crossed out)		"	"	"	"		2500	2000	Military
1863	Phillip Hock	"	"	"	"	"		2500		
1862	"	"	"	"	"	"				
1861	"	"	"	"	"	"				

Year	Owner/ Occupant	Lot Size	House Size	Stories #	Houses on Lot	Street #	Ward No./Farm #	Real Estate Value	Corrected Value	Comments
1860	"	"	"	"	"	"				
1859	Estate of J. Coster	"	"	"	"	"		2500		Philip Hock
1858	"	"	"	"	"	"				
1857	Estate of J.G. Coster	"	"	"	"	"				
1856	"	"	"	"	"	"				
		Description of Property								
1855	Estate of Coster	L&H				372				
1854	"	"				"				
1853	"	L& house				"	2431			
1852	"	L & H				"				
1851	"	"				"				
1850	"	"				"				
1849	"	"				"				
1848	"	street # says 366 - but 372 is written next to it								
1847	"	L&H				366	2431			
1846	John G. Coster	L & H				366	2431	2500		
1845	"	"				"	"			
1844	"	"				none given	"			
1843	"	"				"				
1842	"	"				"				
1841	Francis Fickett	L&H				9th b/w C&D North Side	none given, but he has 3 listings	2800		
		L&H				"		2800		
		L&V				"		800		
1840	No info: reel says large material									
1839	F. Fickett	L&V, but L&H is written lightly next to it					Farm # 2094	1000		
1838	F. Fickett	L&V				Ninth Ave between D& C	Ward # 2049	800		
1837	Could not read entry									

Year	Owner/ Occupant	Lot Size	House Size	Stories #	Houses on Lot	Street #	Ward No./Farm #	Real Estate Value	Corrected Value	Comments
1836	F. Fickett owns 2 farms	L&V				9th b/w D & C North side	Ward # 4654	500		
		L&V					Ward # 4666	500		
1835	"	"				"	"	"		
1834	"	"				"	"	200		
1833	"	"				"	"	100		
1832	"	"				"	"	no value		
1831	"	"				"	"	"		
1830	C.G. Hall	L&V				"	Ward # 4666	25		
1829	C.G. Hall	L&V				"	Ward # 4666	25		



Figure 1 Portion of the U.S.G.S. Brooklyn, New York and Jersey City, New Jersey-New York 7.5 minute series quadrangles showing the location of the 723 East Ninth Street project area.



Figure 2 Section of the 1776 Ratzert plan illustrating the topography of the project area in the late eighteenth century.

