

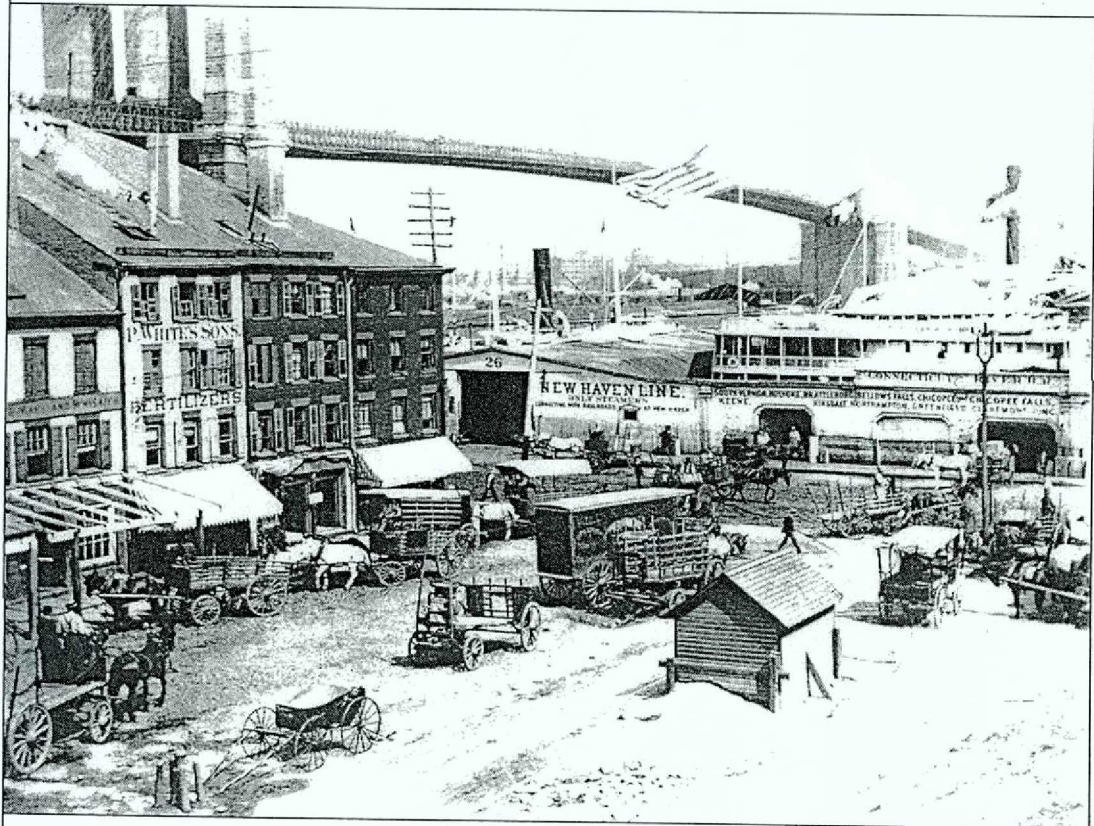
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EAST RIVER WATERFRONT ACCESS PROJECT

Phase 1A Archaeological Documentary Study of Peck Slip
between Pearl and South Streets; Water Street between Beekman and
Dover Streets; and Front Street between Peck Slip and Dover Street.



South Street Piers, looking east at Peck Slip. c. 1885 photograph by Alfred Lowenhierz

Courtesy of South Street Seaport Museum

989

April 30, 2007



Phase 1A Archaeological Documentary Study of

PECK SLIP

**Peck Slip between Pearl and South Streets;
Water Street between Beekman and Dover Streets; and
Front Street between Peck Slip and Dover Street
New York, New York**

Prepared for:

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April 30, 2007

A. INTRODUCTION

AKRF, Inc. has been contracted by the Lower Manhattan Development Corporation (LMDC) to perform cultural resource services for a proposed development project. The proposed East River Waterfront Access Project would be located in Lower Manhattan, New York (**Figure 1**). The project would utilize US Department of Housing and Urban Development (HUD) funds administered by LMDC for the Peck Slip improvements, and Federal Highway Administration (FHWA) funds for the streetbed improvements. The project is therefore subject to review under Section 106 of the National Historic Preservation Act.

The following Phase 1A Archaeological Documentary Study focuses on the Peck Slip portion of the East River Waterfront Access Project area. The archaeological area of potential effect (APE) for this proposed project includes the portion of Peck Slip that is situated between Pearl and South Streets, as well as the streetbeds of Water Street between Beekman and Dover Streets, Front Street between Peck Slip and Dover Street, Beekman Street between Water and South Streets, and Peck Slip between Pearl and Water Streets (**Figure 2**).

The East River Waterfront Access Project would provide community amenities and significantly improve pedestrian connections between the East River waterfront and its neighboring Lower Manhattan areas—the South Street Seaport District, Chinatown, the Lower East Side, and East River Park. The Access Project is critical to improving public access to and utilization of the waterfront area. The project, which would be led by New York City's Department of Parks and Recreation, would enhance historic Catherine, Peck, and Rutgers Slips and Montgomery Street all of which were once an integral part of the working waterfront and today function only as city streets and roadbeds. Once a rollicking, vigorous, place for commerce, ship building, repair, and maintenance, the slips have been filled in, leaving a wide corridor between city blocks. The project would also improve the north-south connection between the East River Park and the waterfront to the south by opening an area of roadway that is currently inaccessible.

The Access Project would redesign Catherine Slip, Rutgers Slip, and Montgomery Street as median open spaces with unifying elements such as seating, paving, and plantings. Peck Slip's historic character would be reinforced by a new pedestrian plaza with a similar planting vocabulary as well as a water feature, recalling the days when the East River actually flowed into the slips. The project would improve the existing conditions on these slips by providing multiple easy and attractive pedestrian access points from the waterfront to the interior of Lower Manhattan.

The proposed project improvements at Peck Slip and its side streets would be coordinated with the New York City Department of Transportation's (NYCDOT) planned work at Peck Slip which would include formalizing Peck Slip's street geometry by creating a median in the slip, installing new curbs, removing existing surface parking from the slip's center area, and repaving the streetbed with Belgian block. Also in this area, NYCDOT would upgrade utilities below the streetbeds of Water Street between Beekman and Dover Streets, Front Street between

Peck Slip and Dover Street, Beekman Street between Water and South Streets, and Peck Slip between Pearl and Water Streets.

Excavation within the portion of Peck Slip between Pearl and South Streets for a proposed water feature could reach a depth of up to ten feet for the installation of a pump pit, while other parts of the feature could require excavation to a depth of four to five feet. The location of the water feature and pump pit is not yet known. Archaeologically sensitive areas identified in the following Phase 1A will be taken into consideration when determining its final location.

For the remainder of the project area, excavation for the proposed improvements is not expected to exceed four feet. However, ground disturbance for the NYCDOT streetbed improvements at Water Street between Beekman and Dover Streets, Front Street between Peck Slip and Dover Street, Beekman Street between Water and South Streets, and Peck Slip between Pearl and Water Streets may reach depths of six feet.

The following Phase 1A Archaeological Documentary Study of Peck Slip has been designed to satisfy the requirements of the New York State Historic Preservation Office (SHPO) and the New York City Landmarks Preservation Commission (LPC) and it follows the guidelines of the New York Archaeological Council (NYAC). The study documents the history of the proposed project area as well as its potential to yield both prehistoric and historic archaeological resources. It also documents the current conditions of the project area and previous cultural resource investigations which have taken place in the vicinity of the APE.

B. PRECONTACT SENSITIVITY ASSESSMENT

At the time of European contact, a portion of the project area was partially submerged by tidal marsh along the East River shoreline and a small stream which ran between the river and a large swamp to the north. The remainder of the project area was underwater well into the historic period. Although there might have been periods of time when the water table was lower and the project site exposed, documentary research suggests that much of the coastal area of Lower Manhattan was rocky and not ideally suited for precontact habitation. Furthermore, inundation, tidal action, and waterfront dredging along the submerged project area shoreline and within the slips could have impacted any fragile precontact remains. It is highly unlikely that any precontact archaeological resources which may at one point have been located within the project area would have survived subsequent tidal action and dredging episodes. Therefore, the project site is determined to have low potential for the recovery of precontact period resources that would have research potential and meet the criteria necessary for inclusion on the National Register of Historic Places.

C. HISTORIC PERIOD RESOURCES

PECK SLIP STREETBED

With the exception of a marketplace which was located there between 1763 and 1792, it does not appear that buildings were constructed within the modern Peck Slip streetbed, parts of which remained an active waterway until the 19th century. Structural remnants of the marketplace may still be extant beneath the modern streetbed. Other 18th and 19th century markets in Manhattan, including the market on Catherine Slip, were constructed over cellars. Although there is no documentary evidence which suggests that such cellars may have existed at the Peck Slip market, it is possible that cellars or vaults may have been located at the site. In addition, it is also

possible that through time, small sheds and buildings — related to either the market or other commercial enterprises — were constructed and demolished on the various docks and piers within the APE. However, these structures would have been built on the surface of the docks and would not have included basements. Their dockside locations and commercial nature also significantly reduce the likelihood that any such buildings would have had associated domestic shaft features including privies, cisterns, and wells.

In addition, the Minutes of the Common Council make multiple references to buildings which impeded the continuation of Front Street near Peck Slip, although they do not indicate exactly where such buildings were located. Because Peck Slip remained an open water way, it is unlikely that these structures would have been located within the Peck Slip streetbed and it is probable that the structures were located on the side streets of Peck Slip or atop the many docks and wharves on either side.

However, it is also possible that 18th century buildings or shipyards which pre-date the construction of Peck Slip may have been located in the Peck Slip streetbed between Pearl and Water Streets. Such features may have been constructed at significantly lower elevations than the streetbed of Pearl Street at the time, and it is likely that subsequent landfilling episodes which evened out the landscaped would have served to protect such resources, should they exist at the site.

The practice of dredging in the 18th and 19th centuries coupled with the subsequent rapid extension of the East River shoreline could have significantly disturbed historic-period archaeological resources within Peck Slip. However, oftentimes dredging did not clear the slip completely, and it is possible that some earlier archaeological resources survived within the APE. As Peck Slip featured a public market on its north side and a dumping board on its south side, it is possible that collections of debris, including animal bones and commercial and domestic refuse, are present below the surface. Because legislation that banned the practice of public dumping and required the use of clean fill in landfilling endeavors was passed after the project area had been filled out as far as Front Street, these resources — dating between the late 18th and early 19th centuries — are most likely to be found within the northerly portion of the Peck Slip APE between the original high water line, just south of modern Pearl Street, and Front Street to the south. Clean fill is expected to have been used south of Front Street, which is reflected in soil boring logs from locations in the vicinity of the project area.

Although the project area has been disturbed by utility installations to varying depths, throughout the Peck Slip streetbed, the depth of the landfill and landfill retaining devices — which soil borings indicate extends to depths of 20 to 35 feet throughout the site — far exceeds the depth of the disturbed land. Furthermore, the relatively shallow depth of the utilities in Peck Slip — including the 5 by 4 foot sewer that runs down the center to depths of approximately 14 feet near Pearl Street, 10 feet below ground surface in the vicinity of Front Street and 6.5 feet below ground surface at South Street could have generated less disturbance of deeper soils than usually occurs in such instances.

Recent utility work in Beekman Street (immediately west of the project area) by the Department of Design and Construction (DDC) has resulted in the discovery of wooden water pipes located approximately 3.5 to 4 feet below the ground surface. The pipes were found within the streetbed of Beekman Street near its intersection with Water Street. It is important to note that these pipes and the other archaeological resources recovered at the site were found in an area that had been “disturbed” several times in the past.

Therefore, the Peck Slip streetbed is determined to have moderate to high potential for the recovery of historic period archaeological resources in areas which have not been affected by the installation of subsurface utilities. These resources could include historic landfill and landfill retaining devices, wharves, docks, piers (possibly including those related to the original ferry to Brooklyn), bulkheads, structural remnants and refuse from the 18th century Peck Slip Market, early 19th century infrastructure (wooden water pipes, wells, pumps, and early brick sewers), and possibly derelict wooden ships, such as those found at other landfill sites in Lower Manhattan. Such resources could extend to depths of 20 to 35 feet throughout the APE.

WATER STREET STREETBED

In the early 18th century, many buildings and shipyards were located along Manhattan's waterfront in the vicinity of modern Water Street, which at that time was nothing more than a series of docks, wharves, and piers. These buildings would have included Beekman's slaughterhouse, which appears to have been located near Water Street, east of Beekman Street, although it is unclear if this building would have entered the modern streetbed of Water Street. Because Water Street was widened in the 19th century, buildings which were adjacent to the historic streetbed may now be located beneath the modern streetbed.

Because of the nature of early 18th century landfilling practices, it is likely that Water Street was constructed atop a large network of landfilling devices which were filled with historic landfill deposits. Because Water Street was filled in before sanitary legislation required the use of clean fill, it is also likely that the landfill deposits within the Water Street streetbed contain domestic and commercial refuse. Although the area has been disturbed by utility installations to varying depths of up to approximately 10 feet throughout the Water Street streetbed, the depth of the landfill and landfill retaining devices — which soil borings indicate extends to a depth of approximately 20 to 35 feet throughout the site — far exceeds the depth of the disturbed land.

Therefore, the Water Street streetbed is determined to have moderate to high potential for the recovery of historic period archaeological resources in all areas not disturbed by the installation of utilities. The resources include historic landfill and landfill retaining devices, wharves, docks, piers bulkheads, domestic and commercial refuse, early 19th century infrastructure (wooden water pipes, wells, pumps, and early brick sewers), and possibly derelict wooden ships, such as those found at other landfill sites in Lower Manhattan. In addition, remnants of shipyards and/or warehouses dating to the early 18th century may also be present. Such resources could extend to depths of 20 to 35 feet throughout the APE.

FRONT STREET STREETBED

The minutes of the Common Council make several references to buildings impeding the continuation of Front Street near Peck Slip although it is not immediately clear where these buildings were located. However, it is likely that structures were constructed in the area that has since become the modern Front Street streetbed when the area was still the waterfront in the mid-18th century. These buildings were probably all stores and warehouses and may have been constructed on piers that stretched out into the East River as well as on the fast land south of Water Street. The widening of Front Street in the 19th century could have resulted in a small portion of some of these buildings being included within the project area.

Because of the nature of late-18th and early-19th century landfilling practices, it is likely that Front Street was constructed atop a large network of landfilling devices filled in with historic landfill deposits. Because Front Street was filled in after sanitary legislation required the use of

clean fill, it is less likely that the landfill deposits within the Front Street streetbed contain domestic and commercial refuse and it is possible, as confirmed by soil borings, that this area was filled with clean fill. Although the area has been disturbed by utility installations to varying depths of between 4.5 feet and 8.5 feet below ground surface throughout the Front Street streetbed, the depth of the landfill and landfill retaining devices — which soil borings indicate extends to depth of 20 to 35 feet throughout the site — far exceeds the depth of the disturbed land.

Therefore, the Front Street streetbed is determined to have moderate to high potential for the recovery of historic period archaeological resources. The resources include historic landfill and landfill retaining devices, wharves, docks, piers bulkheads, domestic and commercial refuse, early 19th century infrastructure (wooden water pipes, wells, pumps, and early brick sewers), and possibly derelict wooden ships, such as those found at other landfill sites in Lower Manhattan. In addition, remnants of shipyards and/or warehouses dating to the early 18th century may also be present. Such resources could extend to depths of 20 to 35 feet throughout the APE.

D. RECOMMENDATIONS

Several types of potential archaeological resources could be impacted by the proposed project, depending upon the location, size and depth of subsurface impacts which has not yet been finalized. Adverse impacts could occur if construction disturbance extends into potentially sensitive levels. Conversely, adverse impacts may be avoided if disturbance is restricted to the strata above potentially sensitive areas. Based on an analysis of the proposed depth and location of proposed new work in Peck Slip, as well as the depth and location of existing utilities, two potentially sensitive areas have been identified:

- Excavation for a proposed “water feature” could take place in the streetbed of Peck Slip to depths of 4 to 10 feet in various locations. To date, the size and location of this water feature is unknown. Therefore, it is possible that excavation for this feature could disturb potential archaeological resources.
- Installation of proposed utilities could take place in all streetbeds within the project area. If such installations are in-kind replacements of existing lines, it is not expected that archaeological resources would be affected. However, if the utilities will be constructed in areas that have not been previously disturbed or have had minimal disturbance, historic period archaeological resources could be affected.

When plans for the proposed work being undertaken in the Peck Slip project area, including the water feature and utility installations, are finalized, the depths of disturbance should be compared with the sensitivity map included as **Figure 30**. It is recommended that further study in the form of Phase 1B Testing be undertaken. This testing should occur in all areas that have not been disturbed by the installation of modern utilities that will be impacted by the proposed project.

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A. PROJECT OVERVIEW

AKRF, Inc. has been contracted by the Lower Manhattan Development Corporation (LMDC) to perform cultural resource services for a proposed development project. The proposed East River Waterfront Access Project would be located in Lower Manhattan, New York (**Figure 1**). The project would utilize US Department of Housing and Urban Development (HUD) funds administered by LMDC for the Peck Slip improvements, and Federal Highway Administration (FHWA) funds for the streetbed improvements. The project is therefore subject to review under Section 106 of the National Historic Preservation Act.

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PROJECT DESCRIPTION

The East River Waterfront Access Project would provide community amenities and significantly improve pedestrian connections between the East River waterfront and its neighboring Lower Manhattan areas—the South Street Seaport District, Chinatown, the Lower East Side, and East River Park. The Access Project is critical to improving public access to and utilization of the waterfront area. The project, which would be led by New York City's Department of Parks and Recreation, would enhance historic Catherine, Peck, and Rutgers Slips and Montgomery Street all of which were once an integral part of the working waterfront and today function only as city streets and roadbeds. Once a rollicking, vigorous, place for commerce, ship building, repair, and maintenance, the slips have been filled in, leaving a wide corridor between city blocks. The project would also improve the north-south connection between the East River Park and the waterfront to the south by opening an area of roadway that is currently inaccessible.

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paving the streetbed with Belgian block. Also in this area, NYCDOT would upgrade utilities below the streetbeds of Water Street between Beekman and Dover Streets, Front Street between Peck Slip and Dover Street, Beekman Street between Water and South Streets, and Peck Slip between Pearl and Water Streets.

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PREVIOUS AND ON-GOING CULTURAL RESOURCES INVESTIGATIONS FOR THE PROJECT AREA

A Phase 1A Archaeological Documentary Study of Peck Slip was conducted in July 2006 by AKRF, Inc, but was not submitted for agency review. At the time the Phase 1A was prepared, the proposed project site only included the area of Peck Slip between Water and South Streets and the APE was expanded after this archaeological study was completed. The archaeological APE now also includes the streetbeds identified above. These additional streetbeds are assessed for archaeological sensitivity in the following Phase 1A Documentary Study with the exception of the portion of the project area situated within the streetbed of Beekman Street between Pearl and Front Streets. That portion of the project area will be addressed in a separate Phase 1A Archaeological Documentary Study conducted by Chrysalis Archaeological Consultants.

The following Phase 1A Archaeological Documentary Study of Peck Slip has been designed to satisfy the requirements of the New York State Historic Preservation Office (SHPO) and the New York City Landmarks Preservation Commission (LPC) and it follows the guidelines of the New York Archaeological Council (NYAC). The study documents the history of the proposed project area as well as its potential to yield both prehistoric and historic archaeological resources. It also documents the current conditions of the project area and previous cultural resource investigations which have taken place in the vicinity of the APE.

B. RESEARCH GOALS AND METHODOLOGY

The goal of this archaeological documentary study is to determine the likelihood that potential archaeological resources have survived destructive forces of time, such as East River currents, tidal disturbance, utility installation, and wharf, dock, pier, and bulkhead construction and demolition. As part of the background research for this Documentary Study, published and unpublished resources were consulted at various repositories, including the Main Research Branch of the New York Public Library (including the Local History and Map Divisions), the Municipal Archives, the South Street Seaport Museum Library, and LPC. Other source material was reviewed at the Manhattan Office of the City Register, New York City Department of Environmental Protection Bureau of Water and Sewer Operations, the Department of Design and Construction (DDC) Subsurface Division, and the Manhattan Topographic Bureau. Attempts were made to gain access to the JP Morgan Chase Archives, which contain information about

the Manhattan Water Company; however, the archives are currently closed to the general public. The background research also included a site inspection, analysis of secondary sources, historic maps and other primary sources, including water lot grants, deeds, tax photographs, newspaper articles, and soil boring records.

It should be noted that the Peck Slip project area has been public land for most of the historic period (i.e., a public slip and/or thoroughfare). Therefore, various sources of documentary data normally accessed when preparing a Phase 1A Archaeological Documentary Study — such as city directories, census materials, etc. — were not always relevant for discerning land usage or archaeological potential.

In addition, file searches were conducted at LPC and the site files of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) and the New York State Museum (NYSM) to determine if prehistoric or historic sites had been reported within one-half mile of the project area.

In order to determine which areas, if any, were considered to be sensitive for archaeological resources, maps of utilities within Peck Slip and its adjacent streetbeds provided by Consolidated Edison Company of New York, Inc (ConEd) and the New York City Department of Design & Construction (DDC) were analyzed. Because of significant inconsistencies between the two sets of plans, disturbance was assessed using the latter information, as it appeared to be more accurate over a greater percentage of the site. The extent of disturbance generated by each utility line was estimated to account for the additional disturbance on the sides of and beneath the utilities which would have occurred during installation — approximately one foot on all sides. When multiple utilities were clustered together, only undisturbed areas with widths exceeding five feet were considered to have sufficient integrity to warrant further archaeological investigations in the form of Phase 1B testing. *

A. GEOLOGY AND TOPOGRAPHY

The island of Manhattan is found within a geographic bedrock region known as the Manhattan Prong of the New England (Upland) Physiographic Province. This region is composed of heavily metamorphic and sedimentary rocks (including quartzite, dolomitic marble, marble, schist, and gneiss) that date to the Cambrian and Ordovician ages. These hard rocks, which are oriented northeast-southwest, are interspersed with softer Inwood marble (New York State Office for Technology [NYSOFT] 2004). The bedrock slopes downward from north to south and has been found to be approximately 100 feet below the earth's surface at the southern end of Manhattan.

There are a number of deposits which overlay the bedrock region, but nearly all of Manhattan is covered by anywhere from 3 to 164 feet of glacial till. There are also some lacustrine sediments covering a 1.5-square mile area between the Manhattan and Williamsburg Bridges (NYSOFT 2004). These deposits were left behind by massive glaciers of up to 1,000 feet thick that retreated from the area towards the end of the Pleistocene. There were four major glaciations that affected Manhattan until roughly 12,000 years ago when the Wisconsin period—the last glacial period—came to an end. The glacial movements also brought about the creation of hundreds of sand hills, or kames, some of which were nearly one hundred feet tall. These hills were contrasted by many small streams, rivers, and lakes which were fed by the glacial runoff. As temperatures increased and this runoff ceased, the small water courses evolved into swamps and marshlands. While the majority of the project area was originally inundated by the East River, there were several hills once located immediately to the north and a large marshy tract to the east, as depicted on the Viele map of 1865 (**Figure 21**).

Manhattan had a much narrower and more irregular shape in the days before systematic landfilling created the regimented shoreline of piers and promenades that we see today. The southern tip of Manhattan was a rocky point jutting out into the harbor forming a small cove that was possibly used as a canoe landing by Native Americans (Grumet 1981). In the immediate vicinity of the project area, the area that is now occupied by Water Street made up the original shoreline between approximately Fulton and Dover Streets (**Figure 4**).