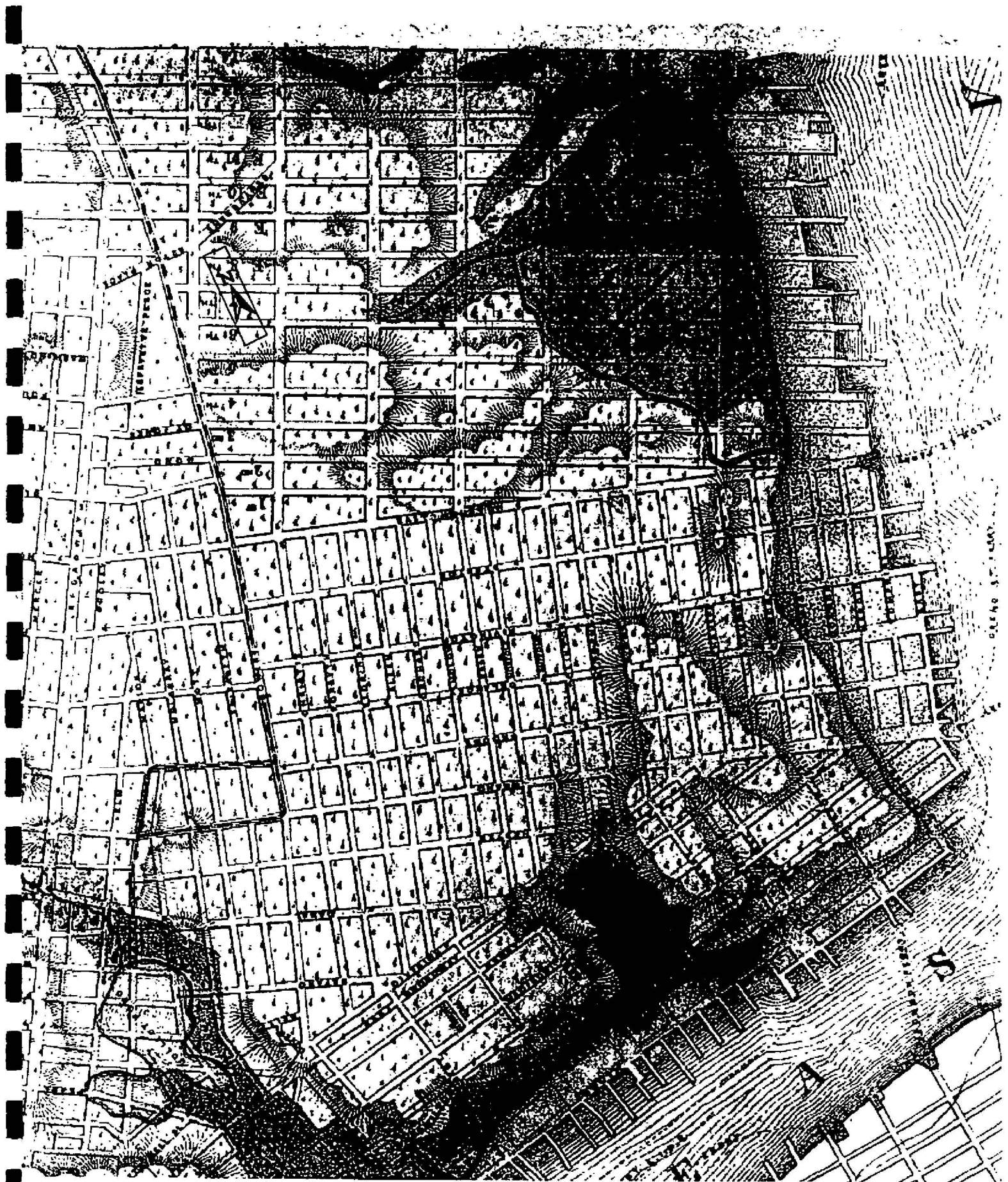


Figure 3 Section of the 1865 Viele topographical map illustrating the position of the project area within the former meadowland and the current street grid.

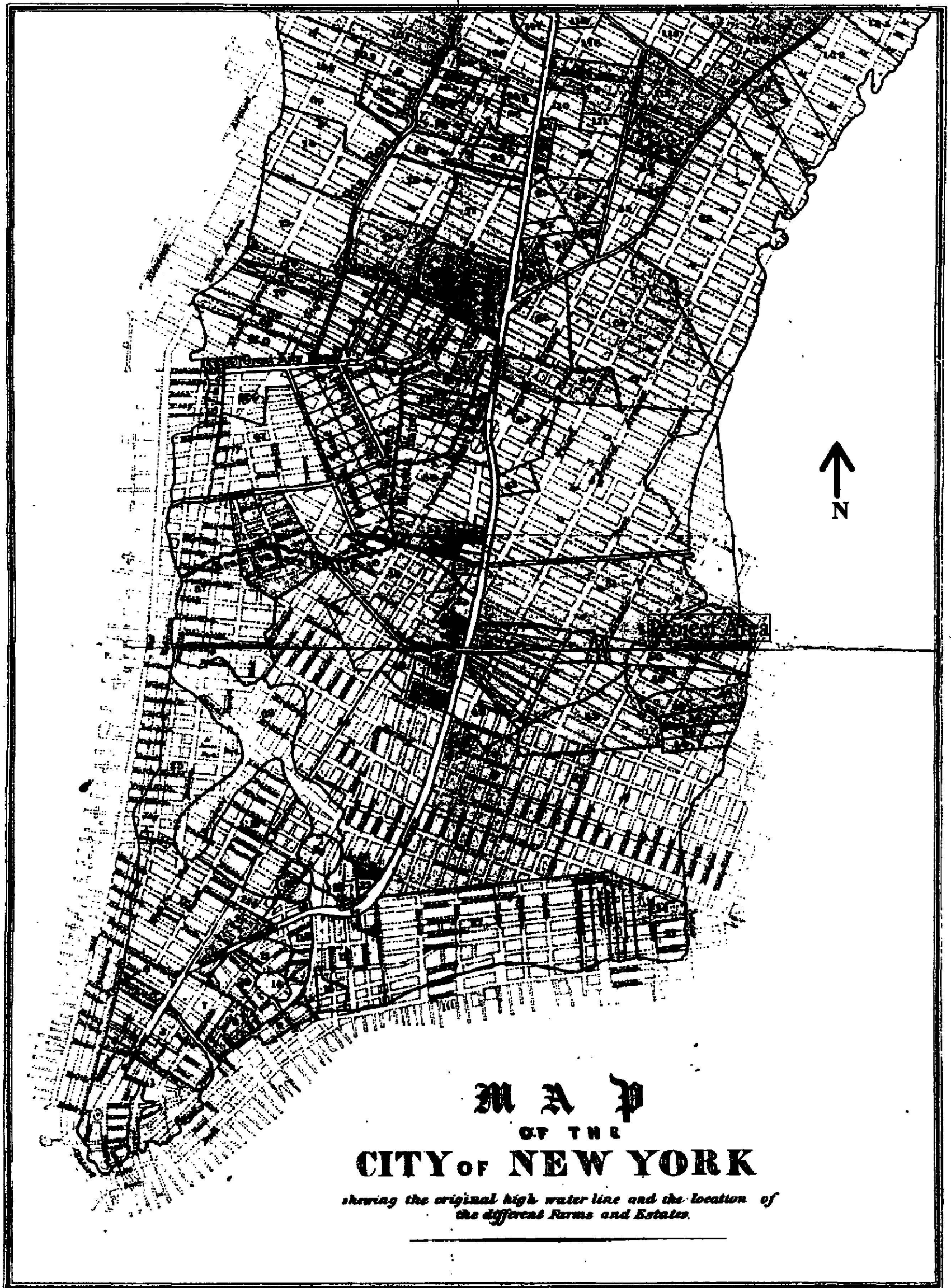


Figure 5 Illustration from the Old Farm Map, 1853, showing the project area in relation to the seventeenth century settlement.

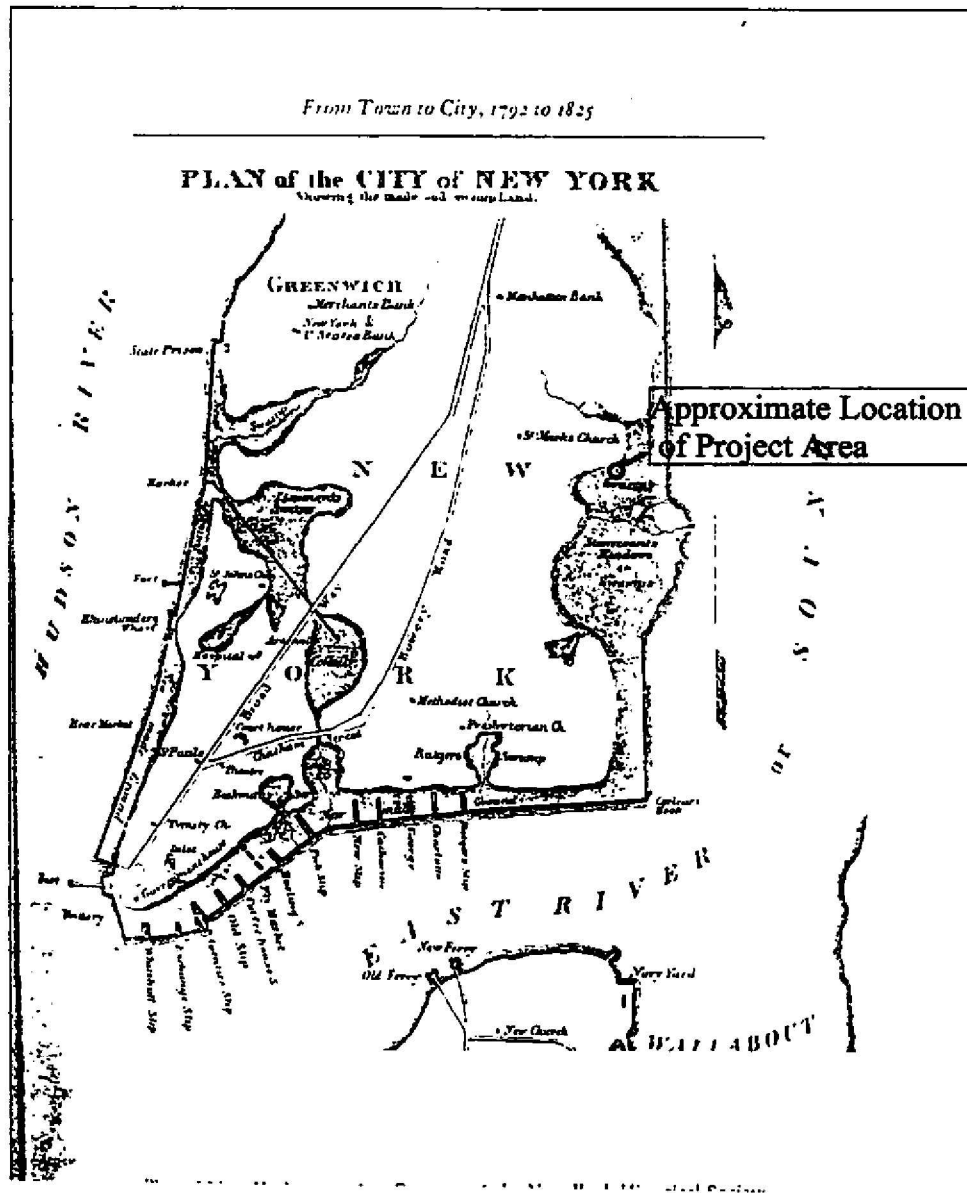


Figure 6 Illustration from the 1810 map of made and swamp land showing project area.