To the north of the project area was the Collect Pond, which was drained by two marsh-bordered streams. The western branch flowed through Lispenard's Meadows, in the vicinity of present Greenwich Village, following the line of present-day Canal Street. Another branch extended from the Collect Pond to the southwest and emptied out into the East River in the area between modern-day James and Catherine Slips.

Another small pond was located directly north of the project area, near the northeast corner of Peck Slip and Pearl Street. This is depicted as fresh water on the Viele map, although it has also been referred to as "Beekman's Swamp" in other sources (**Figure 7**). Beekman's Swamp

drained into the East River via a small stream or brook that ran the length of Peck Slip between Cliff and Pearl Streets.

B. PALEOENVIRONMENT

Due to the extended glacial period that left the Northeast blanketed in thick ice sheets for thousands of years, the area was not inhabited by humans until approximately 11,000 years ago. As temperatures increased, an array of flora and fauna spread through the region. At this time, large open forests of spruce, fir, pine, and other tree species expanded across the Northeast, interspersed with open meadows and marshland. A wide variety of animal life could also be found, including large mammals such as mammoth, mastodon, caribou, musk ox, moose, as well as smaller mammals such as fox, beaver, hare, and many kinds of marine animals.

Climate changes continued to re-shape the environment of the Northeast as time progressed. As the climate grew increasingly warmer, jack pine, fir, spruce and birch trees were replaced with hardwood forests of red and white pine, oak, and beech (Ritchie 1980). Furthermore, a decrease in glacial runoff resulted in the creation of small bodies of water such as lakes as well as, later on, low-lying marshes and swampy areas. By the time of the Early Archaic period, beginning approximately 10,000 BP, there was “considerable environmental diversity, with a mosaic of wetlands, oak stands, and a variety of other plant resources...[making it]...an attractive and hospitable quarter for both human and animal populations” (Cantwell and Wall 2001: 53).

Warmer temperatures forced the herds of large mammals to travel north before eventually dying out. The new surroundings attracted other animals such as rabbit, turkey, waterfowl, bear, turtles, and white-tailed deer. The expanded water courses became home to a variety of marine life, including many varieties of fish, clams, oysters, scallops, seals, and porpoises, among others (Cantwell and Wall 2001). The waters surrounding the island produced more than 50 percent of the world’s oysters. Pearl Street generally marked the perimeter of the East River shoreline and local lore relates that it got its name from its “oyster shell paving” (Knize 1988:16).

By 5,000 BP, sea levels were only a few meters away from their *current locations* (Hunter Research 1996) and the modern climate in the northeast was established by approximately 2000 BP (Louis Berger & Associates, Inc. 2001). By that time, the Native American population was flourishing in the area and had developed an intricate culture tied to the natural resources of the region (see Chapter III).

C. CURRENT CONDITIONS

Both natural forces and the actions of humans have permanently changed the geographic setting of Lower Manhattan. It was human intervention in the form of landfilling, slip, dock, pier, wharf building, and bulkheading that transformed the waterfront. Peck Slip currently functions as a city street with surface parking located at its center. The surrounding streets, including Water and Front Streets, have been paved and are currently active roadways (Photographs 1 through 21).

*

A. INTRODUCTION

Archaeologists have divided the time between the arrival of the first humans in northeastern North America and the arrival of Europeans more than 10,000 years later into three periods: Paleo-Indian (11,000-10,000 BP), Archaic (10,000-2,700 BP), and Woodland (2,700 BP-AD 1500). These divisions are based on certain changes in environmental conditions, technological advancements, and cultural adaptations, which are observable in the archaeological record.

B. PALEO-INDIAN PERIOD (11,000-10,000 BP)

As mentioned in **Chapter II**, human populations did not inhabit the Northeast until the glaciers retreated some 11,000 years ago. These new occupants included Native American populations referred to as Paleo-Indians, the forbearers of the Delaware—also called the Lenape Indians—who would inhabit the land in later years.

The Paleo-Indians most likely exploited all the different resources provided by their environment. It has been suggested that they did not only actively hunt the large mammals that roamed about the region (mammoths, mastodons, etc.), but they also hunted and trapped smaller animals and supplemented their diet with fish and gathered plants (Cantwell and Wall 2001).

There was a very distinct Paleo-Indian style of lithic technology, typified by fluted points. These were elaborately detailed stone points that would have been used for a variety of functions, most notably for hunting. They were often made of high-quality imported chert, but were also known to have been crafted from local materials. Other stone tools manufactured at this time included knives, scrapers, drills, and graters. Wood, ivory, and other materials were also used for the manufacture of composite tools, such as hunting spears.

Archaeological evidence suggests that the Paleo-Indians were highly mobile hunters and gatherers. They appear to have lived in small groups of fewer than 50 individuals (Dincauze 2000) and did not maintain permanent campsites. In addition, most of the Paleo-Indian sites that have been investigated were located near water sources.

It is because of the close proximity of Paleo-Indian sites to the coastline that so few of them have been preserved in the New York City area. As glaciers continued to melt, sea levels rose and much of what was once adjacent to the water line became submerged. Of the few Paleo-Indian sites that have been discovered in New York City, nearly all have been found on Staten Island. One such site is that of Port Mobil, on Staten Island. Like most precontact sites, it is situated on high ground overlooking the water. Due to heavy disturbance in the area — it is currently an oil tank farm — the site has yielded nothing more than a collection of fluted points and other stone tools characteristic of the period (Ritchie 1980). Paleo-Indian artifacts were also found along the eroding shore line 500 yards south of the Port Mobil site (Ibid) and at the Cutting site in the Rossville section of Staten Island (AKRF, Inc. 2003).

C. ARCHAIC PERIOD (10,000-2,700 BP)

The Archaic period has been sub-divided into three chronological segments, based on trends identified in the archaeological record which reflect not only the ecological transformations that occurred during this period, but the cultural changes as well. These have been termed the Early Archaic (10,000–8,000 BP), the Middle Archaic (8,000–6,000 BP) and the Late Archaic (6,000–2,700 BP) (Cantwell and Wall 2001). The Late Archaic is sometimes further divided to include the Terminal Archaic (3,000-2,700 BP).

The aforementioned environmental transformations included a continued post-glacial warming trend, the extension of hardwood forests, and a decrease in glacial runoff which resulted in the creation of lakes and other small bodies of water. There was a subsequent migration of new animal and plant species into the area, while the herds of large mammals traveled north, eventually dying out. The new surroundings attracted smaller animals, such as rabbit, turkey, waterfowl, and white-tailed deer.

As the Archaic period progressed and the number of plant and animal species inhabiting the area increased, the size of the human population did as well. In general, archaeologists have shown that Archaic Native American sites were most often located near water sources. The abundance of food resources which arose during this period allowed the Archaic Native Americans to occupy individual sites on a permanent or semi-permanent basis, unlike their nomadic Paleo-Indian predecessors. These individuals migrated on a seasonal basis within specific territories and consistently returned to and reoccupied the same sites.

The arrival of new food sources allowed the human population to expand their subsistence strategies and at the same time forced them to develop different technologies that would allow such resources to be exploited. Perhaps the most important of these developments was the advent of fishing technology, which occurred during the Middle Archaic in response to an increasing dependence on the area's marine resources. The new technology included hooks and stone net sinkers. In addition, the influx of nut- and seed-bearing foliage resulted in the development of stone mortars and pestles in addition to stone axes used to process plant material.

In order to successfully hunt the smaller game animals that had established themselves in the region, narrower spear points and knives were manufactured, along with weighted spear throwers. Domestic technology was advanced at the same time, with the development of a wider variety of hide scrapers and, later in the period, the introduction of bowls made from steatite or soapstone. Tools continued to be crafted in part from foreign lithic materials, indicating that there was consistent trade among Native American groups from various regions in North America throughout the Archaic period.

Rising sea levels coupled with the dominance of coniferous forests created a habitat that was ill-fitted to human habitation (Boesch 1994). Few Early Archaic sites have been identified in New York City. Most of those that have been identified are located on Staten Island; including Ward's Point, Richmond Hill, the H. F. Hollowell site, and the Old Place site. Sites such as Ward's Point—a domestic habitation location which due to lowered sea levels was originally inland—tend to be deep and stratified and have yielded stone tools related to cooking, woodworking, and hide processing. Many years of constant Native American occupation caused the artifacts to be deeply buried under more recent debris deposits (Cantwell and Wall 2001). However, at the Old Place Site, the only artifacts which were discovered—stone tool

assemblages—were found at relatively shallow depths of around 42 inches (3½ feet) (Ritchie 1980).

There are also few Middle Archaic sites in the region. The majority of these tend to consist of large shell middens, which are often found near major water courses such as the Hudson River, although stone points have also been found in such locations. These sites were in great danger of obliteration because of their proximity to the shrinking coastlines.

Unlike the Early and Middle periods, several Late Archaic sites have been found in the New York City area. Two notable sites, Tubby Hook and Inwood, are located at the northern end of the island of Manhattan. Both sites contain large shell middens, while the Inwood site also features rock shelters that were inhabited by Archaic populations. Both sites were continuously occupied for several thousand years.

In addition, many Terminal Archaic sites from all across the city have provided examples of the Orient culture, which is characterized by its long fishtail stone points and soapstone bowls. Although there are extremely elaborate Orient burial sites on eastern Long Island, none have been identified in the immediate vicinity of New York City.

D. WOODLAND PERIOD (2,700 BP-AD 1500)

The Woodland period represents a cultural revolution of sorts for the Northeast. During this time, Native Americans began to focus on a settled, agricultural lifestyle rather than one of nomadic hunting and gathering. Social rituals begin to become visible in the archaeological record and are represented by many elaborate human and canine burial sites. The first evidence of smoking has also been found—stone pipes have been uncovered at Woodland sites—and it was at this time that pottery began to be produced.

In general, there was a greater emphasis placed on composite tools during the Woodland period. While stone scrapers, knives, and hammerstones were still in use, there was an increased use of bone, shell, and wood in tool making. Furthermore, the development of bows and arrows revolutionized hunting practices. Fishing continued to be important to the local economy and wooden boats and bone hooks were often utilized (Historical Perspectives, Inc. 2005). Many tools were still made from imported materials, indicating that the trade networks established earlier were still being maintained (Cantwell and Wall 2001).

Pottery was introduced into Native American society early in the Woodland period and by the time of European contact in the 1500s, well-crafted and elaborately decorated pottery was being manufactured. Similar to the Archaic period, the Woodland has been divided into Early, Middle, and Late sections, which differ mostly based on the style of pottery which was produced at that time. Woodland pottery had simple beginnings; the first examples were coil pots with pointed bases, which were made with grit temper. These were replaced during the Middle Woodland period by shell-tempered vessels bearing a variety of stamped and imprinted decorations. As the period drew to a close, the decorative aspect of the pottery was further augmented with the addition of intricate ornamental rims (Louis Berger Group 2004).

Woodland-era sites across North America suggest that there was an overall shift toward full-time agriculture and permanently settled villages. Archaic sites in New York City indicate that the Native Americans there continued to hunt and forage on a part-time basis. This was probably due to the incredibly diverse environmental niches that could be found across the region throughout the Woodland period (Cantwell and Wall 2001, Grumet 1995). Nevertheless, Woodland societies were considerably more sedentary than were their predecessors and there

was, however, some farming of maize, beans, squash, and tobacco. The development of pottery, increasingly complex burial sites, and the presence of domesticated dogs are all consistent with sedentary societies, which have a close association with a particular territory or piece of land.

Woodland sites, like those of the Paleo-Indian and Archaic periods, are usually found alongside water courses. They were often occupied for long periods of time, although there was still some seasonal migration that may have left them unoccupied for brief periods throughout the year.

There have not been many extensive Woodland period archaeological sites identified in Manhattan. Artifacts such as pottery sherds, pipes, and stone flakes have been recovered from the Broad Financial Center, Barclay's Bank, and 175 Water Street sites in lower Manhattan (South Street Seaport Museum artifact inventories), but most were found in landfill deposits or disturbed contexts. In addition, many Woodland period sites have been investigated in the outer boroughs, including the Bronx, Brooklyn, and Queens. In Staten Island, an extremely large and complex burial site, later dubbed "Burial Ridge," was discovered at Ward's Point.

E. CONTACT PERIOD (AD 1500-1700)

The Woodland period ended with the arrival of the first Europeans in the early 1500s. The Delaware Indians who occupied lower Manhattan at that time spoke a dialect now referred to as Munsee. They lived in villages consisting of multiple longhouses and practiced some farming, but subsisted mostly on food resources obtained by hunting, gathering, and fishing (Grumet 1995).

With the introduction of European culture into the indigenous society, the way of life once maintained by the Native Americans was thoroughly and rapidly altered. European guns, glass beads, copper kettles, and alcohol soon became incorporated into the Native American economy, while European diseases brought about the demise of huge portions of the population.

Native Americans at first maintained the village sites they had established near water sources and the two groups co-existed. As their trade with European settlers intensified, they became increasingly sedentary and as the European population grew and required more land, the relationship between the two groups turned sour. Fierce wars broke out between the Dutch and the Indians. Being armed with far more guns than the natives, the Dutch quickly forced the Indians out of the region.

According to Grumet (1981), most of the Native Americans left lower Manhattan soon after the island was famously sold to the Dutch in 1626 in exchange for \$24 worth of trade goods. Those who remained in the area (and who managed to survive the violent conflicts with the Dutch that occurred throughout the mid-17th century and the European diseases that ran rampant throughout the native population) had retreated from lower Manhattan before the end of the 18th century (Cantwell and Wall 2001).

There are several Contact period archaeological sites that have been identified in New York City, including the Kaeser, Throgs Neck, and Old Ferry Point sites in the Bronx, the Ryder's Pond site in Brooklyn, and Ward's Point on Staten Island (Grumet 1995).

F. PREVIOUSLY IDENTIFIED NATIVE AMERICAN ARCHAEOLOGICAL SITES

A review of the files at the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP), the New York State Museum (NYSM), the New York City Landmarks Preservation Commission (LPC), and cultural resource surveys of projects in the immediate

vicinity indicated that there were at least two Native American archaeological sites, both villages, near the project area (Table III-1, Figure 3). Both sites are located less than one mile from the project area.

Table III-1
Previously Identified Native American Archaeological Sites

Site Name	Site #	Approximate Distance from APE	Time Period	Site Type	References
Shell Point/ Warpoes	<u>NYSM:</u> 4059	.38 miles (2,000 feet)	Pre- Historic	Native American village and shell middens	Parker (1922) Bolton (1920) Sutphin (1997)
Nechtanc	<u>NYSM:</u> 4060	.57 -.75 miles (3,000-4,000 feet)	Pre- Historic, Contact	Native American village used as a retreat during 17th century wars with the Dutch	Parker (1922) Bolton (1920)

One village, recorded as NYSM site #4059 was located north of City Hall Park where the Collect Pond, known to the Native Americans as the *Klock* (Bolton 1975) was once located. It has also been referred to as *Warpoes* — possibly derived from the word *Wapu*, meaning “a hare” — or “Shell Point,” a name derived from the many shell middens which characterized the site during the Contact Period (Ibid).

Another site, NYSM site #4060, was located at present-day Corlear’s Hook. This site is most commonly referred to as *Nechtanc*, meaning “sandy place” (Grumet 1981), but is also known as *Rechtauck* or *Naghtogack* (Bolton 1975). This village was used as a refuge by Lower Hudson River Delaware Indians from other parts of the New York City area during the brutal wars with the Dutch which took place in the early 1640s. It was not a safe haven for them, however, and in February, 1643, the Dutch staged a nighttime attack on several Native American villages, including *Nechtanc*, at which time many Native Americans were killed in their sleep (Grumet 1981).

Other Native American place names in the area included *Kapsee*, rocky ledge at the southern end of the island (Grumet 1981, Bolton 1975); *Catemiuts*, a fort and hill located near the modern-day intersection of Pearl Street and Park Row, and *Ashibic*, a rocky cliff north of today’s Beekman Street that abutted a marshy tract (Grumet 1981). A series of Native American trails connected these locations with the villages discussed above as well as other Native American habitation sites further north. A major Native American thruway — known as *Wickquasgeck* — ran along the southern line of modern Broadway before splitting into two roads; one angling to the northeast and continuing northward along the approximate path of today’s Bowery Road, and the other continuing east towards *Nechtanc*. West of the fork in the trail, two offshoots extended from the main road; one traveling northward towards *Warpoes* and the other heading south towards the East River shore in the vicinity of the Brooklyn Bridge (Grumet 1981, Bolton 1933, Homberger 1994).

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A. HISTORY OF THE LOWER MANHATTAN WATERFRONT

In 1621, the States-General in the Netherlands chartered the Dutch West India Company (WIC) to consolidate Dutch activities in the Atlantic World. New Amsterdam was an ideal company town; a small, easily defensible outpost at the tip of Manhattan Island, situated at the confluence of the East and North (Hudson) Rivers, and with one of the finest harbors in all of North America. Trade was the lifeblood of this settlement, which quickly became filled with people of diverse national origins and cultural traditions. In 1646, it was remarked that eighteen languages could be heard in the streets of the city (Cohen 1981). New Amsterdam functioned as the major center for commercial activity from Fort Orange in Albany on the upper Hudson River to the Delaware Bay in the south. Goods, furs, and tobacco were stored in the Company's *Pach Huys*, or warehouse — formerly located on the East River waterfront at present-day Pearl Street between Whitehall and Broad Streets — while they awaited transfer to vessels bound for the Netherlands (Greenhouse Consultants 1984a; Dallal 2004).

In 1626, the Dutch purchased the Island of Manhattan from the Munsee for the value of sixty guilders. The Native Americans believed that land was for hunting and planting and did not share the European view that it could be owned in perpetuity. In exchange for furs, entrepreneurs and government officials supplied Native Americans with a wide range of goods. These included not only conventional adornments such as finger rings, glass beads and wampum, but utilitarian objects such as axes, kettles and cloth. Merchandise from around the world arrived in New Amsterdam destined for Europeans and Native Americans alike, including Italian and Dutch dishes, glass beads from Venice, combs and clay pipes from Amsterdam, and glassware from Germany.

In an era of speculation and opportunity, private traders converged on Manhattan after 1640, motivated by personal gain. They became dissatisfied with the WIC's administration and sought more reliable local protections. On February 2, 1653, New Amsterdam's municipal charter was officially proclaimed, establishing a city government similar in form and function to that of Amsterdam in Holland. This municipal framework remained unchanged throughout the 17th century. Almost immediately, the Dutch set about to alter their landscape. To combat erosion, a seawall was constructed in the 1650s, which extended to the palisade wall at present-day Wall Street. Then, using Dutch technology, New Yorkers dug a canal or *Gracht* at present-day Broad Street to drain the swamp in that area. Three bridges were constructed that crossed the canal and small boats could enter the canal at high tide. One of the bridges was located at today's Bridge Street. Old views and maps of New Amsterdam show the transformation of the waterfront below Wall Street.

After the English conquest of New Amsterdam in 1664, the colony was renamed New York and development of the waterfront continued. A Great Dock was constructed between Whitehall and Coentje's Slip and the canal at Broad Street was filled in. The Dongan Charter of 1680 had the most profound effect upon the transformation of the waterfront. This charter permitted the city

government to raise money by selling water lots, “or the right to build wharves and ‘make land’ out into the rivers between the low and high watermarks, a distance of 200 feet” (Cantwell and Wall 2001: 225) (**Figure 8, Appendix A**). These lots would be sold in the same manner as lots composed of solid ground. The Montgomery Charter of 1731 extended the range to 400 feet, well beyond the low water mark. The new owners of these lots were charged not only with filling them in, but also with building wharves, piers, and/or bulkheads along the shore to prevent further erosion caused by the swift river currents (Historical Perspectives 2001b). The shoreline was originally located near modern Pearl Street, although the land was filled out to what has since become Water Street by the early 1700s, to Front Street by the end of the 18th century, and to South Street, where the shoreline exists today, by the early 19th century.

Land-making accomplished two goals. First, it extended the shoreline beyond the shallow water near the natural shore so that ships could dock at landside wharves instead of anchoring out in the East River. Second, the waterfront’s close proximity to the trade ships led to the construction of markets, storefronts, warehouses, and other commercial structures which were “conveniently close to landings where farmers could moor their boats and unload livestock and produce for sale.” (Cantwell and Wall 2001: 226). In this way, the landfill had a crucial impact on the development of New York’s burgeoning economy.

After the Revolutionary War, Americans developed new appetites for imports such as tea and porcelain. In the 1790s, merchants established networks for domestic and foreign trade in the South Street Seaport Historic District. With the continued success of New York’s trade enterprises, more and more land along the East River was required for commercial purposes and the creation of terrain via landfilling was rapidly augmented. All the materials and parts needed to sustain sea-going vessels were now located a stone’s throw from where the ships were moored. The opening of the Erie Canal in 1825 and the development of packet services to distant American and European ports, led to expanded reciprocal trade between local merchants and the rest of the country. In the years preceding the American Civil War in the mid-19th century, “New York City handled two-thirds of America’s imports, and dominated exports and passenger trade” (Novek 1992:24).

The East River waterfront maintained a prominent role in the shipping industry until the mid-19th century, when the invention of steam-powered ships forced the focus of New York’s trade economy to shift to the deeper waters of the Hudson River. In 1879, there were four times as many sailing vessels arriving in New York from abroad as compared to steamships, but the latter—now too large for East River piers—had taken over the lucrative fine cargo and passenger businesses which soon followed the steamships to the west side of Manhattan. Regardless, some steamboats continued to land “daily at [East River] Slips, bringing people and goods from Connecticut and Long Island. Seaport businesses run by people from those locales developed to serve their hometown neighbors. For example, the owners, captains, and crews of vessels from Mystic often did their buying and selling with (other) Connecticut men in the District—banking, receiving mail, and even lodging with them” (Novek 1992:27).

Manhattan’s waterfront was unique; unlike other major cities such as Boston and Philadelphia, New Yorkers did not construct many piers that jutted out into the East River. Instead, “fill was added out into the water on either side of the ends of the larger streets that ran perpendicular to the shore, forming slips or inlets where small boats could moor” (Cantwell and Wall 2001: 226). The city’s boundaries were pushed further as old slips were filled in and others constructed along the expanding shoreline. The older piers and wharves were therefore transformed into

bulkheads which could support new structures (Historical Perspectives 2001a). Landfill construction technology is discussed further in **Chapter V**.

B. SEVENTEENTH CENTURY SITE HISTORY

Stokes' *Map of Original Grants and Farms* (1967) shows that the area immediately northeast of the project area — including a small portion of the APE on the eastern side of Peck Slip between Pearl and Water Streets — was included within an approximately 35 acre plantation started by Elias de Raet and Coenraet van Ceulen "at a very early date" (Stokes 1967 VI: 116). The farm was later operated by David Provoost, as seen on the Manatus Map of 1639 (not pictured).¹ Provoost leased the farm to Thomas Broen in 1640. The farm was leased again in December, 1640 by then Dutch Director-General William Kieft to Thomas Broen, David Davidsen, Ralph Cardel, and Pieter Breyley for a period of three years. Despite the three year lease, the farm was conveyed from Governor Kieft to Govert Loockermans and Cornelis Leendertsen in March, 1642 (Stokes 1967). In 1646, Loockermans and Cornelissen sold the portion of the farm bordered by Bestevaer's Swamp, the East River, Ferry and Dover Streets to William Goulder. In addition, a house and several lots near Ferry Street, the branch of Peck Slip that ran north of Pearl Street, were sold to Egbert Van Borsum, who was already in possession of the land, in 1653 (Ibid). However, Stokes mentions that a dwelling house formerly existed in the vicinity of the northeast corner of Pearl and Dover Streets, outside the project area. It is unclear if the two houses are one and the same or if that house was the property of a later occupant. Another section of the farm, then known as "Lot 1," the area south of Pearl Street between Ferry and Duane² Streets was sold to Balthasar Bayard at an unknown date, and again to Geertje Vanderverter in 1683 (Ibid).