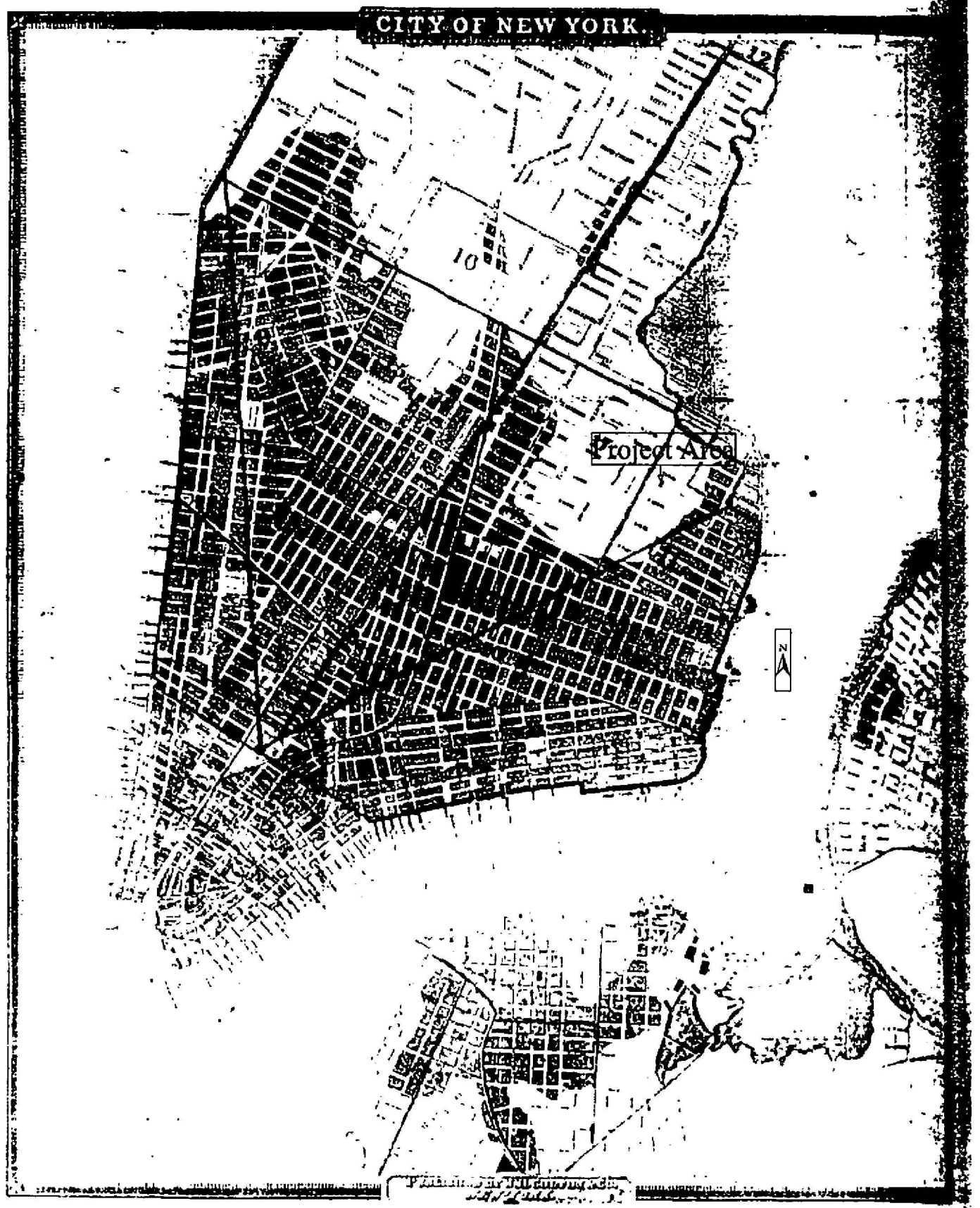


Figure 7 Burr map of 1839 showing mid-nineteenth century development in Ward 11.