Directly north of Peck Slip was a small marshy area known as Beekman's Swamp, previously mentioned in **Chapter II**. This parcel was eventually conveyed to William Beekman, a German immigrant who was closely associated with the WIC (Burrows and Wallace 1999). Beekman, after whom both William and Beekman Streets were named, established tanneries along his East River waterfront holdings and maintained a residence near the corner or present-day Pearl and Frankfort Streets, outside the project area (Hamm 1970). Beekman's Swamp was formerly known as "Bestevaer's Kripplebush," meaning "Grandfather's Swamp" (Stokes 1967), or "Old Man's Swamp" (Innes 1902) in Dutch. It had been granted to Phillip de Truy in 1640 and was later re-claimed by New York City after the Dongan Charter of 1680 (Ibid). The swamp drained out into the East River via a small channel that ran directly through the area formerly known as Ferry Street and would have occupied the northern portion of the APE.

To the northwest of Peck Slip — including a small portion of the APE on the western side of Peck Slip between Pearl and Water Streets — was a farm known as Beekman's Pasture. This farm had also been granted by Kieft to Phillip de Truy in 1640, who in turn granted the small portion between Pearl Street and the East River to Isaac Allerton in 1647 (Stokes 1967). De

¹ According to the key of the Manatus Map, Provoost's farm should be represented by the number 24, however, Kouwenhoven (1972) suggests that it was actually in the location of #25, and that #24 should be the property of Hendrick Jansen. However, Kouwenhoven also states that Provoost's land was adjacent to the ferry line that ran between Manhattan and Long Island, which appears on the Manatus map near #24.

² Duane Street is to the north of the former Loockerman farm. This may be an error in the Stokes text and the lot boundaries were more likely between Ferry and Dover Streets.

Truy's widow gave the remainder of the land to her son, Isaac DeForrest, who in turn sold it to Thomas Hall, whose widow finally sold it to William Beekman in 1670 (Ibid).

Isaac Allerton had come to America on the *Mayflower* and shortly after he purchased the land between Pearl Street and the East River, he built a warehouse in the vicinity of present-day Number 10 Peck Slip, on the western side of the slip between Pearl and Water Streets, then directly adjacent to the East River Shore (Ibid) (Figure 4). This warehouse appears on the Duke's Plan depicting Lower Manhattan in September, 1661¹ (not pictured) as "Alderton's Building" and it is shown to have been surrounded by a fence or palisade. The Nicoll's map (not pictured), of 1664-1668 depicts a "pier or roundout" in the area, as well (Ibid I: 210). Because the small channel leading to Beekman's Swamp occupied the northernmost part of the APE within Peck Slip, it is not likely that the warehouse or the pier ever entered the modern streetbeds in that area. However, it is likely that the pier extended into the portion of the APE along Water Street, west of Peck Slip.

This pier may have been involved with the Ferry to Long Island, which was established between 1638 and 1642, by which time Brooklyn's population was large enough to require such transportation (Armbruster 1919). The ferry was operated by Cornelis Dircksen who owned waterfront property near either terminus (Innes 1902, Colton 1902). Dircksen would be "summoned by a horn which hung against a tree, and for 3 strivers in wampum carried the passengers in his skiff to the opposite shore" (Colton 1902: 139). Dircksen sold a house, a plot of land, and the ferry to William Tomassen in 1643 and in 1651, along with Henry Bresier, sold additional property near the ferry landing in Brooklyn to Cornelis de Potter (Innes 1902). De Potter later became ferrymaster, as did his step-daughter's husband, Joannes Nevins, and his step-daughter after Nevins' death (Stokes 1967). The ferry was taken over by the city of New Amsterdam in 1654 and Egbert Van Borsum was made ferrymaster in 1656 (Armbruster 1919).

The exact location of the ferry is unknown. Scholars agree that it was situated at the foot of Pearl Street — much of which ran along Manhattan's original East River shoreline in the mid-17th century — and most assert that the ferry ran from the location of modern Peck Slip although some imply that the ferry landing was located at the intersection of Pearl and Dover Streets (Stokes 1967, Moscow 1979). Armbruster (1919) states that there were ferry stairs near the intersection of Ferry and Pearl Streets, near Beekman's Swamp, with the ferrymaster's farmhouse and inn nearby. The ferry route is visible on the 1639 Manatus map and is labeled "Passage Place" on the 1664 Duke's Plan. However, neither map is precise or drawn to scale. Therefore, the ferry location cannot be determined with any degree of accuracy. However, because of the location of the original shoreline relative to the project area, it is likely that the ferry landing was situated within the project area regardless of the street from which it operated.

In 1696, the slaughterhouses "near ye gate" on Queen Street (today's Pearl Street) were determined to be a nuisance and were ordered to be removed. Subsequently, in 1697, Joannes Beekman opened a new slaughterhouse along the waterfront east of Beekman Street which stood until 1721 (Stokes 1967). The exact location of this slaughterhouse is unknown, although Stokes' Landmarks Map indicates that it stood just north of Water Street and it is visible on the Burgis View depicting the East River waterfront circa 1716 (Figure 6). The Burgis View, as interpreted by Stokes, indicates that the slaughterhouse was located directly on the waterfront

¹ Published 1664.

and was probably erected on wooden pilings. It is therefore possible that this slaughterhouse may have been located within the APE.

17TH CENTURY: STREETBEDS IN THE PROJECT AREA

By and large, most of the Peck Slip APE was situated beneath the East River in the 17th century and the original East River shoreline, located between Pearl and Water Streets, was often referred to as the high water mark (**Figure 4**). The original shoreline passed through the APE along Peck Slip and continued on through Dover Street just north of it. The low water mark, the location of the shoreline when tides are low and the shoreline expands, was at Water Street which is shown on the 1865 Vile Map (**Figure 21**) as marsh land that was probably inundated by the tides. As discussed in **Chapter II**, a stream flowed out of Beekman's Swamp and emptied into the East River near the intersection of Peck Slip and Water Street.

Pearl Street, formerly known as Queen(e) Street, was the only extant street in the vicinity of the project area in the 17th century. The road ran along the shore with a beach on one side and a bluff on the other, visible in the Burgis View of 1716-1718 (**Figure 6**) (Armbruster 1919). In 1689, the common council declared that the street — which they referred to as “the street before Mr. Beeckman's doore [sic],” possibly referring to the slaughterhouse mentioned previously (Stokes 1967 IV: 349) — should be made 30 feet wide. It is unclear if the street was laid out at this time or if it was simply widened.

Early landfilling projects dating to 1656 were intended to protect the shoreline from the river's currents with a wall of wooden planks and soil (Grim 1855). The gradual extension of the shoreline ultimately resulted in the creation of Water Street, which was referred to as “the waterside” during the 17th century. The street was laid out in the older parts of the city in the early 1690s, although it was not constructed in the vicinity of the APE until the early 18th century.

C. EIGHTEENTH CENTURY SITE HISTORY

In the early 18th century, the city began its slow growth northward. The Burgis View (**Figure 6**) is the earliest 18th century depiction of the project area and shows the East River waterfront, as viewed from Brooklyn Heights, circa 1716-1718 (published 1719-1721). Stokes' interpretation of the drawing may be inaccurate, as he indicates that the slaughterhouse of Johannes Beekman (which elsewhere Stokes mentions was located near Water Street between Beekman Street and Peck Slip) was west of the intersection of Beekman and Water Streets, closer to the location of the former Beekman's Slip (near present-day Fulton Street). Therefore, it is difficult to pinpoint the exact location of Peck Slip on the Burgis View. Based on Stokes' description, it appears that Peck Slip was within a small open area, already landfilled partially to Water Street and containing multiple shipyards, but devoid of structures. However, this location appears to be directly south of the intersection of Pearl and Cherry Streets, which would have been to the northeast of Peck Slip. The drawing also depicts the Ferry to Brooklyn along the shores of Brooklyn. Therefore, it is likely that the general vicinity of Peck Slip would be directly across the East River, although no ferry landing is depicted on the Manhattan side (Kouwenhoven 1972).

Although the Burgis View is an artist's interpretation and is by no means exact, it presents a relatively good image of the overall character of the East River waterfront during the early 18th century. More importantly, it depicts the gradual extension of the shoreline as it was happening.

The newly created land to the south of Pearl and Cherry streets was at visibly lower elevations, and a steep slope separated the natural ground from the landfill in some locations. A bulkhead or wharf is noticeable running parallel to the new shoreline in the approximate location of modern Water Street, which had not yet been created. In other areas, buildings were constructed atop wooden pilings, including the structure that Stokes' labels as Beekman's slaughterhouse.

Some of the first maps of New York City in the 18th century were drafted by James Lyne. His earliest map, the first to label Peck Slip as such, dates to 1728 (not pictured). The map shows the slip beginning just south of Queen Street with the land on either side filled out almost all the way to the line of present Water Street. Two structures are shown adjacent to the slip, one on either side, and additional structures appear along the north side of Pearl Street. A wharf along the approximate line of Water Street is shown to the west of Beekman Street. "Dally's Ship Yard" is also depicted between Pearl and Water Streets, just east of the line of Beekman Street, which has not yet been continued south of Pearl Street.

A 1731 update of Lyne's map (**Figure 7**) indicates that the project area had not changed significantly since Lyne's earlier map, with the exception of additional development along both sides of Pearl Street, extending all the way to Peck Slip. The later map also labels Peck Slip differently, referring to the western side as "Pek's W," meaning Peck's Wharf, and the eastern side "Rosevelt's W," Roosevelt's Wharf. East of Roosevelt's Wharf were Walton's Ship Yard, Vanhorn's board yard, French Ship Yard, and Wessels Ship Yard, due south of the former intersection of Pearl and Cherry Streets, in the vicinity of modern Dover Street. Ship yards such as these are depicted on the Burgis View and the Carwitham map (not pictured), depicting the city as it appeared in 1730 (but published in 1740).

These maps do not provide enough detail to accurately locate the original Peck and Roosevelt wharves, but it is likely that they are the same as or similar to piers that are shown on the 1749 map of water lot grants (**Figure 8**), located along either side of Peck Slip beginning south of Pearl Street and continuing as far south as modern Front Street. There, each pier connected to a "warf" (sic) which diverged and ran perpendicular to the piers along the approximate line of Front Street. All of these piers and wharves were most likely located within the APE.

Peck's Wharf, as well as its later name, Peck Slip, refers to Benjamin Peck, a local landowner who, on March 7, 1736, requested permission of the Common Council to purchase water lots contiguous to his houses on Queen Street in the Montgomery Ward¹ of New York City. Peck's request was approved in 1737 and he was granted a 50 foot stretch of "water and soil under the water from high to low water mark" (MCC 1675-1776 IV: 388-9). As mentioned previously, the former high water mark was located south of Pearl Street and the low water mark ran along the length of present-day Water Street. The parcel granted to Peck was adjacent to his land (west of the APE) and extended "easterly to the ground of the Corporation southerly to the East River and northerly to the ground of said Benjamin Peck" (Ibid). Peck was asked to pay an annual rent of 50 shillings and was directed to build a pier there by 1746.

Peck made another request in 1742 "for a grant of the water to be made land behind his dwelling house in Montgomerie [sic] Ward the whole breadth of his ground 200 feet" (MCC 1675-1776 V: 57-8). He made yet another request in 1748 for "the water lot to his land that adjoins the East

¹ Montgomery's Ward was created in 1731, after the Montgomery Charter split "the Out Ward," the area of Manhattan formerly outside of the traditional city boundaries, into two separate wards to accommodate the city's northward expansion (Stokes 1967).

River between the house and lot of James and the house and lot of Harmanus Rutgers"¹ (MCC 1675-1776 V: 226-7). Peck's land holdings are partially shown on maps of water lot grants dating to 1749 (**Figure 8**) and 1772² (not pictured). His property is depicted as a lot of fast land south of Pearl Street as well as a water lot — labeled lot Number 6, which was granted to him on March 6, 1752 — immediately south of that between future Water and Front Streets. This property was located along the western side of Peck Slip, although it was separated from the inlet by property owned by the Corporation of the City of New York. Peck's lot appears to have been the last water lot to have been granted on that particular block (now Block 97N), the remainder of which had been granted to various individuals on February 12, 1750 (**Appendix A**).

Roosevelt's Wharf was presumably named after Jacobus Roosevelt, who was granted water lot Number 1 on the eastern side of Peck Slip between future Water and Front Streets (within modern Block 107N) on February 12, 1751. Roosevelt had acquired Beekman's Swamp after paying £300 for a quit claim in either 1732 (Armbruster 1919) or 1734 (Stokes 1967), the swamp was most likely filled in and converted to solid ground the following year (Ibid). The Roosevelts were considered one of New York's "leading mercantile families" in the mid-18th century (Burrows and Wallace 1999: 171). Their control of Roosevelt's Wharf, within the project area, would surely have contributed to their commercial success.

A map of the City drafted by City Surveyor Francis Maerschalk in 1754 (**Figure 9**) depicts Roosevelt's Wharf as running along the east side of "Peck's Slip" between Pearl and Front Streets. Maerschalk's map also indicates that Front Street might have been laid out on either side of Peck Slip as far west as Beekman's Slip and as far east as James Slip. However, it appears that the map shows projected development as opposed to actual streets. Future Front Street is labeled, "Dock or wharfs [sic] Granted by Ye Corporation." Structures appear sporadically throughout the blocks bounded by Pearl and Water Streets on either side of Peck Slip but none appear south of Water Street with the exception of one or two structures in the vicinity of the southeast corner of Water Street and Peck Slip. It is unclear if any of these structures might have entered the APE. However, later maps from the 1760s and 1770s do not indicate that Front Street had been laid out by that time.

In 1752, William Walton, a wealthy English merchant, constructed a house near the area now occupied by structures at 324, 326, and 328 Pearl Street, just east of Peck Slip (Stokes 1967, Fletcher 1999). The very ornate house included gardens that extended down to the East River shoreline, which would most likely have entered the project area (Fletcher 1999). Along the East River waterfront, Walton's Wharf, depicted on the 1731 Lyne map and later known as Walton's Alley, ran between Peck Slip and Dover Streets (Tauber n.d.) This is probably the same location as "Walton's Ship Yard" which appears on early 18th century maps of the area, mentioned above. The Walton house was later the home of the Bank of New York in 1784 and a boarding house in 1797. It was damaged in a fire in 1853 — which also swept through the area and destroyed many other buildings — and was demolished 1881. In the same area, a tavern was

¹ The "James" referred to may be either James Street or the land of James Desbrosses, after whom the street was named. Desbrosses operated a distillery along the East River in the 18th century (Moscow 1979), although its exact location is unclear. Maps indicate that Rutgers' property was east of the project area.

² The map, on file at the Manhattan Topographical Bureau, is dated 1772, but appears to have been updated at later dates to include 19th century water lot grants.

established on the south side of Pearl Street to the east of Peck Slip before 1755, although it was no longer in operation by 1767 (Rothschild 1990).

The Ratzer Map (**Figure 10**) depicting 1766-7 (but published in 1776) provides a relatively accurate representation of the development which occurred near the project area in the mid-18th century. This map clearly shows that Peck Slip had been filled out as far south as Water Street and now contained a market along its eastern side; the Peck Slip Market was established in 1763 (see below for a more thorough discussion of the Market). The market is also depicted on the 1766 Montresor map (not pictured), which also indicates that the waterfront to the west of Peck Slip was marked with “Wharves and Quays” and the waterfront to the east of Dover Street with “Ship Yards.” Both maps reflect the filling in of Water Street throughout the entire APE with the exception of the opening which would allow boats to gain access to Peck Slip. The Ratzer map also indicates the presence of many wharves or piers extending into the East River from Water Street on either side of Peck Slip. The wharf immediately to the west of Peck Slip contained a large structure while the wharf to the east contained three. Additional structures were located on wharves just south of Water Street in the vicinity of Dover Street.

In 1769, the city initiated construction of a stone pier along the western side of Peck Slip, and ordered that “the west side of the Pecks [sic] Slip be filled up and docked out (MCC 1675-1776 VII: 164). Furthermore, an order was given to survey the Corporation’s water lot on the west side of the slip in order to prepare a plan for a pier to be laid there and the water lot filled in (MCC 1675-1776 VII: 169-170). In 1770, a bulkhead was scheduled to be built at Peck Slip. However, the money was not forthcoming until four years later, in 1774, when Mayor Whitehead Hicks released funds for timber to “build a dock” there (MCC 1675-1776 VIII: 30). It is not clear if this was money for the bulkhead or for a new dock. In 1772, a petition for filling in Peck Slip was granted, however, it was ultimately delayed by the start of the Revolutionary War. A new ferry to Brooklyn was established at Peck Slip in 1774 (Stokes 1967).

The 1776 Holland Map (**Figure 11**) does not show much change to the project area except that it situates the Peck Slip Market, labeled on the map with the letter “I,” in the middle of the block, rather than on the east (as it was depicted on the Ratzer map). This map shows that the paved portion of Peck Slip extended only as far as Water Street, however, additional landfilling had occurred between Water and Front Streets. Water Street itself was almost entirely continuous across the APE, with the exception of the northernmost portion of the Peck Slip inlet, which jutted into the southern half of the Street. Additional piers west of the slip extended the shoreline almost down to the location of future Front Street while the area east of the slip was almost completely filled in to Front Street. A large pier had also been constructed along the length of the eastern side of Peck Slip extending all the way to Front Street. A 1776 map of questionable accuracy (not pictured) drafted by an unknown cartographer indicates that a large structure, presumably a warehouse, was situated on the new east side pier. However, that map depicts significantly less development along the waterfront than is visible in earlier maps, although Water Street is shown as being uninterrupted by Peck Slip.

In 1785, the Common Council was petitioned by Isaac Roosevelt and others to repair the Corporation dock on the west side of Peck Slip and to extend it into the East River as far as the one on the east side. That same year, the city decided to sell the “house and lot” owned by the Corporation on the “north side of Water Street at the corner of Pecks Slip” (MCC 1784-1831 I: 112). Although it is not explicitly mentioned, it is presumed that this is the lot on the western side of the slip. The minutes describe the house as being 25 feet long along Peck Slip, 19 feet in the rear, and 50 feet on either side. The minutes also note the presence of a “piece of ground

upwards of 32 feet besides the street which is 27 feet lying between the market and the said buildings which appears...to have been left during the continuance of the slip to accommodate the public and form a Passage or Pier round into Water Street and which has occasioned the said building to be set thus far back" (MCC 1784-1831 I: 112-113). Although the public requested that the structure be used as a ferry terminal, the Common Council decided to sell it, along with the undeveloped land to the east, between the house and the streetbed of Peck Slip. Therefore, it is not likely that the Corporation house was located within the modern Peck Slip streetbed.

In addition, they requested "that the street about the Market be raised and paved" (MCC 1784-1831 I: 164). Three years later, the area's residents requested that Front Street be continued across Beekman's Slip (MCC 1784-1831 VI: 362), west of both the project area and modern Beckman Street. Later in 1788, the Common Council refused to allow John Byvanck to construct a store within the projected line of Front Street, but in an area where the street had not yet been constructed. Stores being located in the path of Front Street became a problem in later years, as well. In 1797, David Lydig was ordered by the Common Council to move a store which was obstructing the path of Front Street at Peck Slip. Lydig, a flour merchant who had maintained a store at Peck Slip since 1789 (Fletcher 1999), had been granted two water lots near the southwest corner of Front and Dover Streets in 1804 (Appendix A), but it is unclear exactly where the store in question was located. James and Moses Ward were also ordered to remove structures¹ near Peck Slip because they, too, prevented Front Street from being continued. Moses Ward agreed to remove his building in exchange for £350 in damages and a new 21 year lease of his property from the city. The Minutes of the Common Council also indicate that other buildings along Front Street partially extended into the streetbeds (MCC 1784-1831 VI: 190).

The 1789 McComb map (not pictured) depicts a significant amount of pier construction to the south of Water Street. At that time, the neighborhood surrounding Peck Slip was filled with moderately wealthy individuals living along Pearl and Water Streets (Rothschild 1990). On the western side of Peck Slip, many artisans lived along Pearl Street, as did many merchants along the east side of the slip.

The Taylor-Roberts Map of 1797 (Figure 13) indicates that the heavy development had continued and Peck Slip was almost entirely filled in to Front Street. Front Street itself appears for the first time on this map, continuing as far east as Peck Slip. By this time, it had been decided by the Common Council that the streets on either side of Peck Slip between Water and Front Streets should be paved. (MCC 1784-1831 II: 340). At least one bridge was extant at the site at this time, as Nicholas Carmer received money for repairing on at Peck Slip in 1792, although its exact location is unknown.

In addition, Dover Street, to the east of Peck Slip, was also developed almost as far as Front Street, which did not yet exist in that area of the APE. Although the northern portions of Peck Slip had been filled in, additional piers were constructed on the eastern and western sides, extending south of Front Street, which created a new slip at which boats could land. Those piers had been approved in 1797, at which time the city had also resolved to "dig out" Peck Slip and clean it of "filth" (MCC 1784-1831 II: 336). A few days later, an ordinance was approved which ordered that the streets on either side of Peck Slip between Water and Front Streets be paved. (MCC 1784-1831 II: 340). Furthermore, the council decided that "the bulkhead and pier on the

¹ It is unclear if more than one structure was located in the line of Front Street or if the Wards shared ownership of one storehouse which may or may not be the one previously owned by David Lydig.

west side ought to be repaired and the head of the slip dug out below the [low watermark] until the [259] pier shall be extended out in the [East] River so far as to make suitable accommodations for the Market boats beyond Ferry Street” (MCC 1784-1831 II: 403). The removal of the “filth” at Peck Slip in 1797 coincided with the passing of a regulation requiring the use of clean fill which arose in response to society’s increasing concerns about the spread of disease throughout the late 1790s (Historical Perspectives, Inc. 2005).

Finally, the Taylor-Roberts plan also is the first to depict what is most likely a ward boundary line running down the center of Peck Slip, which appears on all subsequent maps. A horse-car line appears in the same location in later years.

18TH CENTURY: STREETBEDS IN THE PROJECT AREA

PEARL STREET

The southern end of Pearl Street was “regulated” in 1744. As mentioned above, Queen Street, the extension of Pearl Street that was located near the project area was leveled out during the mid-18th century to create a more even road surface. Although the road was regulated several times throughout the 18th century, it is unclear if any alterations were made in the vicinity of the project area until 1789, when it was regulated between “Fly Market,” now known as Maiden Lane, west of the project area, and Rutgers Street, to the east of the project area. Finally, in 1794, Queen Street was formally merged with Pearl Street (Stokes 1967).

PECK SLIP

In 1749, Ferry Street, the street which was formerly a branch of Peck Slip north of Pearl Street, was “ceded to the city by Mr. Roosevelt and others” (MCC 1784-1831 V: 253-4), although the Common Council’s Minutes mention the laying out of the street as early as 1744. Additional land for the street was ceded in 1759 (Stokes 1967). The street had originated as a foot path (Armbruster 1919) and evolved into a major road leading individuals from all over Lower Manhattan to the ferry landing. As early as 1764, Ferry Street contained a drain that presumably emptied out into the East River (Stokes 1967). A year after Ferry Street was ceded to the city, the bluff adjacent to Pearl Street was “dug down” (Armbruster 1919: 21).

Peck Slip was officially laid out and graded in 1755 from Pearl Street to the high water mark, which was at that time located between Water and Front Streets. The 1749 water lot grant map shows that this area of Peck Slip was approximately 62 feet wide (which it is to this day). Minutes of the Common Council record payments for “carting dirt and gravell” to fill out the street in May, 1759 (Historical Perspectives, Inc. 2003: 6.2-APX14). In addition, the Minutes of the Common Council indicate that there was a drain near Peck Slip which the Board of Alderman agreed to pay 120 pounds to enlarge in 1765. The location of this drain is unknown but it is likely that it emptied into the East River somewhere near Peck Slip between Pearl and Water Streets and is probably located within the APE (MCC 1784-1831 VI: 430).

In 1784, permission was given by the Common Council to widen Peck Slip by 2 feet along the east side. The streets were again altered in 1793, after the Common Council called for the “regulation” of Peck slip and its neighboring streets so that they would all be level with each other. These alterations included a “descent from the Kennel¹ in Queen Street to the Kennel in

¹ A kennel was a drain that generally ran down the middle of a street.

Water Street on the westerly side $3^{85}/_{100}$ inches on 10 feet...[and]...raising [it] at the end of 60 feet from the southerly Kennel in Queen Street one foot 10 inches...the easterly Kennel will require raising 1 foot in order to bring it on a level with the kennel opposite" (MCC 1784-1831 II: 25). That same year it was resolved to pave Peck Slip (MCC 1784-1831 II: 42).

WATER STREET

Water Street was continued through to the western side of Peck Slip in 1719 and it was extended again in 1737, but it was not given the name "Water Street" until 1736 (Stokes 1967). Water lot grant maps from 1749 and 1772 indicate that Water Street was 30 feet wide during the 18th century. Water lots granted in the 1750s contained the stipulation that 15 feet would be reserved for the future extension of Water Street (MCC 1784-1831 IV: 697).

FRONT STREET

Similar to Water Street, water lot grants dating to the 1750s also reserved 40 feet for the future extension of Front Street (MCC 1784-1831 IV: 697), the southern portion of which had become the "emporium of foreign commerce" during the late 18th century (Stokes 1967 VI: 594). In 1780, portions of Front Street were filled out, although it was not yet a continuous thoroughfare. In 1794, "various wharves [were] joined to form a continuous street...between Whitehall and Beekman Slip," west of the project area (Ibid). Neighborhood residents requested that the Common Council order the Street to be continued across Peck Slip in 1796. The street extended to the western side of Peck Slip by 1797, when it was regulated (Ibid). Front Street is not visible east of Peck Slip on the 1797 Taylor-Roberts map, although records from the Manhattan Topographical Bureau note that Front Street was paved between Peck Slip and Wharton's Alley — in the location of present Dover Street — by 1798.

THE PECK SLIP MARKET

Markets were generally confined to the East River waterfront during most of New York City's early development. In the mid 17th century, New Netherlands' Director-General Peter Stuyvesant implemented government regulation of the city's markets. In 1656, farmers from neighboring areas were permitted to sell their produce on the shores of the East River (Burrows and Wallace 1999). The goods were brought over in small boats and sold at the waterfront. The city, therefore, adopted the unusual habit of locating markets in places convenient to the seller, not the consumer (Rothschild 1990).

The peripheral location of marketplaces was maintained for more than one hundred years. Until the mid-18th century, all of the city's markets were located along the East River. They were constructed directly on the slips and piers that jutted out into the water. As shipping technologies improved and landfill extended the shoreline into deeper waters, the markets only increased in size and extent as greater amounts of produce and other goods were being imported. The close proximity to the trade ships led to the construction of storefronts, warehouses, and other commercial structures along the new waterfront which were "conveniently close to landings where farmers could moor their boats and unload livestock and produce for sale." (Cantwell and Wall 2001:226). Although the number of markets decreased significantly near the turn of the 19th century, the post-Revolutionary population boom forced markets to be established throughout Manhattan in order to accommodate the rising number of inhabitants (Rothschild 1990).

A market was located at Peck Slip, within the APE, for approximately 30 years. No maps or plans of this market are extant, and its exact location is unclear. It has been documented that it stood on the “westerly side [of the street], at the head of Peck Slip” (DeVoe 1862: 303), although it appears to be in the center of the slip on maps dating to the 18th century (**Figure 11**).

The market was influential in triggering the development of the waterfront. The Peck Slip market — the city’s first brick market — was constructed at the intersection of Peck Slip and Water Street in 1763 “for the convenience of wealthy William Walton and his neighbors on Pearl Street” (Fletcher 1999: 29). William Walton, along with Jacobus Roosevelt and other neighborhood residents, had petitioned the Common Council for permission to erect a public marketplace (at their own expense) in the area of Peck Slip (MCC 1784-1831 VI: 321). The Peck Slip Market was officially established by action of the Common Council at a meeting that took place on March 8, 1763. Neighborhood residents donated money to help defray the construction costs (DeVoe 1862). The market, like the slip, was named for Benjamin Peck even though he had died several years before the market’s construction (Ibid). The market was occasionally called the new “Jersey Market” but was more commonly identified as “the new market at Peck Slip” until sometime after the Revolutionary War when it became known as the “Peck Slip Market” (Ibid).

During the Revolutionary War, British troops gained control of New York City and used the market as a warehouse. However, in September, 1783, they set it aside “for the sole use of the country people, who may kill their stock to bring to market” (DeVoe 1862: 303). The British allowed it be used as a meat market as long as all livestock was slaughtered prior to transport to the market. After the British evacuation, several butchers set up stands or stalls at Peck Slip, and the market thrived although never as much as before the war.

Under American rule, the market was owned and regulated by the city. Each butcher or standholder paid rent to the Corporation of the City of New York (DeVoe 1862). In 1784, the butchers complained that the cold north winds blowing up the slip made it difficult to work within the tall, open arches of the marketplace and asked that “a few feet of each side towards the northwest end” be enclosed (Ibid: 303). The following year, George Peck was paid 7 dollars, four shillings and 6 pence for repairs to the “market-house” (Ibid).

For a short while, New York City was the capital of the new American republic. President George Washington lived near Peck Slip at Franklin Square at 3 Cherry Street. It is possible that his staff, headed by Household Steward Samuel Fraunces, of *Fraunces Tavern* fame, purchased provisions from neighborhood markets such as the one at Peck Slip.

By 1786, the old Peck Slip Market was nearly deserted as a result of the construction of a new market at Catherine Slip, about five blocks away. A few butchers continued to occupy stands at the Peck Slip market, but most had relocated to the Catherine Market. By 1792, the city had proclaimed the Peck Slip Market “useless” and an “obstruction to the street” (DeVoe 1862:307). On August 26, 1793, the city’s treasurer was told to auction off the market to a person willing to demolish it and level off the street with fill within 15 days of purchase (Ibid). The market last appears on the 1789 McComb map (**Figure 12**) and is not depicted on the Taylor-Roberts plan of 1797 (**Figure 13**).

D. THE 19TH CENTURY REAL ESTATE HISTORY OF PECK SLIP

At the beginning of the 19th century, the nature of development along the East River began to change. In 1800, additional store owners, including Benjamin Morgan, requested compensation

from the Common Council for the removal of buildings blocking Front Street's continuation across Peck Slip. The following year, the city government passed a bill which banned "the construction of buildings along the wharves projecting into the river," as a consequence, buildings were "erected instead along the waterfront and around the slips" (LPC 1977: 6). This did not, however, slow down the rapid pace of creating land out into the river which had begun two centuries earlier. By 1804, the Common Council ordered that all bulkheads at Peck Slip should extend beyond the line of Front Street, which had been extended past Dover Street by that time.

As early as 1802, the Council discussed a "permanent line... to be completed from Burling [John Street] to Pecks Slip," (MCC 1784-1831 II: 748). This may be referring to future South Street, which was constructed in the early 19th century. On July 14th, 1806, the Mayor issued payment to Peter Dobb and Justist Dearman for "sinking two blocks at the east side of Peck Slip" (MMC IV: 248). One month later, the men were paid again to build a pier in the same location. The 1808 Longworth map (**Figure 14**) possibly depicts these wharves and most of the piers in the area extending southward almost as far as South Street, which is extant west of Beekman's Slip. The map labels most of the wharves adjacent to Peck Slip, several of which might have been incorporated into the Peck Slip Streetbed. These include "Farmer's Wharf" on the western side of the slip and "Walton's Wharf," discussed in the previous section, on the east.

In 1809, the Common Council approved the construction of two additional piers which were to extend from South Street into the East River, in response to a petition submitted by nearby merchants and residents who requested that the slip be filled to Front Street. Because South Street was interrupted by Peck Slip, it was determined that a bulkhead was necessary "between the pier on the west side of Peck Slip and the pier said to belong to Peter Schermerhorn and Ebenezer Stevens" (MMC V: 656). Several months later, two men named Halsey and Westervelt were paid by the city for the construction of the pier on the west side of Peck Slip. The newly constructed piers are visible on the Bridges Map mentioned previously. The western pier jutted into Peck Slip before making a ninety degree turn towards the East River. This L-shaped construction gave the slip a very unique profile. The Common Council Minutes state that a pier, presumably the same one, on the west side of the slip was completed in 1810, before the land was divided into lots and sold (MCC 1784-1831 VI: 291). This is contrary to the standard pattern of selling water lots to private citizens who would then fill in the lots themselves. The Minutes of the Common Council mention that in 1811, six lots on the western side of Peck Slip between Front and South Streets, presumably already filled in, were leased out for 21 years with the stipulation that 3-story, fire-proof buildings had to be constructed on each. A store located at 233 Front Street, owned by B. Mott, was also rented for 21 years but with the stipulation that the eastern side of the building had to be reduced by 28 feet and 3 inches (MCC 1784-1831 VI: 489).

It has been suggested that there was a public dumping ground located at Peck Slip and Water Street in 1809 where garbage from the marketplace as well as the area's residents would be tossed into the water (Buttenweiser 1987). Trash carted from other locations in the city was dumped overboard into "garbage and manure scows that toted refuse out of the city" (Ibid: 42). However, the Taylor-Roberts plan (**Figure 13**) suggests that Peck Slip had been filled out to Front Street, making a dumping board near Water Street impossible. Therefore it is not clear exactly where such a dumping board might have been located and when it was used. Regardless, it is still extremely likely that domestic and marketplace refuse was tossed into the water throughout the 18th and 19th centuries.

The 1811 Bridges Map of the Commissioner's Plan (**Figure 15**), which reflects the construction approved by the Council and completed between 1809 and 1810, depicts Peck Slip's extension to Front Street. The areas on either side of the slip — including all of the land which has since become Blocks 97 and 107 — were also filled in by this time. This map depicts a significantly neater street grid than had been seen on previous maps and is also the first to depict South Street on either side of Peck Slip. Bridges' map shows that the entire APE had been filled in with the exception of the Peck Slip inlet between Front and South Streets. The Common Council Minutes report that several of the individuals who had purchased this newly-made land on Peck Slip demanded refunds on account of the land being "too soft," (MCC 1784-1831 VI: 559). Their claims, however, were rejected.

The 1772 map of water lot grants (which was later updated) indicates that the lots adjacent to Peck Slip between Front Street and what would later become South Street were sold between 1810 and 1812 to William, John, and Benjamin Nott, Jacobus Roosevelt, and Jasper Ward. Jasper Ward appears to be one of the very first landowners in the area. He was granted a water lot near the southwest corner of Peck Slip and Front Street in 1810 (MCC 1784-1831 VI: 172) and he erected buildings on new landfill at what is now 45 Peck Slip — at the northeast corner of Peck Slip and South Street — between 1806 and 1807, when the area still "consisted mostly of water lots" (LPC 1977: 28). In addition, the building which currently stands at 45 Peck Slip is currently known as the "Jasper Ward House." It is not immediately clear if the land was granted to him before or after it had been filled. Furthermore, because the lots within the section of Block 107S along the remainder of Front Street (not immediately adjacent to Peck Slip) were granted between 1804 and 1806, it appears that the landfilling happened in stages. This was not uncommon at the time, and the landfilling of an entire city block could take as long as a decade or more. The speed of landfilling may have been affected by several fires which affected the area, especially one which occurred in 1804 and caused a significant amount of damage to buildings and ships in and around the project area (Fletcher 1999).

Hooker's 1824 map (not pictured) shows that the slip had maintained relatively the same shape for more than a decade, although, a small area in the northwest corner had been filled in. This development is also evident in the 1827 Goodrich Map (not pictured). A proposal by Ebenezer Stevens and Peter Schermerhorn, recorded by the Minutes of the Common Council in 1816, requested the construction of a pier "in the middle of the basin" of Peck Slip (MCC 1784-1831 VIII:535), which might explain the slip's new profile. In Morin's 1828 map (not pictured), it appears that the remainder of the western side had also been filled, making the slip significantly narrower. This may reflect the raising of the west side pier in 1820 to prevent it from becoming flooded at high tide (MMC XI: 345).

Because of the changing nature of the East River Waterfront and the relocation of key markets to elsewhere in the city, the need to maneuver ships in and out of Peck Slip decreased throughout the early 19th century. Although the area's modernization was still progressing, — in 1824 Water Street became one of the first streets to feature gas-powered streetlights (Kouwenhoven 1972) — the process of creating land came almost to a halt. Peck Slip had been completely filled in to South Street by the time the Colton map was published in 1836 (**Figure 17**). The L-shaped pier lost its distinctive angle after the filling, and is shown on the 1838 map to have extended into the East River directly from the midline of Peck Slip.

Peck Slip is labeled on the 1838 map as, "Ferry to Williamsburg." With its commercial decline, the slip had become a major hub for passenger ships since the Black Ball Line established a direct route between New York and Liverpool in the area in 1818 (LPC 1977). The

Williamsburg Ferry, which connected Peck Slip with Brooklyn's South 7th Street, was established after 1835, when the village of Williamsburg began to expand significantly. The ferry was faced with criticism from Manhattan residents who feared that it would take business away from the city-run ferries originating at Peck Slip which generated large revenues for the city (Burrows and Wallace 1999). Regardless, the Williamsburg ferries succeeded and ran every ten minutes, bringing great numbers of commuters into Manhattan via Peck Slip. In the 1850's, steamboat ferries also ran between 130th Street and Peck Slip (Johnson and Lightfoot 1980).

The ferry was still active in 1852, when Matthew Dripps published a map of Manhattan (**Figure 18**). However, it appears that the pier at the end of Peck Slip had been connected to the pier immediately to the east, creating a new docking area shaped like a half-ellipsis on the south side of South Street, outside of the APE. Several structures were constructed there for what Dripps labeled, the "Peck Slip Ferry to Williamsburgh, 2800 yards." The map shows that immediately to the west of this docking cove ran the "Steam Boat for Hartford and New Haven." Both of these ferry stations are depicted in a lithograph showing Peck Slip in 1850, which describes the New Haven Line as running "daily at 3:00 PM" (**Historic Image G**). The New Haven Line is also depicted in an 1885 photograph which shows wagons as well as an outbuilding and a streetlight in the middle of the slip (**Historic Image H**). A sign for Pier 26 says "New Haven Line/Only Steamers/Connecting with Railroads at New Haven."

The increase in the use of water-based transportation which occurred in the first half of the 19th century was brought about by the opening of the Erie Canal in upstate New York in 1825. However, this surge also forced the advancement of shipping technology, which ultimately brought about the decline of the East River Waterfront. The relatively shallow waters of the East River were not conducive to new steamboat technology, and New York's shipping industry was soon relocated to the much deeper Hudson River. However, the area surrounding Peck Slip continued to be a hub for shallow-draft vessels such as barges and ferries and also for fish markets. Although the shipping industry had largely disappeared along the East River waterfront, fishmongers were thriving throughout the South Street Seaport area in the 1860s, including on Peck Slip (LPC 1977) (**Historic Image I**).

The neighborhood's changing character also brought about a change in the types of people who lived and worked in the area. All of the city blocks bordering the streetbeds that make up the APE were almost completely covered with standing structures. The Perris atlases of 1852-4 (not pictured) and 1857 (**Figure 19**) depict the structures in the vicinity of Peck Slip and, more importantly, provide information about their use. The buildings adjacent to the project area streetbeds were nearly all brick or stone stores while there were also many dwellings with stores beneath them, mostly concentrated on the eastern side of Peck Slip on either side of Water Street. The majority of the buildings were what Perris referred to as "third class" stores (marked on the map by three dots), meaning that they could have been any of the following: blind and sash makers, bleaching works, cabinet makers' work shops, carpenter's shops, candle makers, chair maker's work shops, distillers, gas manufactories, flour mills, ink makers (printer's ink), India rubber or gutta percha manufacturers, lamp black and ivory black manufacturers, looking glass and picture frame makers, musical instrument makers, omnibus stables, organ workers, piano forte makers, rectifiers of liquors by fire heat, soap makers, tallow melters or chandlers, or wool mills.

The next most common types of stores were "first class" (marked on the Perris map with one dot), which could have included: bakers, boat builders, brewers, brush manufactories, comb makers, copper smiths with forges, dyers, floor cloth manufactories, hat manufactories, malt

houses, oil manufactories, oil cloth manufactories, private stables, tobacco manufactories, type and stereotype foundries, and wheelwrights. Only a handful of “second class” stores (marked on the map with two dots) were in the area, which could have included: book binders, brass foundries, coach makers, cotton presses and mills, iron foundries, livery stables, paper mills, or printers of books and job printers.

A map drafted by E.R. Pulling in 1864 (**Figure 20**) as part of a sanitary inspection of the Fourth Ward (which included only the portion of the project area east of Peck Slip), shows that in the 1860s, most of the buildings adjacent to the APE were either “churches, schools, or places of business.” More specifically, a great number of tenant houses, liquor stores, and boarding houses were located in the area, especially along Pearl and Water Streets. Another map, published by Lyons in 1867 (**Figure 22**), indicates that the area was still relatively industrial, with many iron and coppersmiths, lead pipe makers, stove makers, provisions dealers, as well as merchants and ship chandleries, and boat makers along the East River shore.

The 1867 Lyons map also indicates that the Peck Slip Ferry had been abandoned. Dripps’ 1867 map (not pictured) also indicates that the Williamsburg Ferry was no longer in use, although the New Haven Steamboat was still active at that time. The Hartford and New Haven ferry lines were also still running, as shown in the Robinson Atlas of 1885 (**Figure 24**) and the Bromley Atlas of 1897 (**Figure 25**). Ferries began to lose favor, however, and street cars became increasingly prominent in the area throughout the 19th century. Towards the end of the century, maps show that a network of street car lines had been established with lines running through the APE down the eastern side of Peck Slip south of Pearl Street, along Water Street west of Peck Slip, and along Front and South Streets west of Dover Street. A similar layout appears on the 1879 Taylor drawing (also known as the Galt-Hoy map, not illustrated) but with additional lines running the length of Peck Slip.

A proposal for the construction of a network of street car tracks was reported on the front page of the *New York Daily Times* on November 7, 1851. The lines running along Peck Slip may have been an extension of a branch of the Second Avenue Railroad, which the *New York Times* reported requested to extend their tracks along South Street to Peck Slip (9/18/1860: 10). However, all maps drawn after 1879 do not show any possible tracks, although, a 1912 map drawn by the city’s Topographical Bureau (not pictured) does show tracks in roughly the same configuration as those seen on the 1879 Taylor drawing, but labels them “car tracks not in use.”

19TH CENTURY: STREETBEDS IN THE PROJECT AREA

PEARL STREET

According to Stokes (1967), Pearl Street was widened in 1825. As mentioned previously, it was 30 feet wide in the 17th century but maps do not provide precise measurements of its width until 1891, when a Sanborn insurance map (not pictured) indicates that it was 43 feet wide to the west of Peck Slip and 47.6 feet wide to the east (**Appendix D**). These widths do not appear to change throughout the remainder of the 19th century.

Utilities were first installed within the streetbed of Pearl Street during the 19th century. These are described in detail in **Chapter V**.

PECK SLIP

Ferry Street, the extension of Peck Slip that ran north of Water Street, was widened at the very end of the 18th century (Stokes 1967). Additionally, a brick drain was installed within Ferry Street in 1806 (MCC 1784-1831 IV: 230) and Peck Slip itself was ordered to be raised and paved in 1816 (MCC 1784-1831 VII: 614).

Although it is not completely accurate, the 1857 Perris Atlas (**Figure 19**) indicates that in the mid-19th century, Peck Slip was approximately 62 feet wide at Pearl Street and gradually widened to a maximum length of approximately 150 feet at the north side of South Street. These widths correspond to the 1879 Bromley atlas, which provides more precise measurements. The street widths appear to remain the same throughout the remainder of the century.

Utilities were first installed within the streetbed of Peck Slip during the 19th century. These are described in detail in **Chapter V**.

WATER STREET

Throughout the mid to late 18th century, Water Street was 30 feet in width. However, the 1857 Perris atlas suggests that the street had been widened to approximately 40 feet. The 1891 Sanborn Insurance map indicates that the street was 43 wide to the west of Peck Slip and 47.6 feet east of the Slip. The street remained at that width for the remainder of the century.

Utilities were first installed within the streetbed of Water Street during the 19th century. These are described in detail in **Chapter V**.

FRONT STREET

During the early 19th century, Front Street was the home of many wholesale grocers and commission merchants (Stokes 1967). It was extended past Dover Street by 1805 (MCC 1784-1831 IV: 9), however, the street was not yet continuous across Peck Slip. The Street was regulated between Peck and James Slips two years later (MCC 1784-1831 IV: 335) and a few months after, the lots surrounding Front Street were raised to be even with the streetbed (MCC 1784-1831 IV: 640). In 1810, Peck Slip's inhabitants raised the money to continue Front Street across Peck Slip (MCC 1784-1831 VI: 94), as depicted on the 1811 Bridges plan.

In 1772, Front Street had measured 40 feet in width and by 1857, the Perris atlas suggests that it had been extended to approximately 45 feet on both sides of Peck Slip. The 1879 Bromley atlas shows that the street was again widened to 49.2 feet at Dover Street and 49.9 feet near Peck Slip. By 1891, the road was approximately 50 feet wide on the western side of Peck Slip and 48.6 feet wide on the eastern side.

Utilities were first installed within the streetbed of Front Street during the 19th century. These are described in detail in **Chapter V**.

E. THE 20TH CENTURY REAL ESTATE HISTORY OF PECK SLIP

There were not many significant alterations to the APE during the 20th century. The 1897 and 1911 versions of the Bromley Atlas (**Figures 25 and 26**) are virtually identical. The only major development is visible to the south of the project area, where the piers extending from South Street, outside the project area, had once again been re-configured. The Bromley atlas of 1932

(Figure 28) does not depict any additional developments with the exception of the installation of new utilities (explained in greater detail in Chapter V).

Perhaps the most important development in Peck Slip's early 20th century history was the establishment of Block 107, Lot 60, at the southern end of Peck Slip. This trapezoidal area is located in the middle of Peck Slip, approximately 40 feet from the curb on either side, as depicted on the Bromley Atlas of 1932 (Figure 28). Its northern and southern boundaries are Front and South Streets, respectively. It first appears on a 1912 topographical map, which indicates that the lot was the site of a proposed public park that was to be constructed on top of the defunct car tracks. It is unclear if this park was ever constructed, and the area is now occupied by a parking lot that extends between Water and South Streets.

The 1930s-40s-era construction of Franklin Delano Roosevelt Drive on the south side of South Street led to the demolition of the piers and ferry slips which once jutted into the East River. Current USGS quadrangle maps show that the only wharf near the project area is located past the western boundary of Peck Slip.

The establishment of the South Street Seaport Museum in 1967 breathed new life into the area and brought about the restoration and preservation of "the largest concentration of early 19th century commercial buildings in New York" (LPC 2004: 7). The South Street Seaport, including the entire APE, was designated as a landmark in 1977 and the entire area is known as the South Street Seaport Historic District.