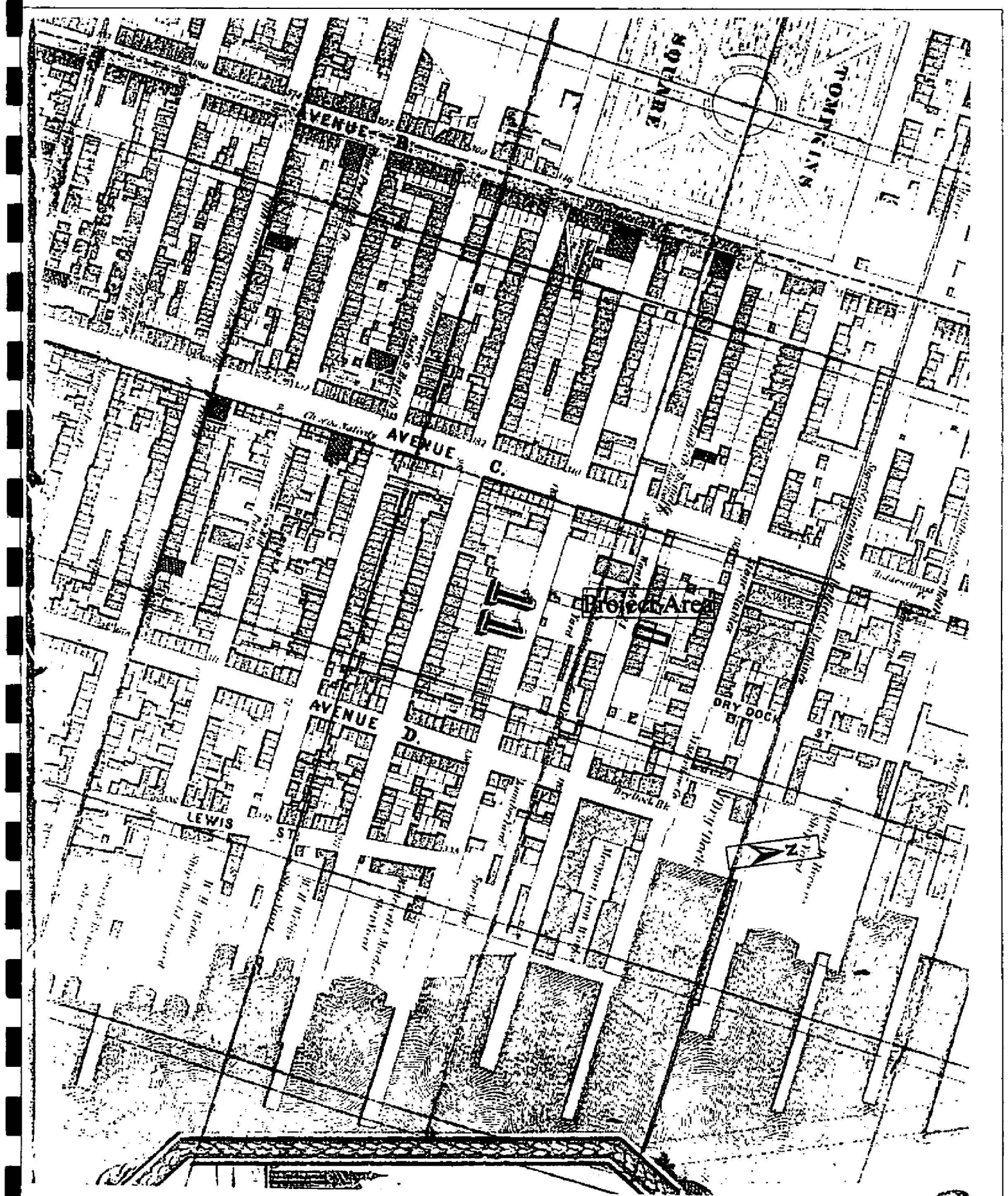


Figure 8 Section of the 1852 Dripps map showing the project area.

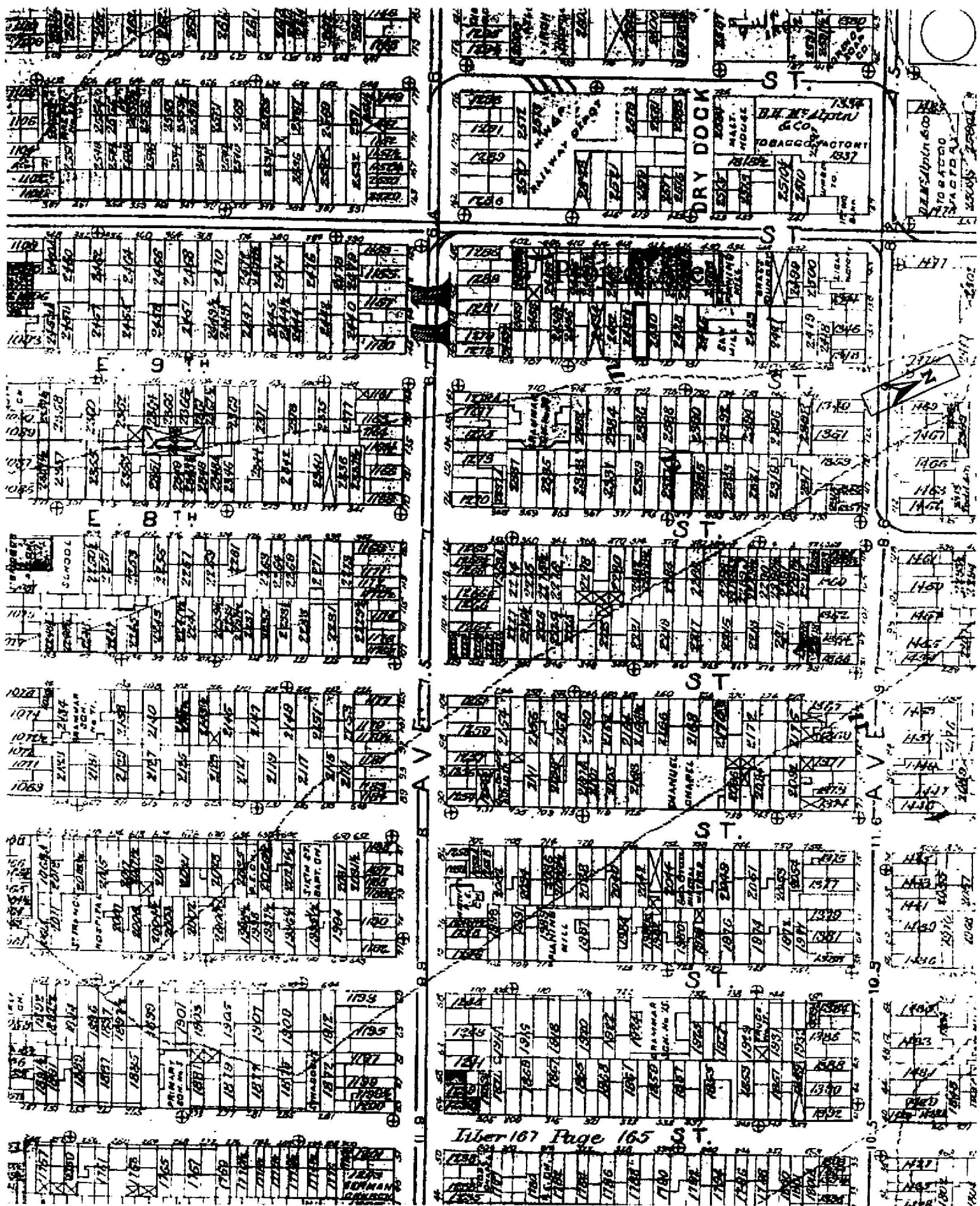


Figure 10 Section of the 1885 Robinson map showing the project area.