20TH CENTURY: STREETBEDS IN THE PROJECT AREA

PEARL STREET

Pearl Street was widened some time after 1951 and prior to 1976 (Appendix D) for the first time since the early 19th century. While it does not appear that the portion of Block 106 that is adjacent to Peck Slip was affected by this widening, approximately 20 feet appear to have been truncated from the lot at the southwest corner of Peck Slip and Pearl Street. Therefore a small part of what is now part of Pearl Street may originally have been adjacent to and possibly part of the Peck Slip streetbed. Such development is not uncommon, and other buildings along the streets in and near the project area have been partially or wholly demolished as a result of street widening (Fletcher 1999).

Additional utilities were installed within the streetbed of Pearl Street during the 20th century. These are described in detail in Chapter V.

PECK SLIP

The Peck Slip streetbed does not appear to have experienced significant change during the 20th century. The 1976 Manhattan Land Book (not pictured) shows that near the south side of Pearl Street, the width of Peck Slip was two feet smaller than it had appeared on the 1951 update of the 1923 Sanborn map. Current Sanborn maps show that the street bed is even smaller today, measuring 52 feet wide near the southern side of Pearl Street. The parts of Peck Slip south of this area do not appear to have been altered.

Additional utilities were installed within the streetbed of Peck Slip during the 20th century. These are described in detail in Chapter V.

WATER STREET

The 1923 Sanborn map shows that Water Street measured 47 feet near Beekman Street, 45 feet at Dover Street, and 45 feet at the west side of Peck Slip, one foot wider than it appears on 19th century maps. In the 1951 update of the Sanborn map, the measurements are the same, except at the western side of Peck Slip, Water Street appears to have been widened another foot, making it 46 feet in width. However, current maps indicate that the width in that area is now 40 feet, while the rest of the streetbed has gone unchanged.

Additional utilities were installed within the streetbed of Water Street during the 20th century. These are described in detail in **Chapter V**.

FRONT STREET

The 1923 Sanborn map shows that Front Street measured 49 feet near Dover Street, 50 feet at the west side of Peck Slip, and 49 feet on the eastern side, as it appears on 19th century maps. These measurements do not appear to have changed throughout the remainder of the 20th century with the exception of Front Street near the east side of Peck Slip, which current Sanborn maps indicate has grown by one foot.

Additional utilities were installed within the streetbed of Front Street during the 20th century. These are described in detail in **Chapter V**.

F. PREVIOUSLY IDENTIFIED HISTORIC PERIOD ARCHAEOLOGICAL SITES AND CULTURAL RESOURCE INVESTIGATIONS

File searches at OPRHP and LPC indicate that at many cultural resource investigations have been conducted within one mile of the project area and many of those have identified historic period archaeological sites (**Table IV-1**). Many of these sites, including the Schermerhorn Row Block, the Assay, Barclay's Bank, Whitehall Ferry Terminal, Telco Block, 175 Water Street, and 209 Water Street sites have yielded historic landfill and landfill retaining devices, like those presumably used to create land within the Peck Slip project area. The wooden landfill-retaining devices at these sites were found at varying depths, with the tops of some being very close to the ground surface while others were more deeply buried and were more than five feet below the ground surface.

The wooden structures identified at these sites were mostly in the form of wharves; however they also included barrels, boxes, pilings, and bulkheads. In addition, two sites, 175 and 209 Water Street, contained wooden ships that had been converted into landfill retaining structures. These ships were both found at relatively great depths; at 209 Water Street the top of the ship was approximately 5 feet below a building's floor surface and extended past 13 feet, where excavations ceased (Schuyler et al. 1978). At 175 Water Street, the ship was discovered during excavation of deep test trench units (Soil Systems, Inc. 1983). Wooden landfill-retaining devices are discussed in greater detail in **Chapter V**.

Table IV-1

**Previously Conducted Cultural Resource Investigations and Identified Historic
Archaeological Sites Within 1 Mile of the Project Area**

Site Name	NYSOPRHP Site #	NYSM Survey #	Time Period	Site Type	References
Schermerhorn Row Block	A06101.006763	20	18 th -19 th century	Historic landfill with wooden fill- retaining structures; structural remnants	Historic Sites Research (1991)
Tweed Courthouse Area	A06101.013335	----	19th century	Human Burials, Structures, and other deposits	Hartgen Archaeological Associates, Inc (2003)
The Assay Site (Block 35)	A06101.001284	---	---	Historic landfill, landfill retaining structures (cobb wharves), wharf, bulkheads, and containing Revolutionary-era Cannon	Louis Berger and Associates (1990)
City Hall Park	A06101.001304	---	Early 18 th century	Human remains, Almshouse, Revolutionary War barracks	Landmarks Preservation Commission (1990), Grossman and Associates (1991), Hunter Research (1994)
Barclay's Bank Site/75 Wall St.	A06101.001283	---	18 th -20 th century	Historic structures, wooden pilings, barrels containing fill, fill-retention walls, cobb wharves	Louis Berger and Associates (1986)
Barclay's Bank Site/100 Water St.		9	18 th -19 th century	Historic structures	Louis Berger and Associates (1983)
Telco Block (Block 74W)	A06101.000623	56	18th-19th century	Wood pilings, cobb wharves, wooden cribbing	Rockman (1982) Harris (1980) Soil Systems, Inc. (1982)
175 Water St.	A06101.001271	----	18th-19th century	Wooden boxes, ship	Soil Systems, Inc. (1983) Geismar (1983)

Table IV-1
Previously Conducted Cultural Resource Investigations and Identified Historic
Archaeological Sites Within 1 Mile of the Project Area

Site Name	NYSOPRHP Site #	NYSM Survey #	Time Period	Site Type	References
209 Water St.	A06101.000604	5	18 th -19 th century	Cellar of standing structure; historic landfill; 18 th century ship	Shuyler, Askins, Henn, and Levin (1978)
Fulton St. opposite Everitt St. at soldier beam #2 (Brooklyn)	A04701.000179	----	17 th century	Historic dock remnant	Solecki (1981)
Corporation House; Fulton St. opposite Elizabeth St.	A04701.000102	----	18 th -19 th century	Historic tavern foundation	Solecki (1981) Stiles (1884)
Empire Stores (within the Fulton Ferry Historic District, Brooklyn)	A04701.000074	----	19 th century	Man-made land in East River	Kearns and Kirkorian (1982)
Foley Square Courthouse/ African Burial Ground	----	38	18 th century	Burial Ground	Howard University and John Milner Associates (1993)
Foley Square Courthouse/ Five Points Site	----	----	18 th -19 th century	Historic structures	John Milner Associates (2000)
Federal Hall National Memorial	A06101.013768 A06101.000014	45	18 th - 19 th century	Historic structures	Hartgen (Stull) (2004)
Columbus Park	Project # 02PR03416	57	----	Historic structures	Loorya and Ricciardi (2005)
Fulton Street Transit Center	----	55	----	Historic Structures	Geismar (2005)
Whitehall Ferry Terminal	----	----	----	Cobb wharf	Louis Berger and Associates (2000)
Broad Financial Center Site; Broad and Pearl Sts.	----	----	17 th -18 th Century	Original Dutch Ground surface features, 18 th -19 th century deposits, features	Greenhouse Consultants, Inc (Grossman, et al) (1984)
Stone Street Historic District	----	33 (1), 33 (2)	----	Historic Structures, area is heavily disturbed	Tracker Archaeology Services (Stehling) (2000) Sutphin (1997)

Notes: See Figure 29.

*

A. CREATING LAND

Work at several archaeological sites along New York City's East River waterfront has uncovered the original wooden cribwork that was used to create artificial land within water lots (**Appendix A**). These sites include the Assay and Barclay's Bank Sites, the Whitehall Ferry Terminal, the Telco Block, the Schermerhorn Row Block, and at the sites located at 175 and 209 Water Street. A great variety of these retaining devices has been identified, suggesting that the process lacked uniform technique.

There were several methods employed by early land-makers to ensure that the landfill was not washed away by the East River's currents. There is no clearly defined sequence that documents temporal changes in the fill-retaining technology, but there are several trends that have been identified in New York City's archaeological record (Historical Perspectives 2005).

In the 17th and early 18th centuries, the most common type of landfill retaining structure was the wooden crib wharf. Although there was a great deal of variation from one wharf to the next, they tended to be made up of large "numbers of logs, usually placed in horizontal layers with each layer at right angles to that below it...[creating]...platforms that spanned the width of the wharf" (Kardas and Larrabee 1991: 26). The wooden frames were often floated on the water's surface and slowly filled with earth or debris until they sank to the bottom of the river. Placing them below the water table — where the wood would be constantly submerged in an anaerobic environment — prevented the wood from decaying.

At the end of the 18th century and into the 19th, a second style, known as the cobb wharf, was also used to retain landfill. These were similar to crib wharves but were constructed with an open grid that did not interrupt the natural flow of water. This style was preferred because it was less susceptible to damage caused by the accumulation of garbage and river sediments (Cantwell and Wall 2001). Logs were bound together in such a way that they created 8-foot by 5-foot "cells," into which fill could be placed (Bergoffen 2002). These structures have been described as having "one solid layer or platform of logs to create a floor. Above this was an open grid of logs running in alternate directions, notched or fastened together with some cross-bracing" (Kardas and Larrabee 1991: 26). The open cells of these devices were then filled with cobblestones and soil until they reached the river bottom. Cobb (for cobblestone) wharves have been identified at the Assay, Barclay's Bank, Whitehall Ferry Terminal, and Telco Block sites at relatively shallow depths.

In some instances, the frames of derelict wooden ships were used as make-shift landfill retaining devices. After removing all valuable and/or reusable hardware, the ships were scuttled and their wooden shells tied up to wharves and used as landfill retaining devices. It is also possible that some were filled and sunk to become part of the landfill itself. Several archaeological sites in lower Manhattan have revealed this type of cribwork, including those at 7 Hanover Square, 209 Water Street, and 175 Water Street.

With the invention of the steam-powered pile driver in the 19th century, all three cribbing methods became obsolete in favor of wharves constructed with vertical pilings. Wharves built atop deeply embedded piles quickly became standard (Kardas and Larrabee 1991). Such structures were uncovered at both the Assay and Telco Block sites.

A variety of methods was used to ensure that the retaining structures could support the weight of the buildings constructed atop the fill. The wharf types mentioned in the preceding paragraphs would have worked best when resting directly on a hard, rocky surface, although they were also functional atop soft silt, so long as it had been dredged to produce a flat surface (Bergoffen 2002). A significant amount of dredging took place near most of Manhattan's riverfront slips, piers, and wharves (Greenhouse 1984b). In some cases, stone foundations were placed either directly on the original river floor or atop sturdy platforms of wooden planks (Cantwell and Wall 2001). However, there was a tendency for only the wealthy or industrial institutions to create such sturdy structures, while small private wharves tended to lack these reinforcements and were prone to tipping and/or sinking (Historical Perspectives 2005).

Regardless of type, these wooden structures were filled with material that could be obtained anywhere. Archaeologists have concluded that such materials included merchandise broken in transit, ballast from ships, garbage dumped on or near the docks, household trash, dredged material from nearby slips, and detritus from artisans' workshops, or clean fill, such as dirt and rocks from leveled hills. Many archaeologists believe that the most complete picture of early colonial life in New York often comes from garbage. These landfill deposits reveal what people ate and wore, the games they played, and how they worked. They also provide useful information about trade networks.

An archaeological study of the area has determined that "future subsurface disturbance to Peck Slip is likely to affect potential archaeological resources unless it occurs below the anticipated depth of resources" (Historical Perspectives 2003: 6.2-5). Soil boring data — discussed in greater detail below — indicates that the depth of fill can extend from nearly 20 to 25 feet near the intersection of Peck Slip and Water Street to 30 to 35 feet at South Street. Considering that the installation of utilities has disturbed certain portions of the project area to a depth of up to 10 to 12 feet, it is highly likely that despite early dredging activities, 18th and 19th century landfill retaining structures, fill materials, and debris as well as other potential archaeological resources could be retrieved from the APE beneath that depth.

B. SUBSURFACE UTILITIES

Despite its status as one of America's largest and most industrious cities, New York did not have running water or a network of sewers until the mid-19th century. Therefore, utilities were not installed in the APE until several years after the area was filled out to South Street. Instead, water was obtained from public water pumps, such as the one located at the intersection of Peck Slip and Pearl Street (Burrows and Wallace 1999).

The first water pipes in New York City were installed by the Manhattan Company, the precursor to the Chase Manhattan Bank. These wooden pipes carried water from local sources (i.e., the Collect Pond) to other areas of lower Manhattan. Pipes had certainly been installed in Beekman Street to the north of Pearl Street by 1802 (Koeppel 2000), and it is likely that pipes were installed within the project area in subsequent years, probably within Peck Slip by 1813 (Greenhouse 2000: 18). Examples of these early pipes were discovered under Peck Slip in 1889 during construction for a sewer line. The pipes uncovered at that time were crafted from cedar

logs and measured eight feet in length and twelve inches in diameter with two-inch holes bored through the center (*New York Times* July 16, 1889: 8).

The initial water supply system could not be sustained for very long before local water resources became too polluted. In 1842, the Croton Aqueduct system was constructed in order to bring clean water into Manhattan. Endicott's 1842 map of the complex distribution system associated with the Croton waterworks (not pictured) depicts a water line running along Ferry Street (Peck Slip) as well as Beekman, Dover, Water, Front, and South Streets. However, sewer networks had not yet been developed, and the use of privies continued until the 1850s (Pickman 2006). After the mid-19th century, as clean water was pumped in and waste was carried away, the city's sanitation efforts were greatly improved.

In general, early water pipes were installed relatively close to the surface, at only two or three feet below grade, so that firemen could access them easily (Geismar 2004). More recent water lines are usually installed at a depth of five feet, while sewer lines are placed at a depth of 10 feet or more. Twentieth century utilities—such as telecommunications and gas lines—are usually found at depths of 2-3 feet and electrical utilities are usually found 1-2 feet below grade, although they are occasionally as deep as 6 feet (Louis Berger Group 2004).

PECK SLIP UTILITIES

Historic maps and atlases dating to the late-19th century (**Figures 19 to 25**) indicate that a sewer had been installed within Peck Slip by the early 1860s. This large sewer line, measuring 4 feet by 2 feet 8 inches, ran northeast to southwest across Peck Slip, slightly west of the midline, although, the Bromley Atlases of 1897, 1911 (**Figure 26**), and 1932 (**Figure 8**) show it to be further east, inconsistent with both Robinson's 1885 Atlas as well as current maps of underground utilities in the area provided by the New York City Department of Design & Construction (DDC) (**Appendix E-2**). According to the Annual Reports of the Croton Aqueduct Department and records on file at the Department of Environmental Protection (DEP), it was installed in 1847 and measured 5 feet by 4 feet. It was elliptical in shape, which was common during that time period, as sewer pipes of that shape provided for more efficient drainage (Geismar 2004).

As previously mentioned, wooden water pipes could have been installed within Peck Slip by 1813, although pipes made of iron were used later in the century. Water lines first appear with Peck Slip in the 1885 Robinson atlas. That map indicates that two six-inch water mains ran along either side of the slip. On the western side of the slip, the water main connected two similar lines running across Water and South Streets. On the eastern side, the water main ran from the South Street line as far north as Pearl Street. No additional lines appear on maps until 1923, when a Sanborn Insurance atlas indicates that a 12-inch high-pressure water pipe was laid parallel to the 6 inch main running along the eastern side of Peck Slip.

Current maps indicate that a sewer measuring 5 feet by 4 feet still runs along Peck Slip in the vicinity of the sewer depicted on historic maps. The line is presently a combined sewer, meaning that it transports both waste and stormwater runoff, suggesting that a more modern pipe may have been laid in the same location as the old one. However, the sewer could be — at least in part — the original line constructed in the 19th century.

The current maps suggest that water lines running along the eastern and western sides of the streetbed are also in the same locations as their historic predecessors, although both lines are now shown to be 12 inches in diameter. Furthermore, an additional water line has been installed

near the center of Peck Slip running through the entire project area. That line is a 12-inch high-pressure water pipe that converts into a 16-inch high pressure line south of Water Street and back to 12 inches south of Front Street.

Furthermore, catch basins and fire hydrants are also located in many locations throughout the APE. Catch basins can be expected to extend to the same depth as the sewers to which they connect and pipes supplying fire hydrants are expected to reach the same depths as the water pipes.

Electric, gas, and telecommunications lines are also present within Peck Slip, but are almost entirely confined to the western and eastern sides of the streetbed. Some electric lines do cross through the middle of Peck Slip between Water and Front Streets and again between Pearl and Water Streets. It can only be assumed that the depths of the water, telecommunications, gas, and electric utilities are similar to those found at other sites in the area. However, because of the remarkably shallow depth of the sewer at the southern end of Peck Slip, it is unclear if other utilities are also closer to the surface than would be expected.

Test pit drawings provided by Consolidated Edison Company of New York, Inc. in March, 2006 (**Appendix E-1**) suggest that within Peck Slip, immediately north of Water Street, the utilities are spaced throughout the entire width of the street and reach maximum depths of approximately 9 to 10 feet. Fewer utilities are present within Peck Slip to the immediate south of Water Street and on the western side of the street they reach depths of less than 5 feet while on the east they extend to almost 6.5 feet below the ground surface. On the eastern side of Peck Slip just north of Front Street utilities extend to depths of approximately 10 feet, although between Front and South Streets they reach depths of only 6.5 feet.

The depths presented in the ConEd drawings do not correspond exactly with those presented in the plans provided by DDC. The latter indicate that the sewer line within Peck Slip is at an unusually shallow depth, unlike most other sewers found in New York City. As previously stated, the rims (tops) of most sewers are located at depths of approximately 10 feet and the pipes therefore extend below that for several feet, depending on the size of the pipe. The Peck Slip sewer, however, extends to depths of approximately 14 feet below grade¹ near Pearl Street, at approximately 8 feet below ground surface (bgs) at Water Street, 6 feet bgs at Front Street, and 7 feet bgs at South Street. If one considers the additional disturbance caused by the backhoe during pipe installation, the disturbed area may continue for another few feet. The ground surface slopes downward toward the East River, but the sewer pipe does not follow suit.

PEARL STREET UTILITIES

Pearl Street appears to have had utilities installed early in the 19th century. DEP records note the presence of a sewer extending from the Peck Slip sewer and continuing east down the center of Pearl Street (historic atlases depict this sewer as running through Pearl Street on both sides of Peck Slip). This sewer, measuring 4 feet by 2 feet 8 inches, appears to have been constructed in 1853 as was a 12-inch sewer line through Pearl Street west of Peck Slip in 1858 (the Croton *Annual Reports* suggest the sewer was installed in 1868). A 6-inch water line is depicted as running through the entire project area within Pearl Street by 1885, at which time maps also indicate that an additional 16-inch water line had been installed along the southern side of the street. A Sanborn map dating to 1923 shows that an additional 16-inch high pressure water pipe

¹ Meaning that the invert, or the bottom of the sewer pipe, is located at 14 feet below ground surface.

had also been installed within Pearl Street. In addition, the 1932 Bromley atlas suggests that up to four water lines might have been running through Pearl Street at that time.

Current maps of underground utilities in the area provided by the New York City Department of Design & Construction (DDC) show that the sewer line is still the same size and in the same location as it appears on historic maps, although it, too, is a combined sewer. However, the sewer could be — at least in part — the original line constructed in the 19th century. An additional 12-inch combined sewer runs to the west of this. In addition, a 16-inch high pressure and a 12-inch water main run along the north side of Pearl Street as does a 20-inch line along the southern side. A 12-inch high pressure line runs perpendicular to these, extending from a line within Peck Slip.

Furthermore, catch basins and fire hydrants are also located in many locations throughout the APE. Catch basins can be expected to extend to the same depth as the sewers to which they connect and pipes supplying fire hydrants are expected to reach the same depths as the water pipes.

Gas, electric, and telecommunications lines also run throughout the Pearl Street portion of the APE, although they are mostly concentrated near the southern side of the street. It can only be assumed that the depths of the water, telecommunications, gas, and electric utilities are similar to those found at other sites in the area. However, because of the remarkably shallow depth of the sewer at the southern end of Peck Slip, it is unclear if other utilities are also closer to the surface than would be expected.

WATER STREET UTILITIES

Records conflict regarding the date of installation for the first utilities within Water Street, but they were certainly installed by the mid-19th century. DEP records note the presence of a sewer extending from the Peck Slip sewer and continuing west down the center of Water Street. This sewer, measuring 4 feet by 2 feet 8 inches, appears to have been constructed in 1866¹, as was a 12-inch sewer line running through Water Street east of Peck Slip (the *Croton Annual Reports* suggest that this sewer was installed in 1868). Both sewers terminated within the APE and did not connect to sewer lines within Beekman or Dover Streets. A 6-inch water line is depicted as running through the entire project area within Water Street by 1885, at which time maps also indicate that the sewer also ran through the entire length of Water Street within the project area. A Sanborn map dating to 1923 shows that the 6-inch line had been replaced by a 12-inch pipe. An additional 16-inch high pressure water pipe had also been installed within Water Street, but only to the east of Peck Slip. However, the 1932 Bromley atlas suggests that two water lines traveled throughout the entire Water Street portion of the project area, on the northern and southern sides of the street. West of Peck Slip, these measured 12 and 6 inches, respectively, and vice-versa east of Peck Slip.

Current maps of underground utilities in the area provided by the New York City Department of Design & Construction (DDC) show that the sewer line mentioned above is still the same size and in the same location as it appears on historic maps, although it, too, is a combined sewer. However, the sewer could be — at least in part — the original line constructed in the 19th century. However, the sewer does not extend though the entire Water Street portion of the APE,

¹ The *Annual Reports of the Croton Aqueduct Department* indicate that this sewer was constructed in 1859 and measured 326 feet in length.

as it begins a short distance east of the eastern line of Beekman Street. An additional 12-inch combined sewer runs to the east of this, and both sewers connect to the main line beneath the streetbed of Peck Slip. In addition, a 12-inch water main runs through Water Street on either side of Peck Slip as does a 16-inch high pressure line east of the Slip.

Furthermore, catch basins and fire hydrants are also located in many locations throughout the APE. Catch basins can be expected to extend to the same depth as the sewers to which they connect and pipes supplying fire hydrants are expected to reach the same depths as the water pipes.

Gas, electric, and telecommunications lines run inconsistently throughout the Water Street portion of the APE. Such lines extend from a point west of the APE and terminate east of the eastern line of Beekman Street. They begin again just west of Peck Slip and continue east through the remainder of the Water Street portion of the project area. It can only be assumed that the depths of the water, telecommunications, gas, and electric utilities are similar to those found at other sites in the area. However, because of the remarkably shallow depth of the sewer at the southern end of Peck Slip, it is unclear if other utilities are also closer to the surface than would be expected.

Test pit drawings provided by Consolidated Edison Company of New York, Inc. in March, 2006 (**Appendix E-1**) suggest that within Water Street between Peck Slip and Dover Streets, the utilities are spaced throughout the entire width of the street and reach maximum depths of approximately 10 feet. These drawings also indicate the presence of a large sewer, although, as mentioned previously, other sources indicate that only a small, 12-inch sewer is located in the area. Within Water Street just west of its intersection with Peck Slip, the plans indicate that utilities reach depths of approximately 10 feet, including the sewer line that runs through that area, although they extend to depths of almost 12 feet towards the beginning of the sewer line near Beekman Street. In that area, the plans suggest that the sewer is 6 feet in diameter, which is inconsistent with other drawings.

The depths presented in the ConEd drawings do not correspond exactly with those presented in the plans provided by DDC. The latter indicate that the two connecting sewer lines within Water Street extend to depths of approximately 8 to 8.5 feet bgs. If one considers the additional disturbance caused by the backhoe during pipe installation, the disturbed area may continue for another few feet.

FRONT STREET UTILITIES

Front Street appears to have had utilities installed early in the mid-19th century as well. DEP records note the presence of a sewer extending from the main Peck Slip sewer and continuing west, down the center of Front Street. The *Annual Reports* of the Croton Aqueduct Department indicate that a 3 by 6 foot circular sewer may have been installed within Front Street between Peck Slip and Beekman Street as early as 1854. However, DEP records show that it may have been replaced with a sewer measuring 4 feet by 2 feet 8 inches circa 1883. Another sewer, measuring 3 feet by 2 feet, was constructed within the eastern portion of the Front Street APE in 1889. This was not connected to the Peck Slip sewer and instead emptied out into the sewer line within Dover Street.

A 6-inch water line is depicted as running through the entire project area within Front Street by 1885. No changes appear in the layout of utilities within Front Street until 1923, when a Sanborn map shows that the 6-inch water pipe previously depicted in the area had been replaced by a 12-

inch pipe and a new 16-inch high pressure water line was installed to the south, but the new line was only located within *Front Street* west of Peck Slip. The 1926 and 1932 Bromley atlases suggest that the original 6-inch line still ran within *Front Street* to the east of Peck Slip, as well.

Current maps of underground utilities in the area provided by the New York City Department of Design & Construction (DDC) show that the sewer line mentioned above is still the same size and in the same location as it appears on historic maps, although it, too, is a combined sewer. However, the sewer could be — at least in part — the original line constructed in the 19th century. In addition, a single 12-inch water main runs through *Front Street* on either side of Peck Slip.

Furthermore, catch basins and fire hydrants are also located in many locations throughout the APE. Catch basins can be expected to extend to the same depth as the sewers to which they connect and pipes supplying fire hydrants are expected to reach the same depths as the water pipes.

Electric and telecommunications lines run throughout the *Front Street* portion of the APE. Gas lines do not appear in the streetbed of *Front Street*, although they are found within the sidewalks on either side. It can only be assumed that the depths of the water, telecommunications, gas, and electric utilities are similar to those found at other sites in the area. However, because of the remarkably shallow depth of the sewer at the southern end of Peck Slip, it is unclear if other utilities are also closer to the surface than would be expected.

Test pit drawings provided by Consolidated Edison Company of New York, Inc. in March, 2006 (**Appendix E-1**) suggest that within *Front Street*, east of Peck Slip, the utilities are spaced throughout the entire width of the street and reach maximum depths of 6 feet. Near *Front Street*'s intersection with *Dover Street*, fewer utilities are depicted, however, the sewer line in that area extends to a depth of more than 6.5 feet.

The depths presented in the ConEd drawings do not correspond exactly with those presented in the plans provided by DDC. The latter indicate that the sewer lines within *Front Street* are also at unusually shallow depths near Peck Slip. The sewer within *Front Street* west of Peck Slip (5 by 4 foot combined) extends to depths of approximately 6 feet bgs near Peck Slip with the other sewer (3 by 2 foot combined) extends to approximately 4.5 feet bgs near Peck Slip and approximately 8.5 feet bgs near *Dover Street*. If one considers the additional disturbance caused by the backhoe during pipe installation, the disturbed area may continue for another few feet.

C. SUMMARY OF BORING LOG INFORMATION

Soil boring logs created by Matrix Engineering Services P.C. of East Hanover, NJ, for the Bureau of Environmental & Geotechnical Services were provided by DDC. The borings, located along *Water Street* between Peck Slip and *Dover Street*, were part of a corridor assessment for Peck Slip (**Appendix F**). Boring #4 was the westernmost, located near Peck Slip, and Boring #1 was the easternmost, near *Dover Street*.

Boring # 4 was located in the sidewalk at the corner of Block 106, which is bounded by Peck Slip, *Dover*, *Water*, and *Pearl Streets*. The elevation at that corner is 5.1 feet above the Borough of Manhattan Datum (BMD), which has been calculated as 2.75 feet above Mean Sea Level at Sandy Hook. The boring logs show that "fill" extended to 23.4 feet below the BMD, or 20.65 feet below sea level. This 28.5 feet of fill included brown sand, clayey silt, gravel, and brick, concrete and wood debris. Extending below this were layers of natural sand and silt. From the logs, it is difficult to determine if the "fill" in this location represents construction/demolition

disturbance and/or landfill. It is also unclear if the “wood debris” represents the presence of wharves, piers, or landfilling devices, although it is likely that it does, at least in part. The boring sample was not individuated by layers.

Boring #3 was located within the sidewalk of Block 106, approximately 80 feet east of Boring #4. This boring contained fill identical to Boring #4, although #3 extended to 28.5 feet below sea level. The surface elevation was at 5.8 feet above sea level and the fill extended to 22.7 feet below sea level.

Boring # 2 was located approximately 50 feet east of Boring #3. The surface elevation here was at 6.4 feet above sea level, slightly higher than Borings #3 and #4. The fill deposit was identical to previous borings but reached a depth of 27.1 feet below sea level. Subsequently, the depth of fill in this boring reached 33.5 feet below sea level, more than 10 feet greater than previous borings.

Boring # 1 was located in the sidewalk of Block 106, at the corner of Dover and Water Streets. Again, the fill was similar to the previous borings, except that concrete was not present within it and the brick component was described as being in “fragments.” The surface elevation was 8 feet above sea level and the fill layer ended at 15.5 feet below sea level which means that the fill layer was 23.5 feet deep.

Boring logs from the WPA Rock Data Map (Murphy 1933) were also provided by DDC (Appendix F). Boring #50, located within Peck Slip near the northeast corner of South Street was described as a “Wash Boring (No Rock)” (Ibid:1). It began at an elevation of 2.0 feet above sea level and extended to a depth of 133.7 feet. It was entirely composed of various grades of sand. No fill or wood was noted. This may reflect the enforcement of regulations requiring the use of clean fill. Because this was one of the last sections of Peck Slip to be filled in, it is entirely possible that this was the case.

Boring #49 was positioned in the eastern sidewalk of Peck Slip, midway between Water and Pearl Streets. This area was originally fast land and/or tidal marsh along the East River shoreline. The boring began at ground surface which, in this particular area, was 8.4 feet above sea level. Sand was encountered to a depth of 87.8 feet below sea level and followed by disintegrated rock that extended for another 12.8 feet. Bedrock was encountered 100.6 feet below sea level.

Boring #36 was located within the sidewalk on the northern side of Water Street, just east of Peck Slip. This, too, would have been an area of tidal marsh. Drilling began at ground surface which was 7.0 feet above sea level at the time. This boring continued for 29 feet and consisted of only coarse sand and gravel.

Borings #131 and #132 were within South Street and the foot of Peck Slip, south of the project area. Boring #131 began at 3.8 feet above sea level and consisted of 33.5 feet of miscellaneous timber and fill, below which was 4.0 feet of river silt and timbers. Below that, at 35.2 feet below sea level, were deposits of sand and gravel. Bedrock was at 132.2 feet below sea level, or 144 feet below ground surface. Boring #132 was located at an elevation of 4.6 feet above sea level. Below the ground surface was 28.5 feet of miscellaneous fill, followed by river silt. This boring was discontinued at 65.4 feet below sea level. No rock was encountered at that depth.

Borings #131 and #132 are interesting to note because not only do they indicate the potential presence of wooden landfill retaining structures, bulkheads, wharves or piers, but they also contain mixed fill, which is commonly found in neighboring landfill sites. Boring #4 from the

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more recent collection of boring samples had a similar composition, including wood and brick debris. Therefore, the presence of solely clean sand in Boring #50 appears to be more of an anomaly.

Based on these borings, it can be assumed that the APE may contain anywhere from 20 to 35 feet of fill below sea level, or 22.75 to 37.75 feet below ground surface. With increased proximity to the East River, the depth of the fill will also increase. However, because of the pure composition of Boring #50 and the paucity of borings, it is unclear how much of the site was filled in with clean sand and how much contains mixed fill. *

A. CONCLUSIONS**PRECONTACT SENSITIVITY ASSESSMENT**

At the time of European contact, a portion of the project area was partially submerged by tidal marsh along the East River shoreline and a small stream which ran between the river and a large swamp to the north. The remainder of the project area was underwater well into the historic period. Although there might have been periods of time when the water table was lower and the project site exposed, documentary research suggests that much of the coastal area of Lower Manhattan was rocky and not ideally suited for precontact habitation. Furthermore, inundation, tidal action, and waterfront dredging along the submerged project area shoreline and within the slips could have impacted any fragile precontact remains. It is highly unlikely that any precontact archaeological resources which may at one point have been located within the project area would have survived subsequent tidal action and dredging episodes. Therefore, the project site is determined to have low potential for the recovery of precontact period resources that would have research potential and meet the criteria necessary for inclusion on the National Register of Historic Places.

HISTORIC SENSITIVITY ASSESSMENT***PECK SLIP STREETBED***

With the exception of the marketplace which was located there between 1763 and 1792, it does not appear that buildings were constructed within the modern Peck Slip streetbed, parts of which remained an active waterway until the 19th century. Structural remnants of the marketplace may still be extant beneath the modern streetbed. Other 18th and 19th century markets in Manhattan, including the market on Catherine Slip, were constructed over cellars. Although there is no documentary evidence which suggests that such cellars may have existed at the Peck Slip market, it is possible that cellars or vaults may have been located at the site. In addition, it is also possible that through time, small sheds and buildings — related to either the market or other commercial enterprises — were constructed and demolished on the various docks and piers within the APE. However, these structures would have been built on the surface of the docks and would not have included basements. Their dockside locations and commercial nature also significantly reduce the likelihood that any such buildings would have had associated domestic shaft features including privies, cisterns, and wells.

In addition, the Minutes of the Common Council make multiple references to buildings which impeded the continuation of Front Street near Peck Slip, although they do not indicate exactly where such buildings were located. Because Peck Slip remained an open water way, it is unlikely that these structures would have been located within the Peck Slip streetbed and it is

probable that the structures were located on the side streets of Peck Slip or atop the many docks and wharves on either side.

However, it is also possible that 18th century buildings or shipyards which pre-date the construction of Peck Slip — such as those seen all along the East River on the Burgis view (Figure 6) — may have been located in the Peck Slip streetbed between Pearl and Water Streets. The Burgis view also shows such features to have been constructed at significantly lower elevations than the streetbed of Pearl Street at the time, and it is likely that subsequent landfilling episodes which evened out the landscaped would have served to protect such resources, should they exist at the site.

The practice of dredging in the 18th and 19th centuries coupled with the subsequent rapid extension of the East River shoreline could have significantly disturbed historic-period archaeological resources within Peck Slip. However, oftentimes dredging did not clear the slip completely, and it is possible that some earlier archaeological resources survived within the APE. As Peck Slip featured a public market on its north side and a dumping board on its south side, it is possible that collections of debris, including animal bones and commercial and domestic refuse, are present below the surface. Because legislation that banned the practice of public dumping and required the use of clean fill in landfilling endeavors was passed after the project area had been filled out as far as Front Street, these resources — dating between the late 18th and early 19th centuries — are most likely to be found within the northerly portion of the Peck Slip APE between the original high water line, just south of modern Pearl Street, and Front Street to the south. Clean fill is expected to have been used south of Front Street, which is reflected in soil boring logs from locations in the vicinity of the APE.

Although the project area has been disturbed by utility installations to varying depths, throughout the Peck Slip streetbed, the depth of the landfill and landfill retaining devices — which soil borings indicate extends to depths of 20 to 35 feet throughout the site — far exceeds the depth of the disturbed land. Furthermore, the relatively shallow depth of the utilities in Peck Slip — including the 5 by 4 foot sewer that runs down the center to depths of approximately 14 feet near Pearl Street, 10 feet below ground surface in the vicinity of Front Street and 6.5 feet below ground surface at South Street could have generated less disturbance of deeper soils than usually occurs in such instances.

Recent utility work in Beekman Street (immediately west of the project area) by the Department of Design and Construction (DDC) has resulted in the discovery of wooden water pipes located approximately 3.5 to 4 feet below the ground surface. The pipes were found within the streetbed of Beekman Street near its intersection with Water Street. It is important to note that these pipes and the other archaeological resources recovered at the site were found in an area that had been “disturbed” several times in the past.

In addition to the water pipes, archaeologist Alyssa Loorya, who was retained by DDC to monitor utility installations within Beekman Street, also recorded the remains of the foundation of an old storeroom that contained a primary artifact deposit dating from the late 18th through the turn of the 19th century. The artifacts were located approximately 7.5 to 8 feet below the ground surface of Beekman Street, between Pearl and Water Streets. Ms. Loorya estimated that there were approximately 4,000 artifact fragments in the deposit. She also discovered the remnants of an old pier approximately 7 to 8 feet below the ground surface at the intersection of

Beekman and Water Streets, as well as an undisturbed pocket of pottery “wasters”¹ in Beekman Street between Water and Front Streets approximately 4 feet below the ground surface (Loorya, personal communication: November 11, 2006). Therefore, because wooden water pipes and other 19th century archaeological resources have been identified in areas which have also been thought to be disturbed, it cannot be ruled out that the streetbed of Peck Slip may contain similar resources.

Therefore, the Peck Slip streetbed is determined to have moderate to high potential for the recovery of historic period archaeological resources in areas which have not been affected by the installation of subsurface utilities. These resources could include historic landfill and landfill retaining devices, wharves (possibly including Peck’s, Roosevelt’s, and Walton’s wharves), docks, piers (possibly including those related to the original ferry to Brooklyn), bulkheads, structural remnants and refuse from the 18th century Peck Slip Market, early 19th century infrastructure (wooden water pipes, wells, pumps, and early brick sewers), and possibly derelict wooden ships, such as those found at other landfill sites in Lower Manhattan. Such resources could extend to depths of 20 to 35 feet throughout the APE.

WATER STREET STREETBED

The Burgis View, depicting the project area in the early 18th century, indicates that many buildings and shipyards were located along Manhattan’s waterfront in the vicinity of modern Water Street, which at that time was nothing more than a series of docks, wharves, and piers. These buildings would have included Beekman’s slaughterhouse, which appears to have been located near Water Street, east of Beekman Street, although it is unclear if this building would have entered the modern streetbed of Water Street. Because Water Street was widened in the 19th century, buildings which were adjacent to the historic streetbed may now be located beneath the modern streetbed.

Because of the nature of early 18th century landfilling practices, it is likely that Water Street was constructed atop a large network of landfilling devices which were filled with historic landfill deposits. Because Water Street was filled in before sanitary legislation required the use of clean fill, it is also likely that the landfill deposits within the Water Street streetbed contain domestic and commercial refuse. Although the area has been disturbed by utility installations to varying depths of up to approximately 10 feet throughout the Water Street streetbed, the depth of the landfill and landfill retaining devices — which soil borings indicate extends to a depth of approximately 20 to 35 feet throughout the site — far exceeds the depth of the disturbed land.

Therefore, the Water Street streetbed is determined to have moderate to high potential for the recovery of historic period archaeological resources in all areas not disturbed by the installation of utilities. The resources include historic landfill and landfill retaining devices, wharves (possibly including portions of Peck’s, Roosevelt’s, and Walton’s wharves), docks, piers bulkheads, domestic and commercial refuse, early 19th century infrastructure (wooden water pipes, wells, pumps, and early brick sewers), and possibly derelict wooden ships, such as those found at other landfill sites in Lower Manhattan. In addition, remnants of shipyards and/or warehouses dating to the early 18th century may also be present. Such resources could extend to depths of 20 to 35 feet throughout the APE.

¹ Pottery “wasters” are ceramic dishes, cups, saucers, etc. that have been discarded because they cannot be sold due to gross imperfections. Potteries and/or merchants often discarded these pieces in the landfill.

FRONT STREET STREETBED

The minutes of the Common Council make several references to buildings impeding the continuation of Front Street near Peck Slip although it is not immediately clear where these buildings were located. However, it is likely that structures were constructed in the area that has since become the modern Front Street streetbed when the area was still the waterfront in the mid-18th century. These buildings were probably all stores and warehouses and may have been constructed on piers that stretched out into the East River as well as on the fast land south of Water Street. The widening of Front Street in the 19th century could have resulted in a small portion of some of these buildings being included within the project area.

Because of the nature of late-18th and early-19th century landfilling practices, it is likely that Front Street was constructed atop a large network of landfilling devices filled in with historic landfill deposits. Because Front Street was filled in after sanitary legislation required the use of clean fill, it is less likely that the landfill deposits within the Front Street streetbed contain domestic and commercial refuse and it is possible, as confirmed by soil borings, that this area was filled with clean fill. Although the area has been disturbed by utility installations to varying depths of between 4.5 feet and 8.5 feet below ground surface throughout the Front Street streetbed, the depth of the landfill and landfill retaining devices — which soil borings indicate extends to depth of 20 to 35 feet throughout the site — far exceeds the depth of the disturbed land.

Therefore, the Front Street streetbed is determined to have moderate to high potential for the recovery of historic period archaeological resources. The resources include historic landfill and landfill retaining devices, wharves (possibly including portions of Peck's, Roosevelt's, and Walton's wharves), docks, piers bulkheads, domestic and commercial refuse, early 19th century infrastructure (wooden water pipes, wells, pumps, and early brick sewers), and possibly derelict wooden ships, such as those found at other landfill sites in Lower Manhattan. In addition, remnants of shipyards and/or warehouses dating to the early 18th century may also be present. Such resources could extend to depths of 20 to 35 feet throughout the APE.

B. RECOMMENDATIONS

As discussed above, several types of potential archaeological resources could be impacted by the proposed project, depending upon the location, size and depth of subsurface impacts which has not yet been finalized. Adverse impacts could occur if construction disturbance extends into potentially sensitive levels. Conversely, adverse impacts may be avoided if disturbance is restricted to the strata above potentially sensitive areas. Based on an analysis of the proposed depth and location of proposed new work in Peck Slip, as well as the depth and location of existing utilities, two potentially sensitive areas have been identified:

- Excavation for a proposed "water feature" could take place in the streetbed of Peck Slip to depths of 4 to 10 feet in various locations. To date, the size and location of this water feature is unknown. Therefore, it is possible that excavation for this feature could disturb potential archaeological resources.
- Installation of proposed utilities could take place in all streetbeds within the project area. If such installations are in-kind replacements of existing lines, it is not expected that archaeological resources would be affected. However, if the utilities will be constructed in areas that have not been previously disturbed or have had minimal disturbance, historic period archaeological resources could be affected.

Chapter VI: Conclusions and Recommendations

When plans for the proposed work being undertaken in the Peck Slip project area, including the water feature and utility installations, are finalized, the depths of disturbance should be compared with the sensitivity map included as **Figure 30**. It is recommended that further study in the form of Phase 1B Testing be undertaken. This testing should occur in all areas that have not been disturbed by the installation of modern utilities that will be impacted by the proposed project.

*

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U.S.G.S. Topographic Map, Jersey City Quadrangle

Water Lot Grant Maps

1749 *Map showing a Survey of Water Lots laying within the area bounded by the above location and other areas, Peck Slip—East River, Beekman Slip and Queens St., and Pine St.* On file at the Manhattan Topographic Bureau.

1772 Map of water lot grants. On file at the Manhattan Topographic Bureau.

Water Lots Location Index.

n.d.

On file at the Manhattan Topographic Bureau.

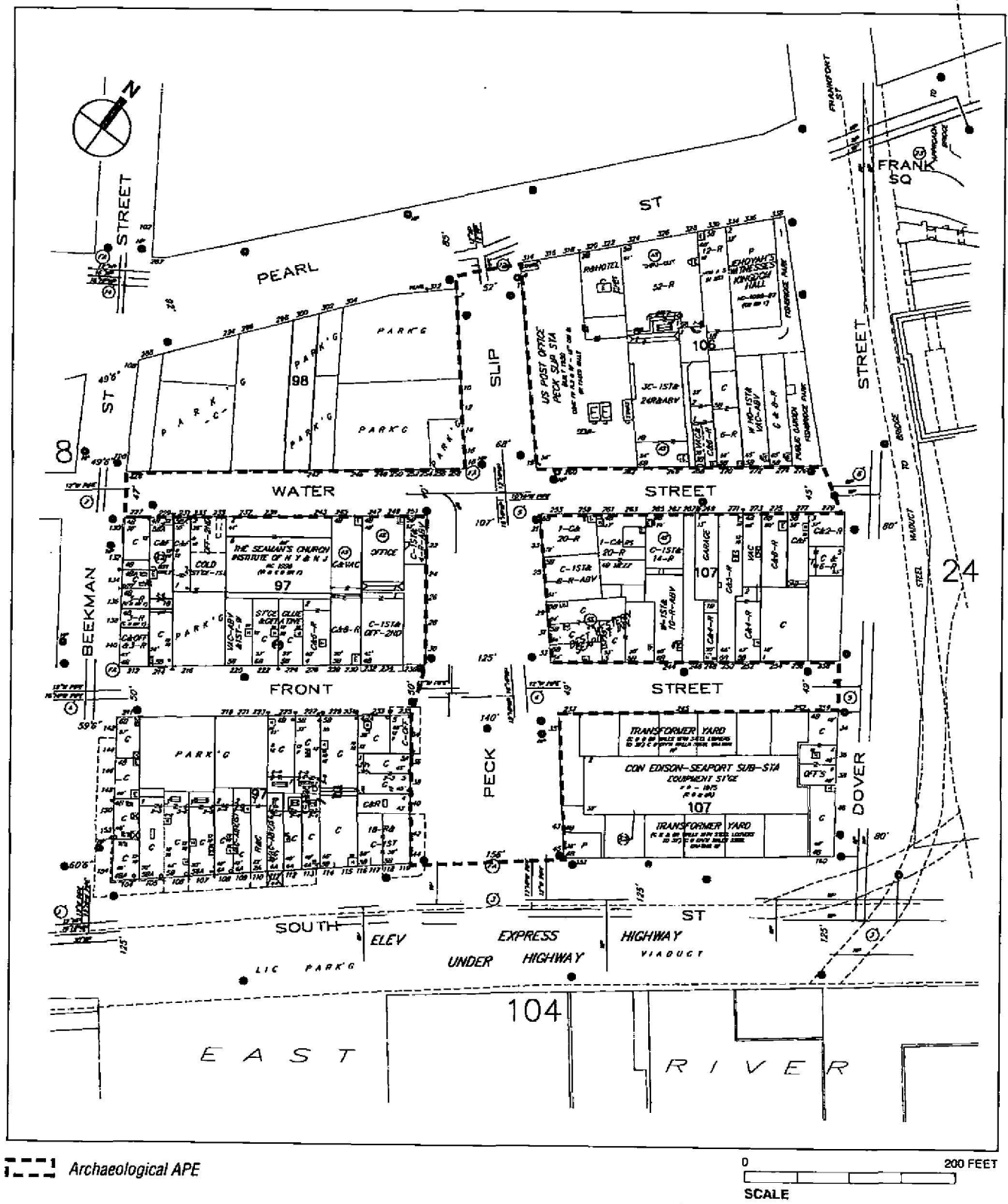
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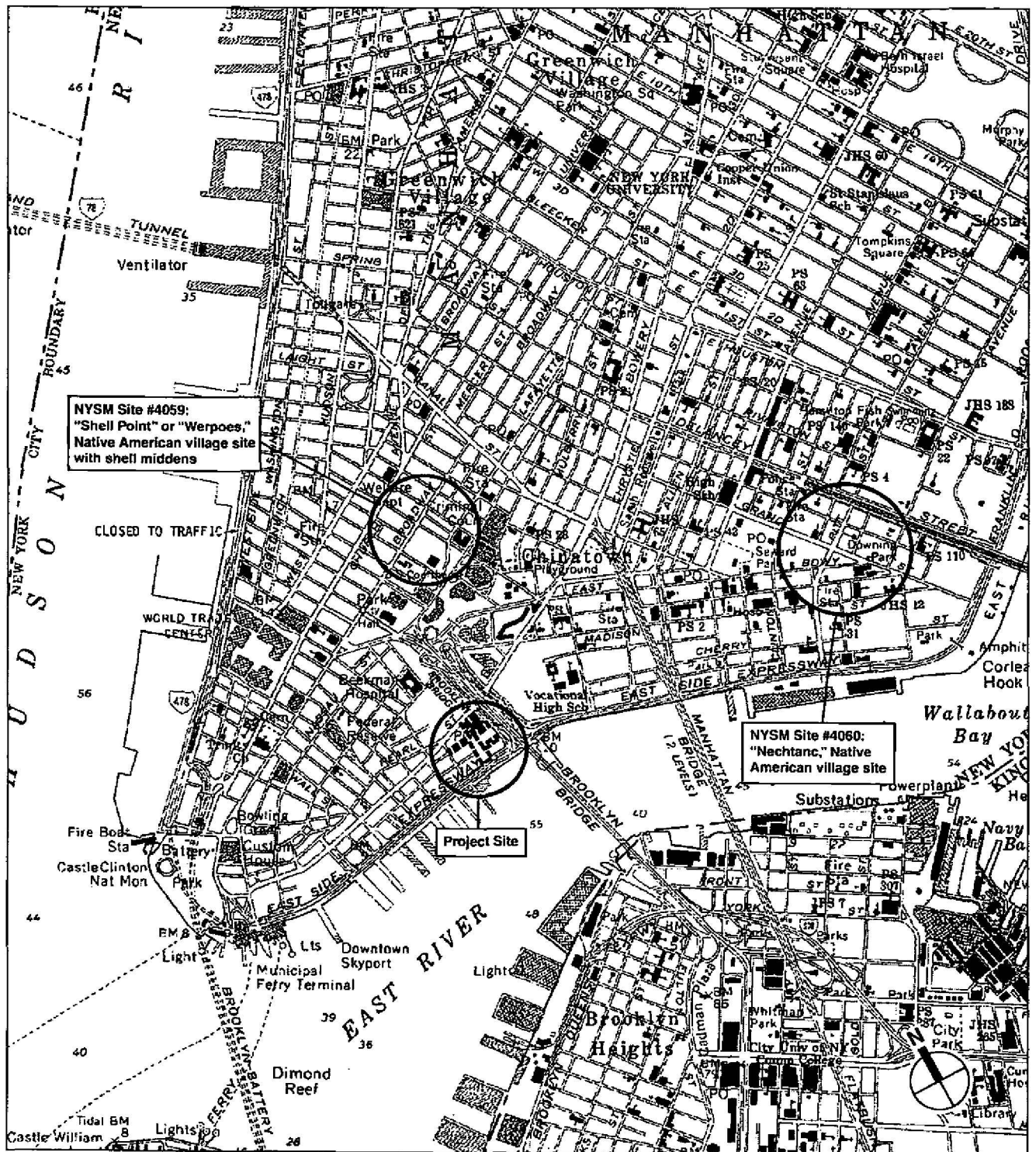
In the digital map collection of David Rumsey Cartography Associates.