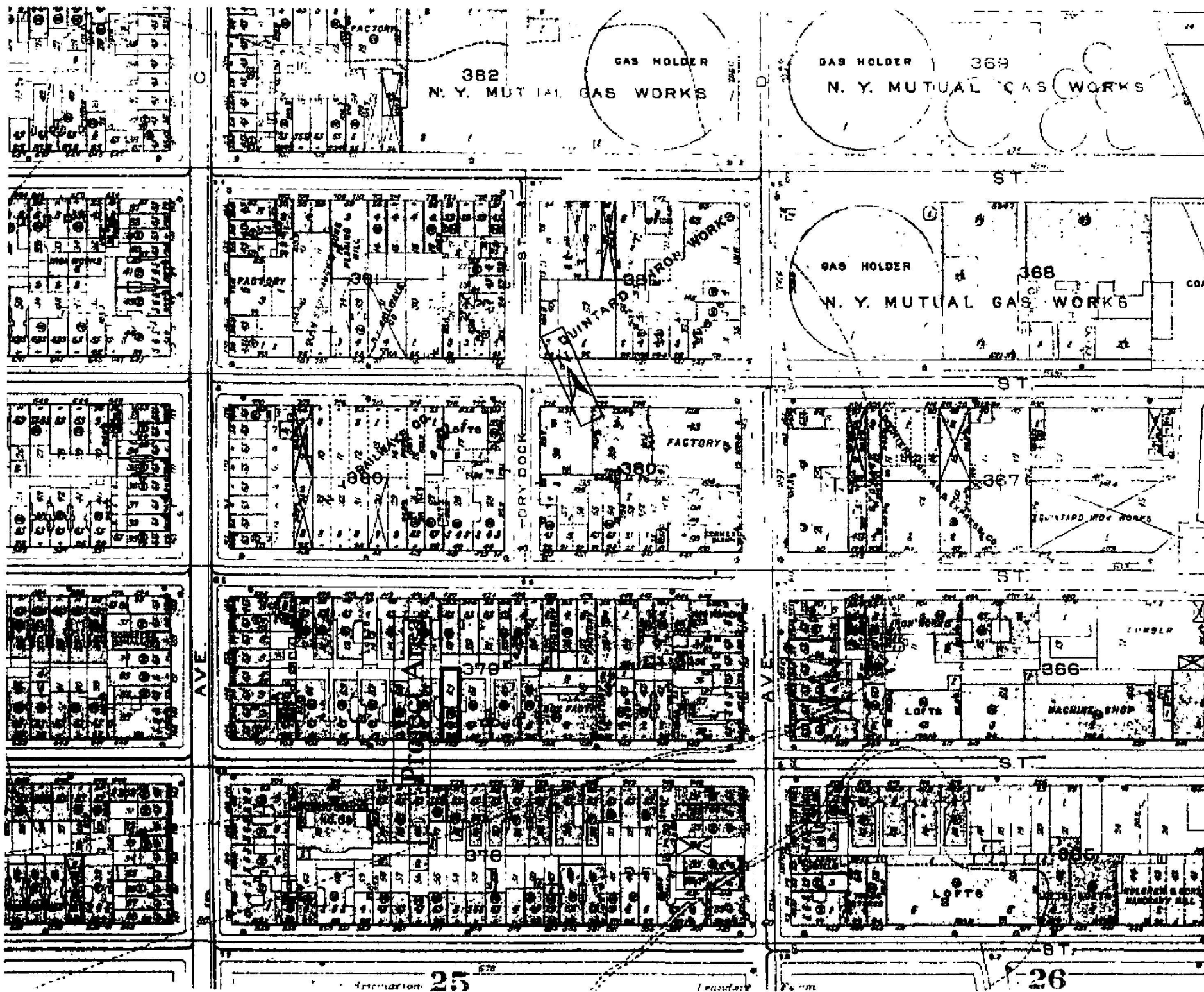


Figure 11
Section of the 1916 Bromley map illustrating project area.

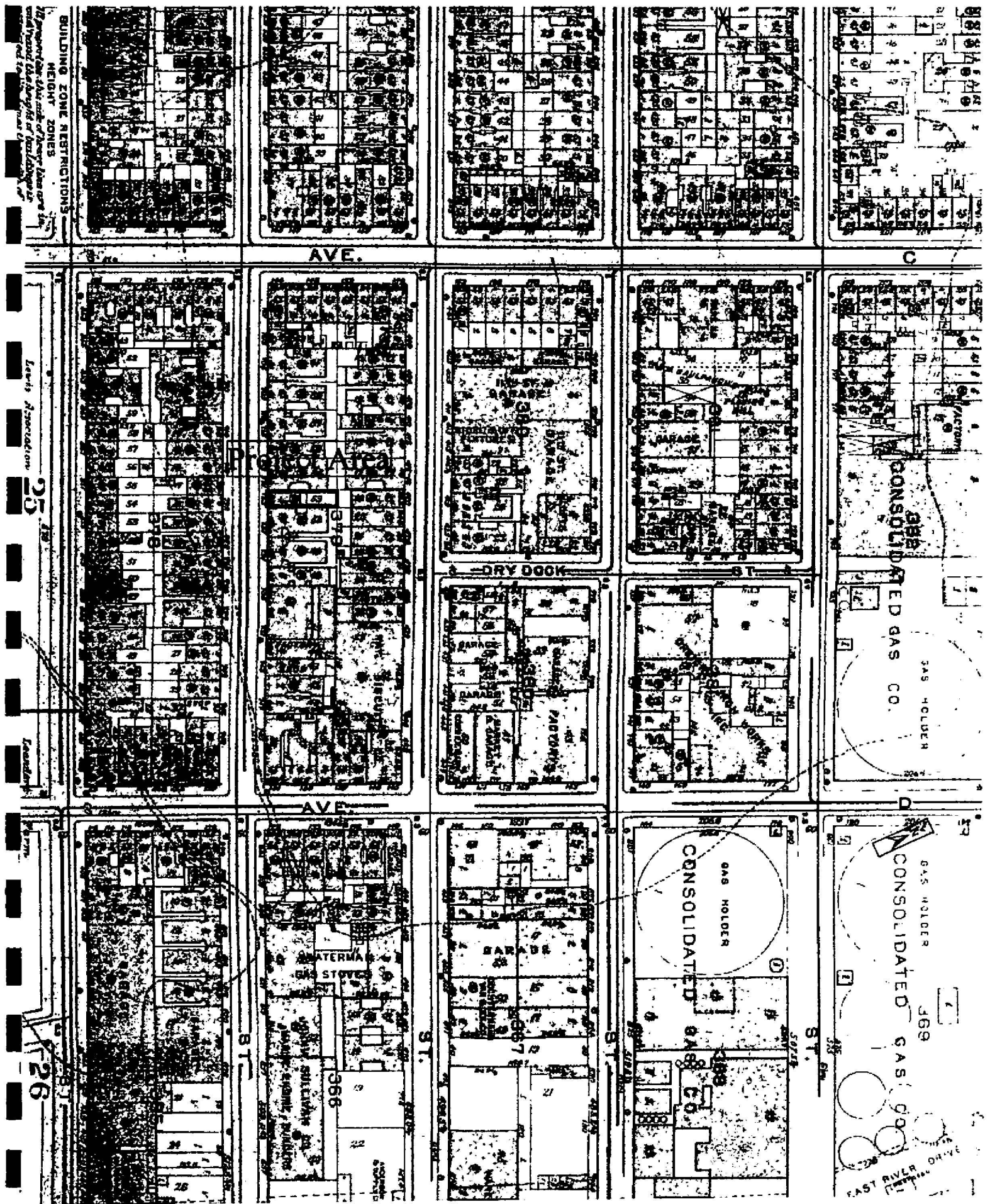


Figure 13 Section of the 1934 Bromley map illustrating project area.