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Figures



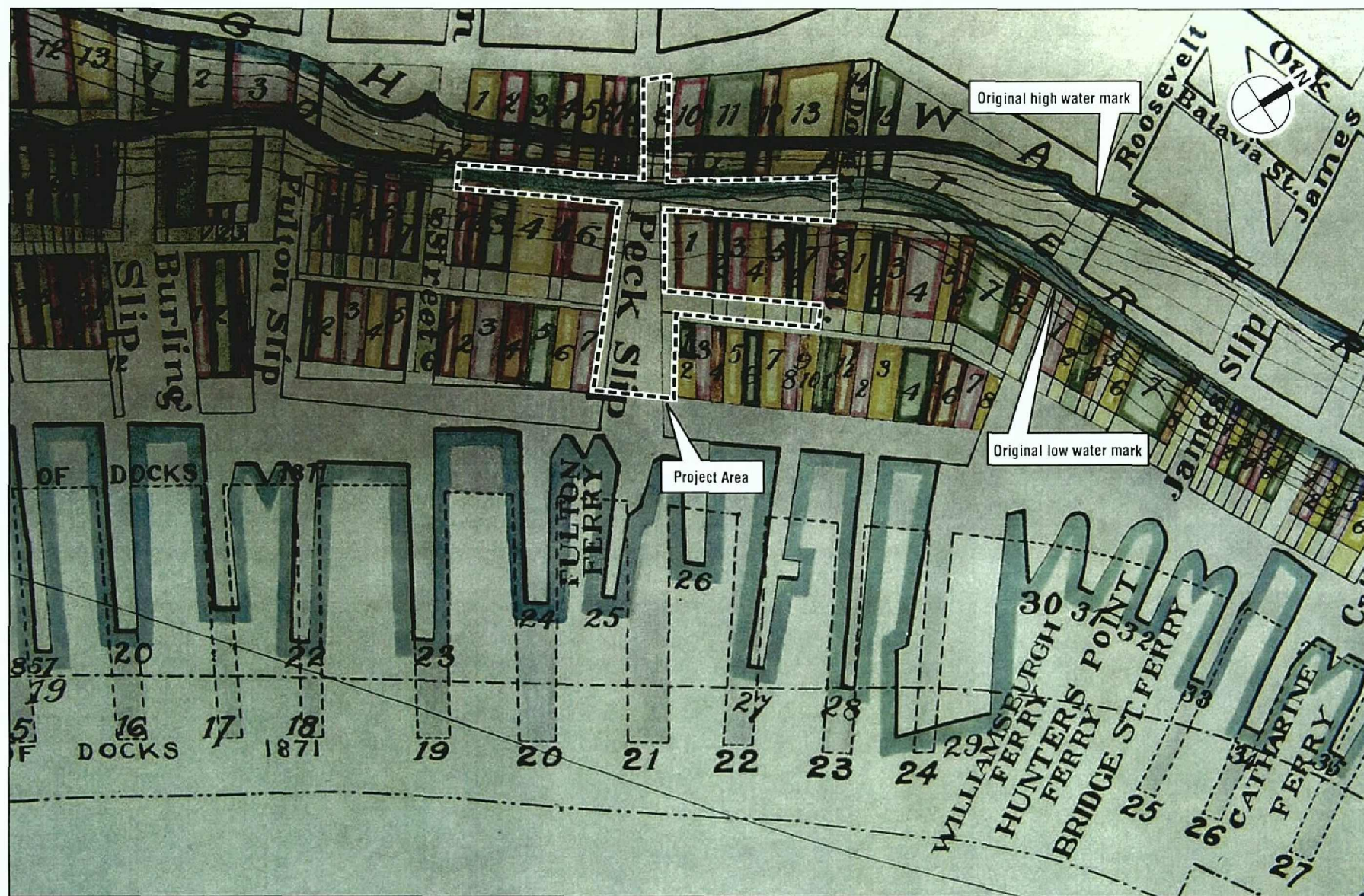
Area of Potential Effect
Sanborn Insurance Map, 2005
Figure 2



The location for both prehistoric archaeological sites has been approximated based on a map showing Native American place names (Grumet 1981: 68) as well as documentary evidence which describes the site (Historical Perspectives 2003, Louis Berger Group 2004, Sutphin 1997)

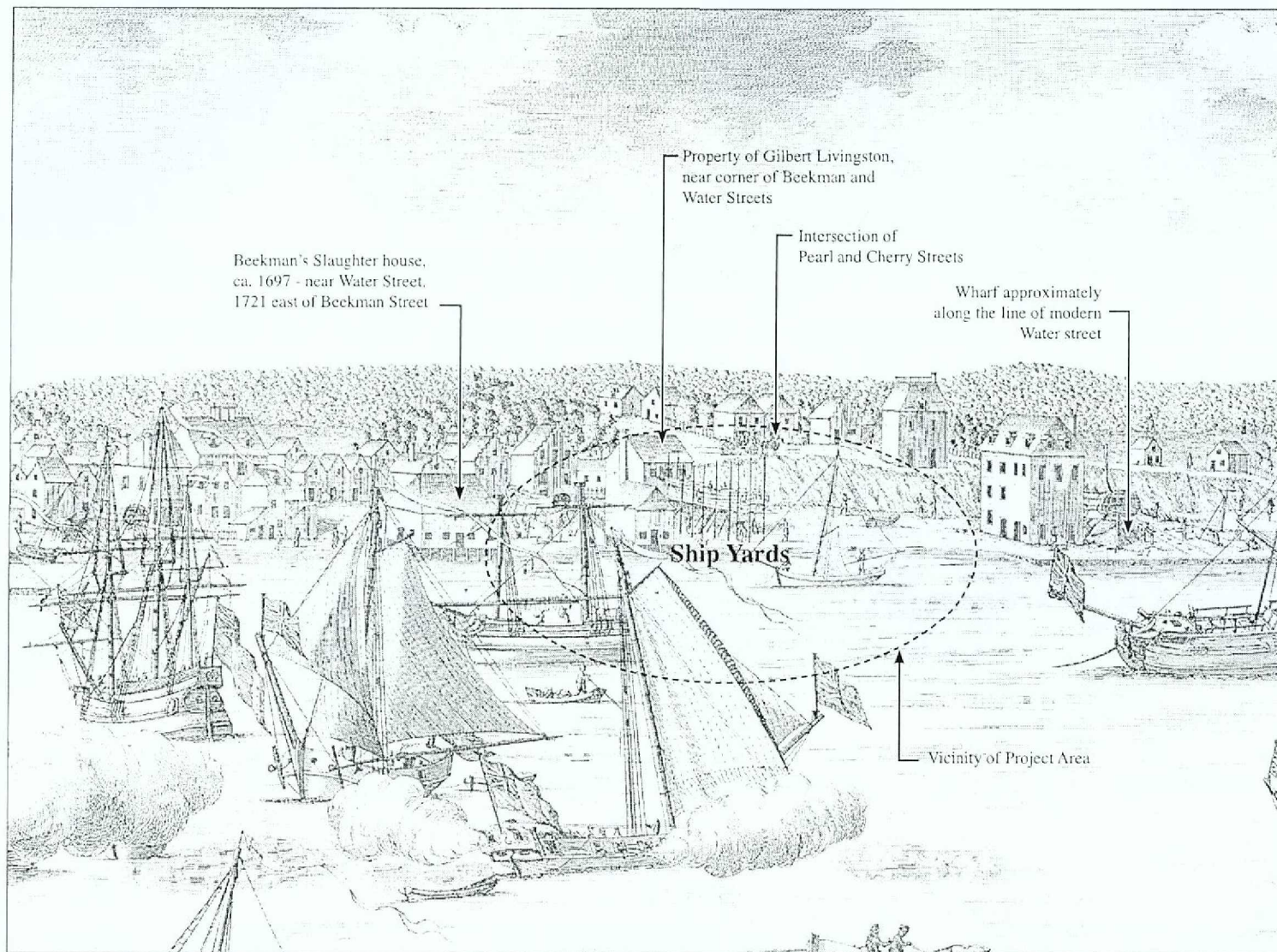
 Archaeological APE

Precontact Archaeological Sites in Lower Manhattan

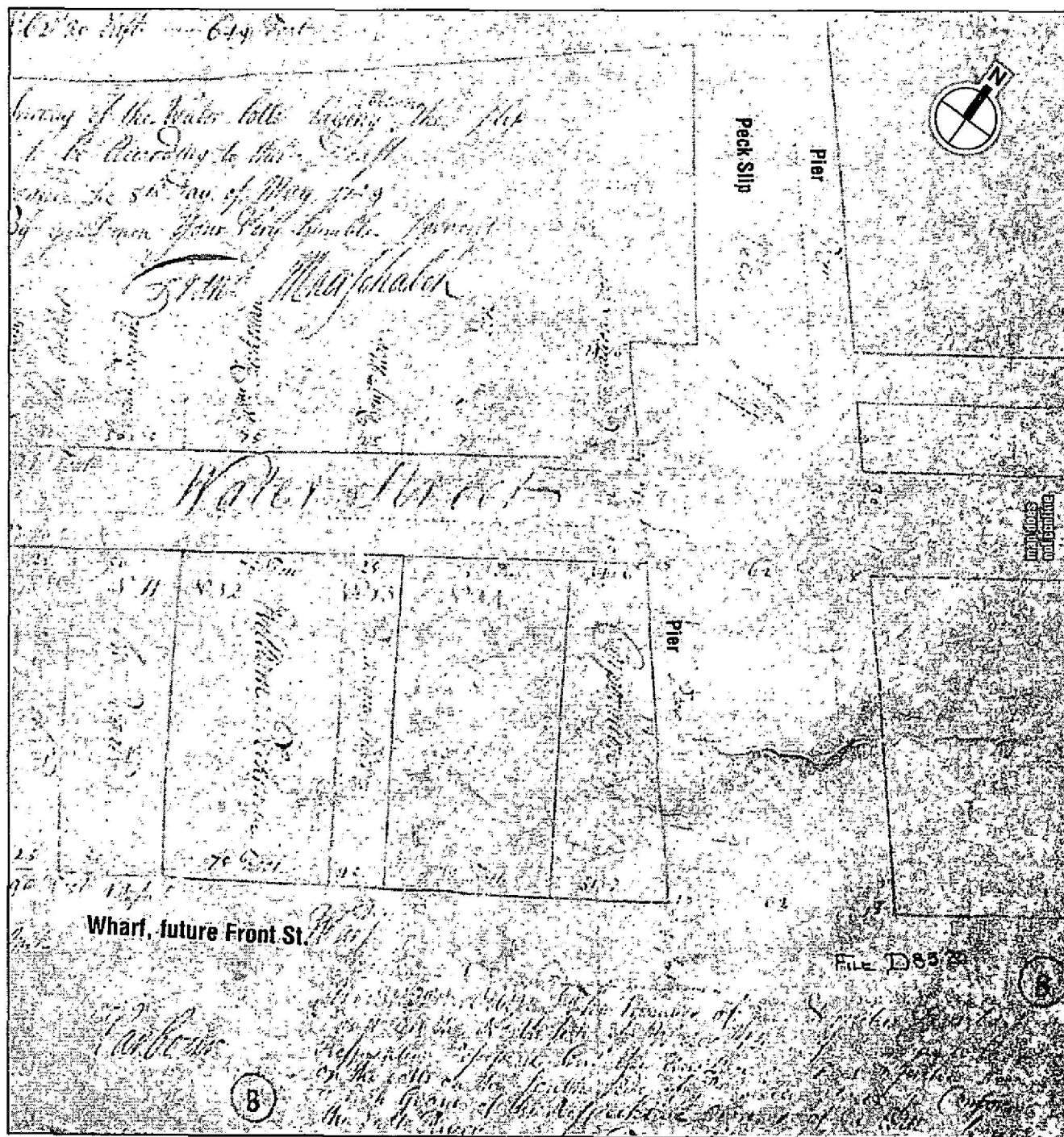


--- Archaeological APE

Map showing original high and low water marks.
From the Manhattan Topographical Bureau, 1638-1873



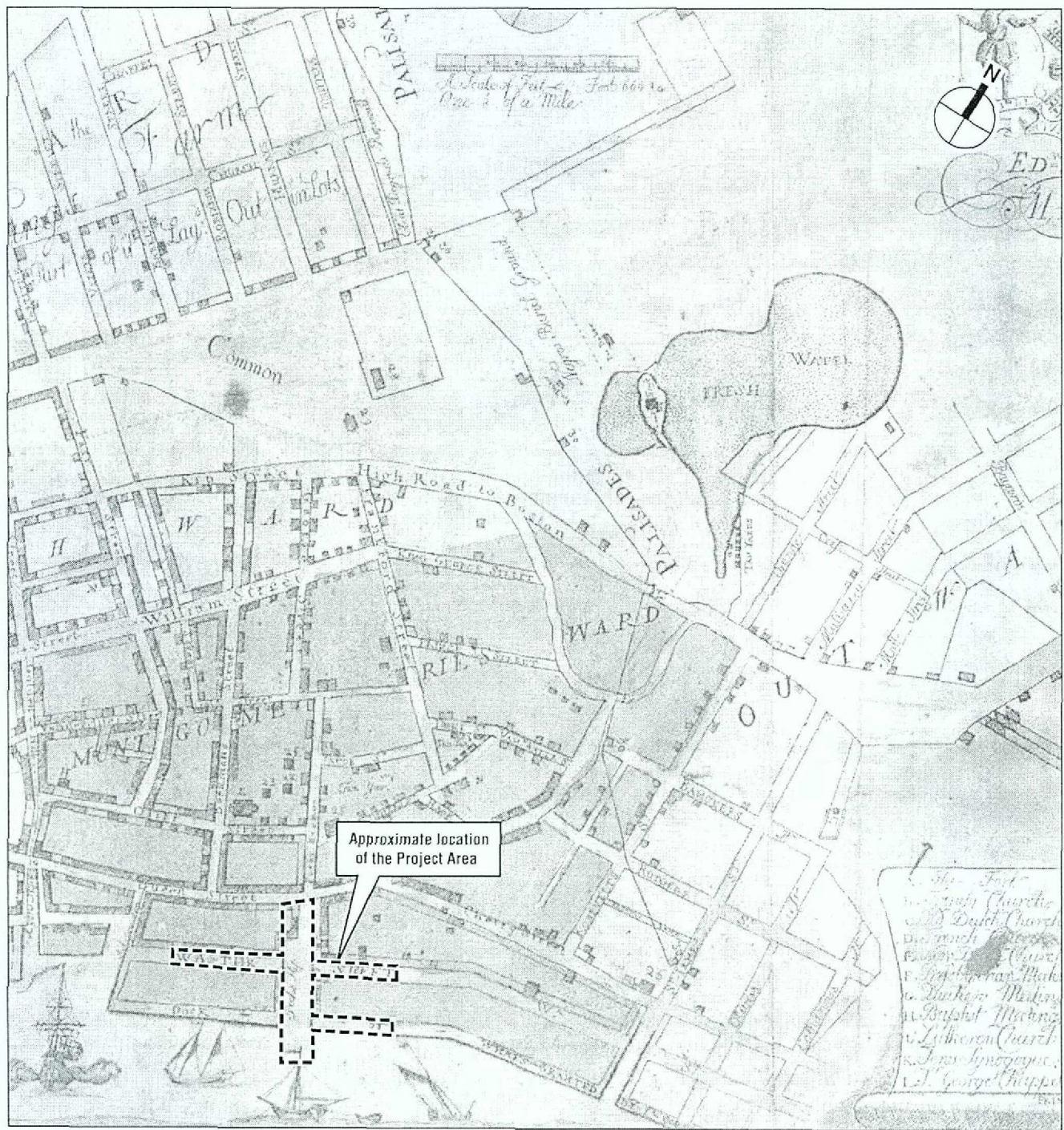
Building identifications provided by Stokes (1967); these may not be completely accurate



**A Survey of the Water Lots Laying Between the Slip of
Mr. Beekman to the Slip of Mr. Peck
Maerschalck, 1749**

EAST RIVER Waterfront Access Project • Peck Slip

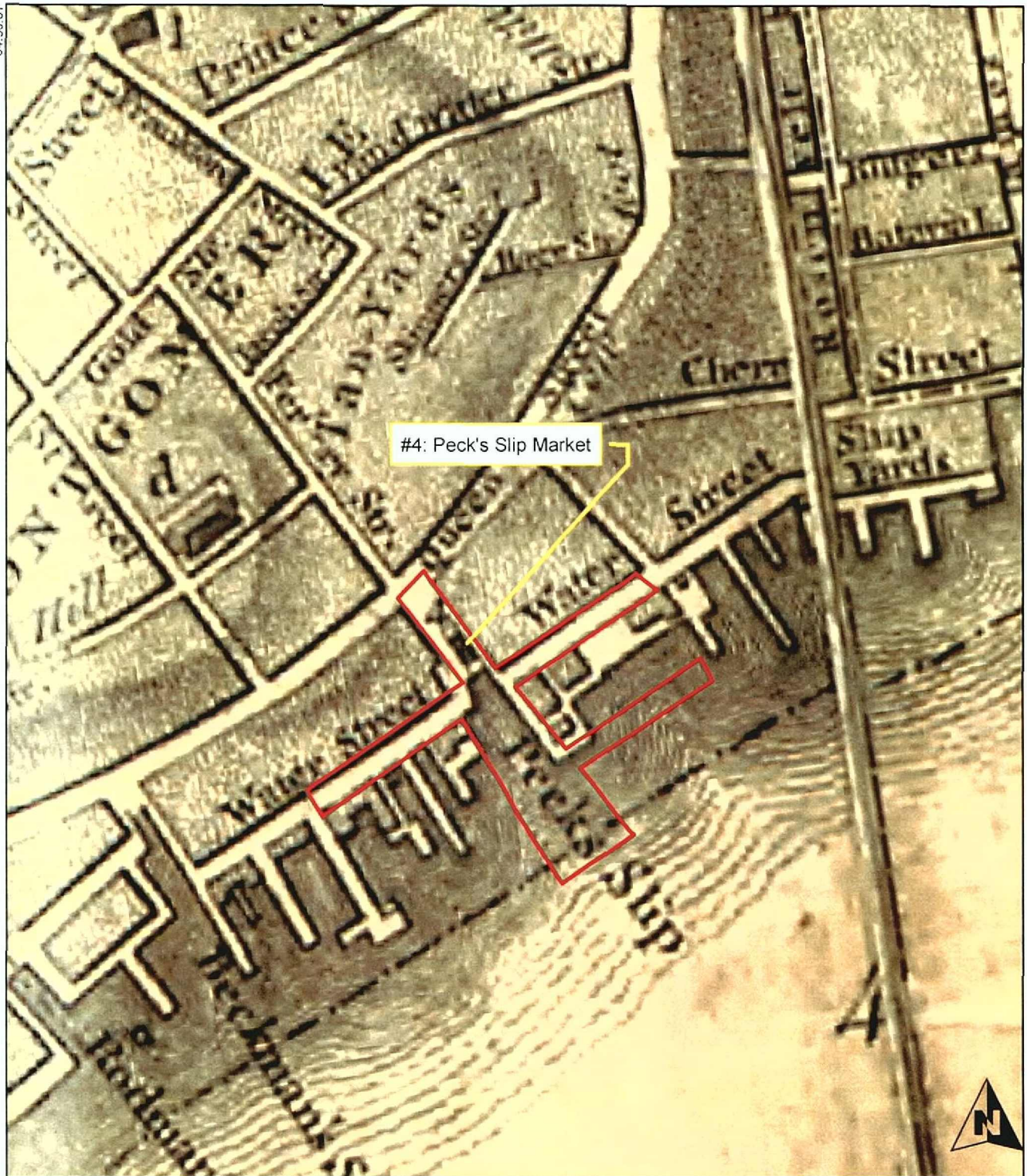
Figure 8



NOTE: Map shows projected development along Waterfront near project area; The map's inaccuracies map make APE appear differently in each figure