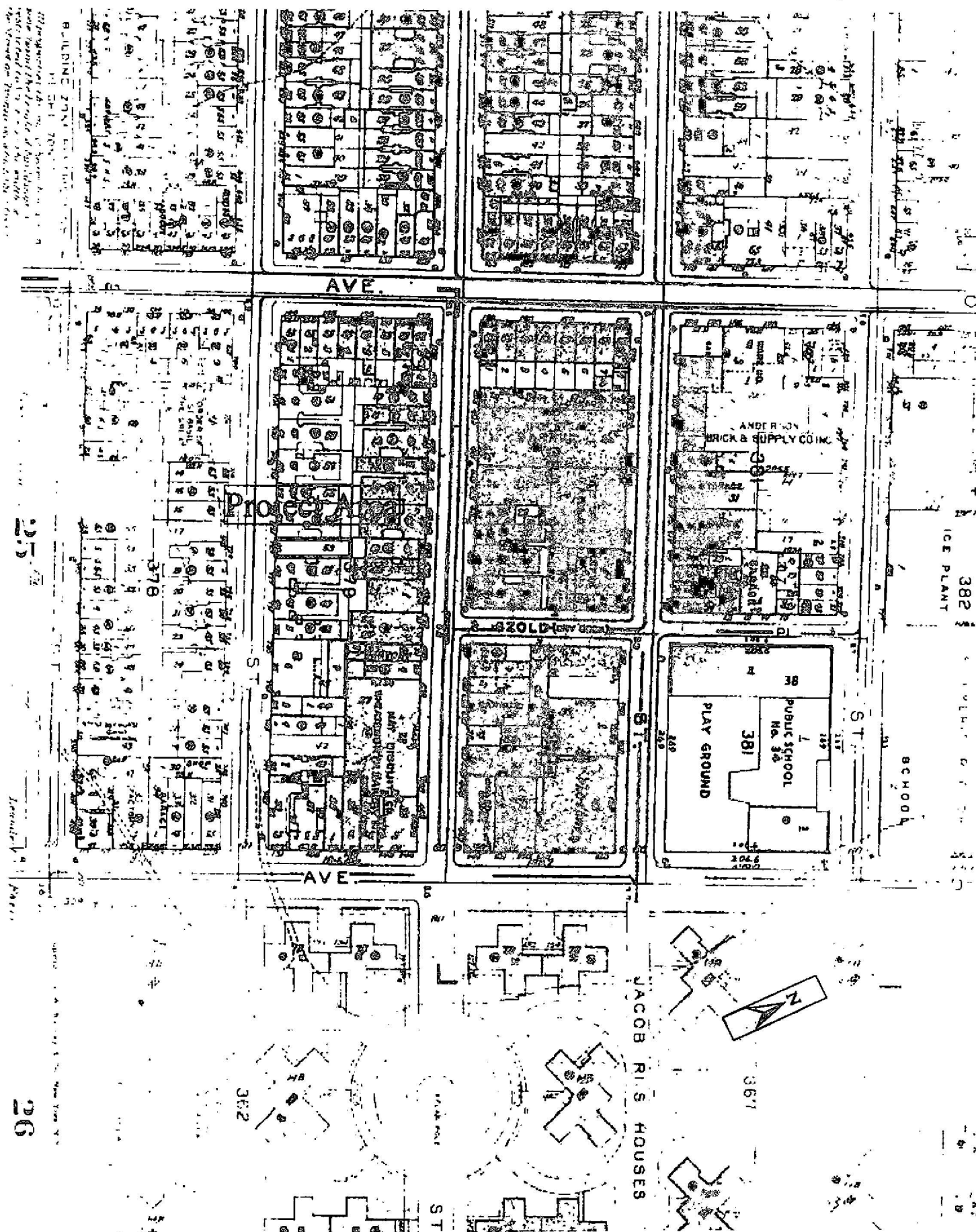


Figure 14 Section of the 1955 Bromley map illustrating project area.



Plate 1 View of the project area at 723 East 9th Street looking north from the street.



Plate 2 View of project area, standing in middle of the lot, looking northeast, where the empty space would have been behind the structure.

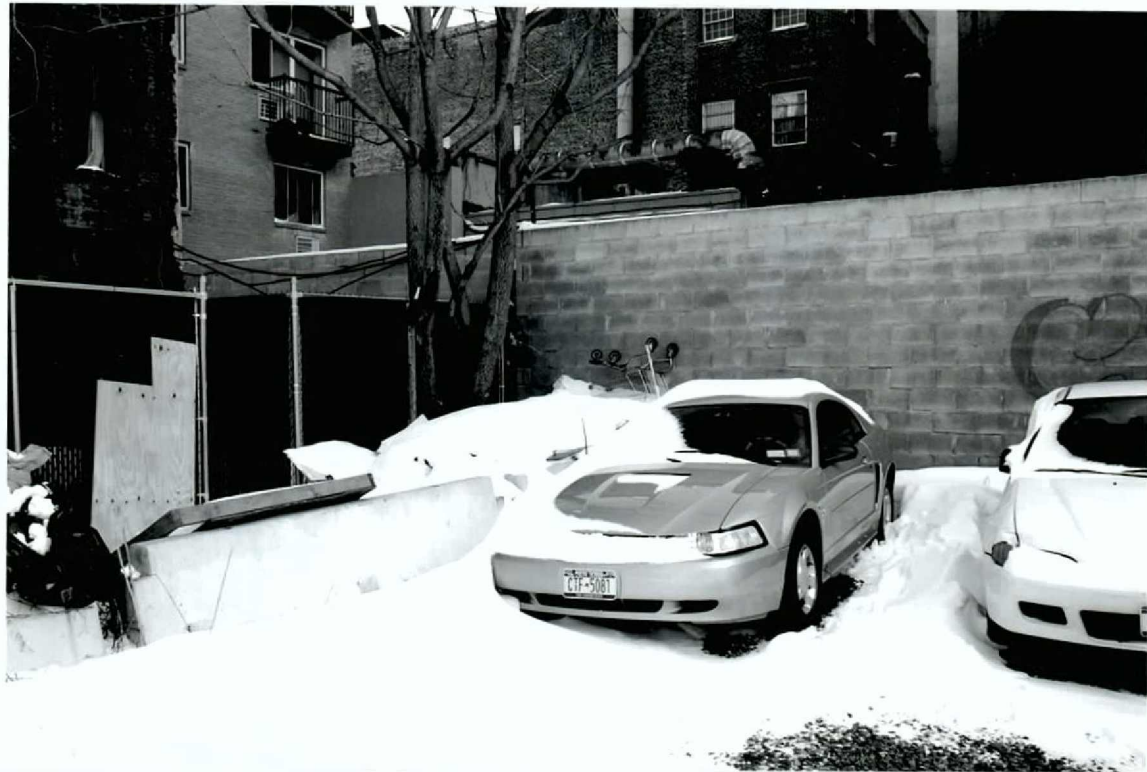


Plate 3

View in the rear of the lot looking northeast.



Plate 4 View of base of front of building at 723 East 9th Street, circa 1939-1941.



Plate 5 View of central stories of front of building at 723 East 9th Street, circa 1939-1941.



Plate 6

View of upper portion of front of building at 723 East 9th Street, circa 1939-1941.