0 500 FEET
SCALE

Plan of the City of New York
From an Actual Survey.
F. Maerschallck, 1754



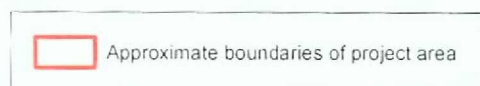
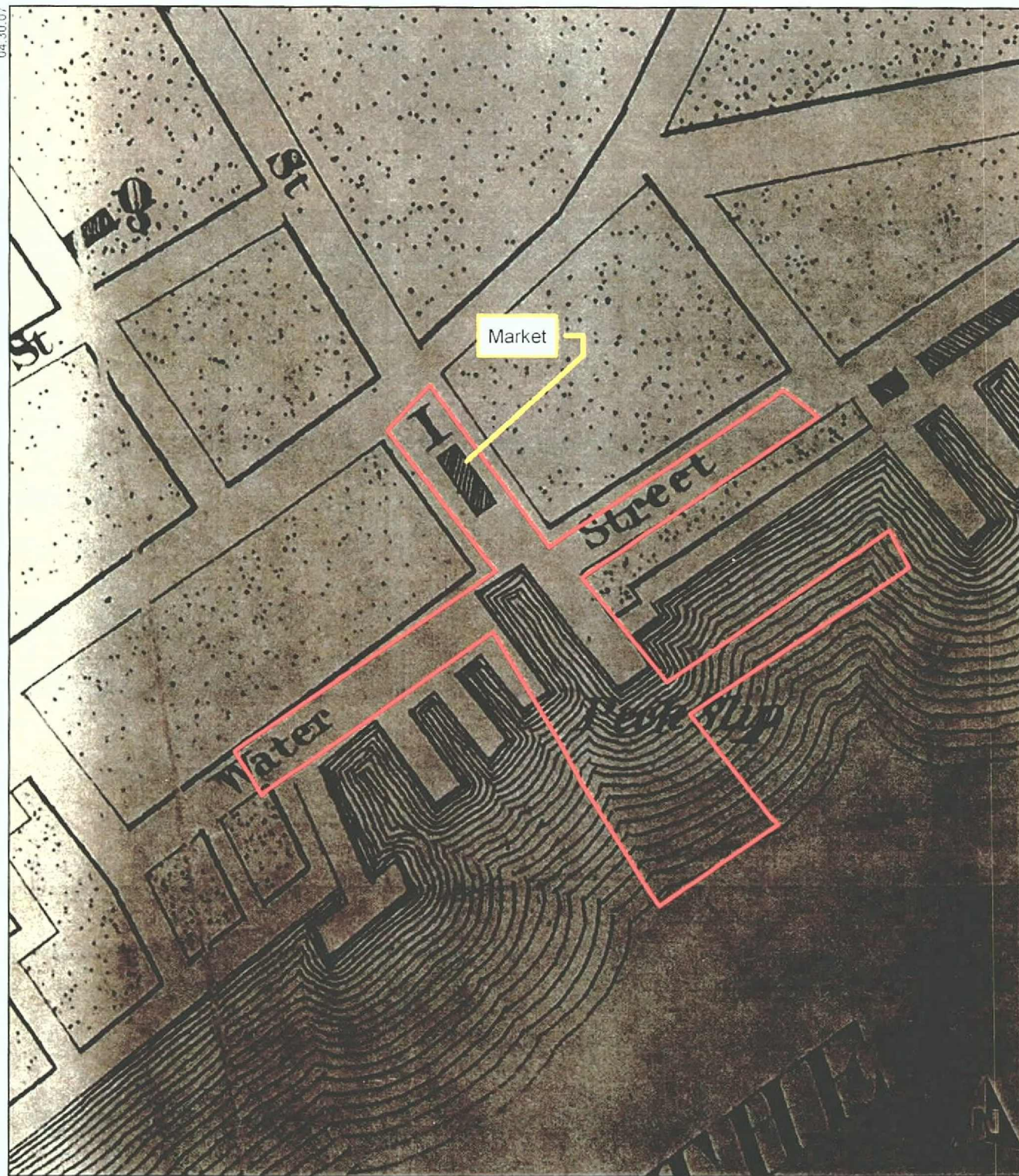
Approximate boundaries of project area

0 250 500 750 1,000 Feet

*Plan of the City of New York in North America
Surveyed in the Years 1766 & 1767*

B. Ratzer, 1776

04.30.07

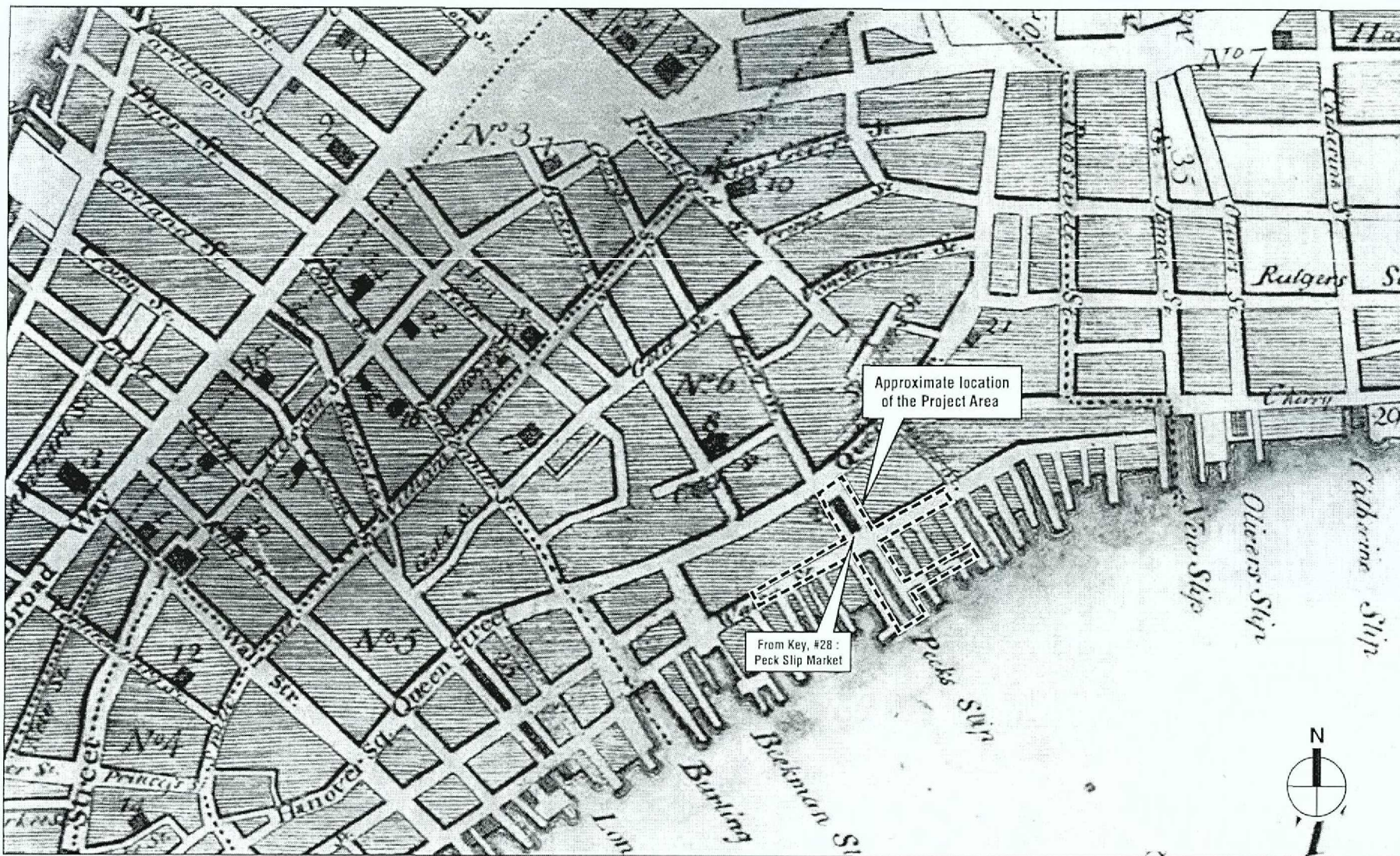


0 150 300 450 600 Feet

Plan of the City of New York
S. Holland, 1776

EAST RIVER WATERFRONT ACCESS PROJECT - PECK SLIP

Figure 11



NOTE: The map's inaccuracies map make APE appear differently in each figure

0 800 FEET
SCALE

Plan of the City of New York
J. McComb, 1789

Figure 12



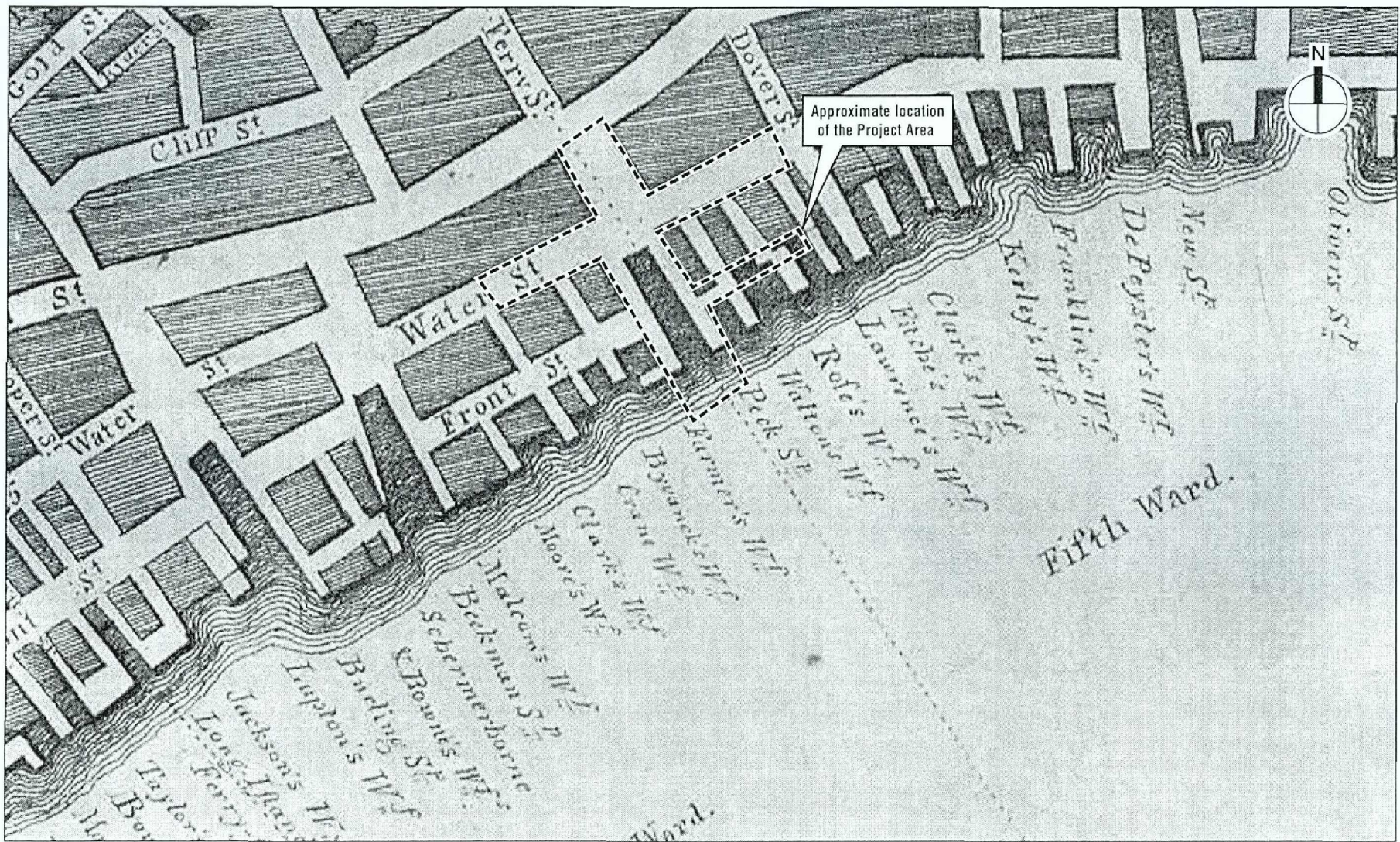
Approximate boundaries of project area

0 100 200 300 400 Feet

A New and Accurate Plan of the City of New York.
Taylor-Roberts, 1797

EAST RIVER WATERFRONT ACCESS PROJECT - PECK SLIP

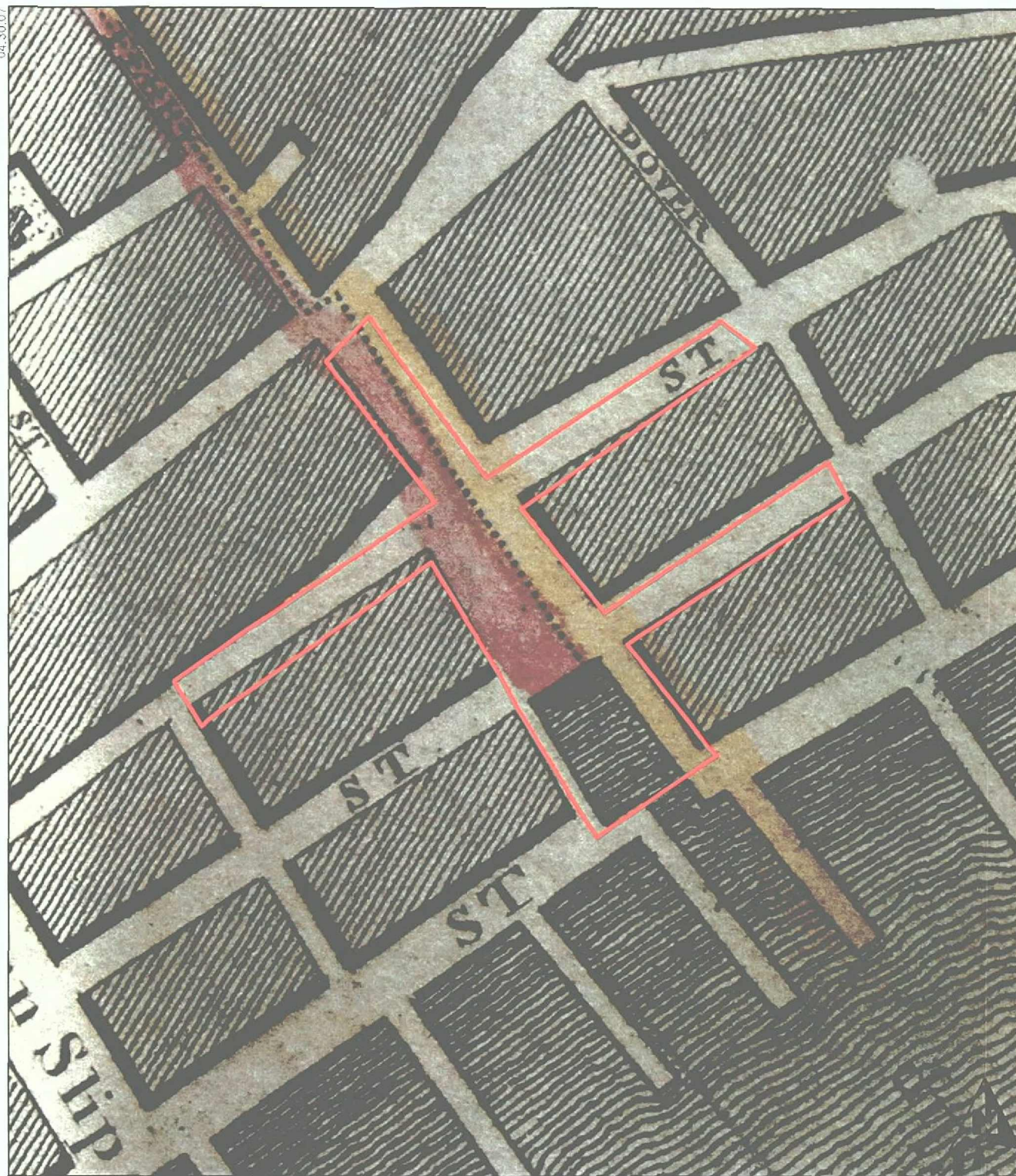
Figure 13



NOTE: The map's inaccuracies make APE appear differently in each figure

0 400 FEET
SCALE

04.30.07

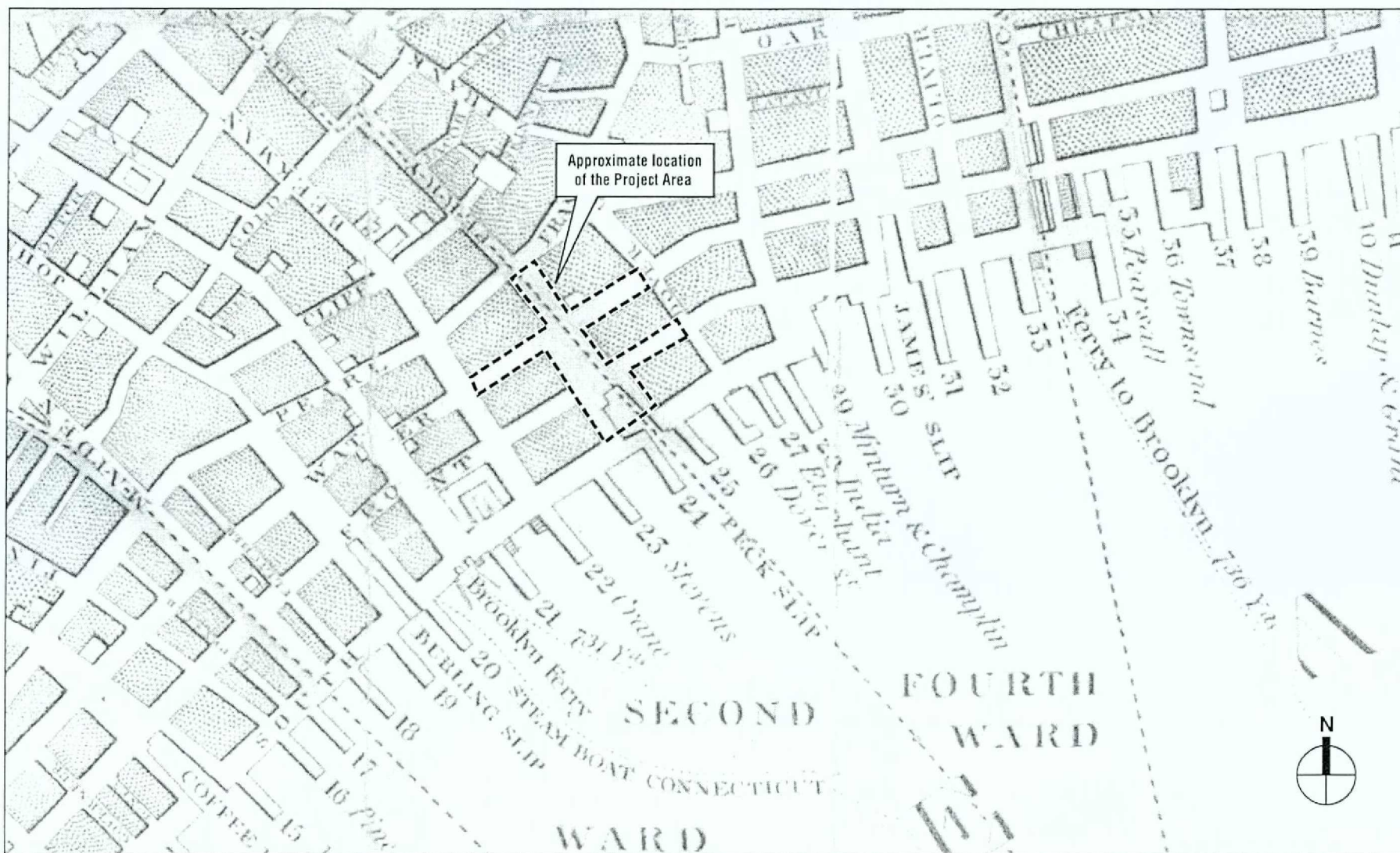


 Approximate boundaries of project area

0 150 300 450 600 Feet

"The Commissioner's Map"
W. Bridges, 1811
Figure 15

EAST RIVER WATERFRONT ACCESS PROJECT - PECK SLIP

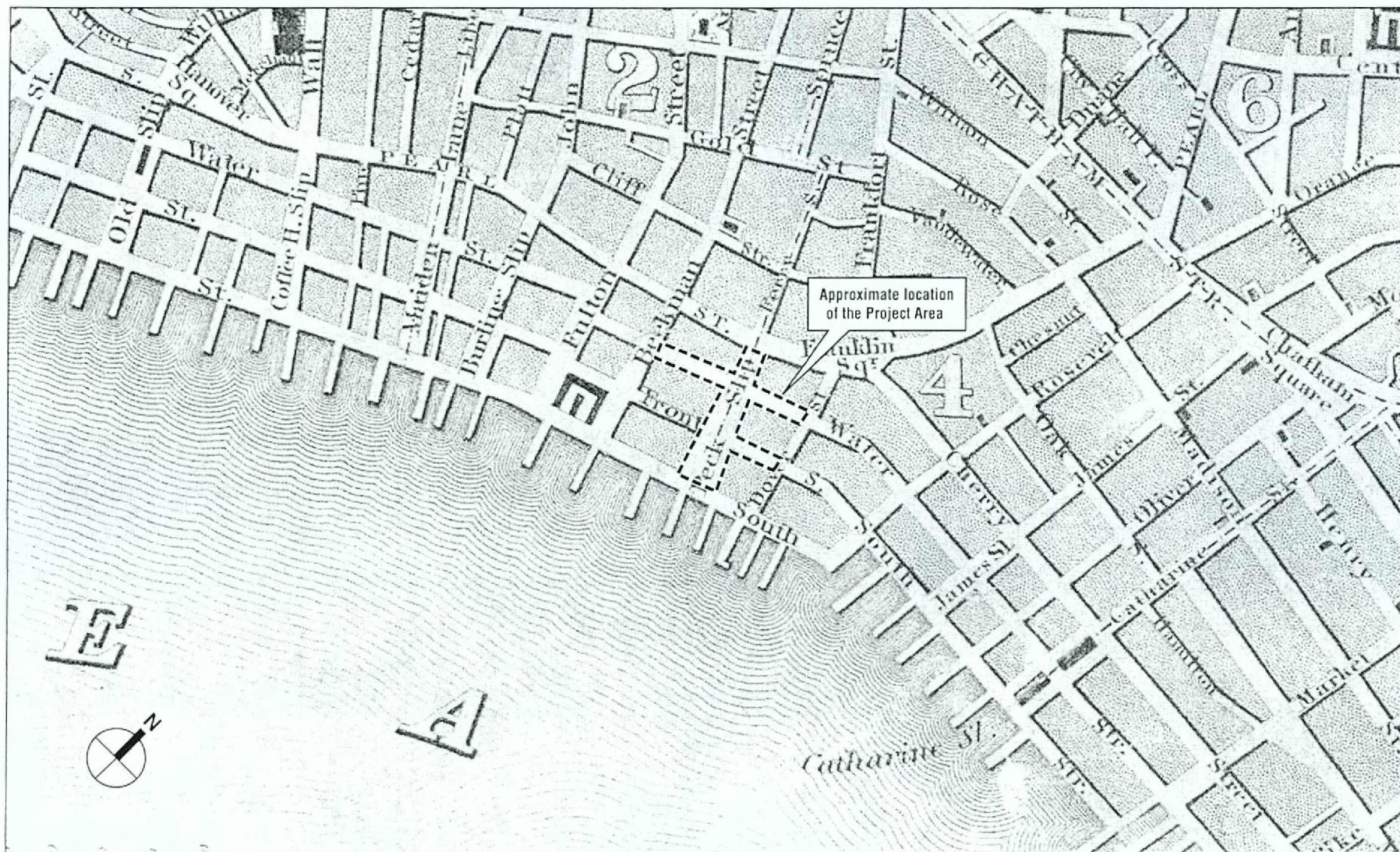


NOTE: The map's inaccuracies make APE appear differently in each figure

Hooker's New Pocket Plan of New York City

Hooker, 1824

Figure 16



NOTE: The map's inaccuracies may make APE appear differently in each figure

0 800 FEET
SCALE

City and County of New York
J.H. Colton, 1836

Figure 17

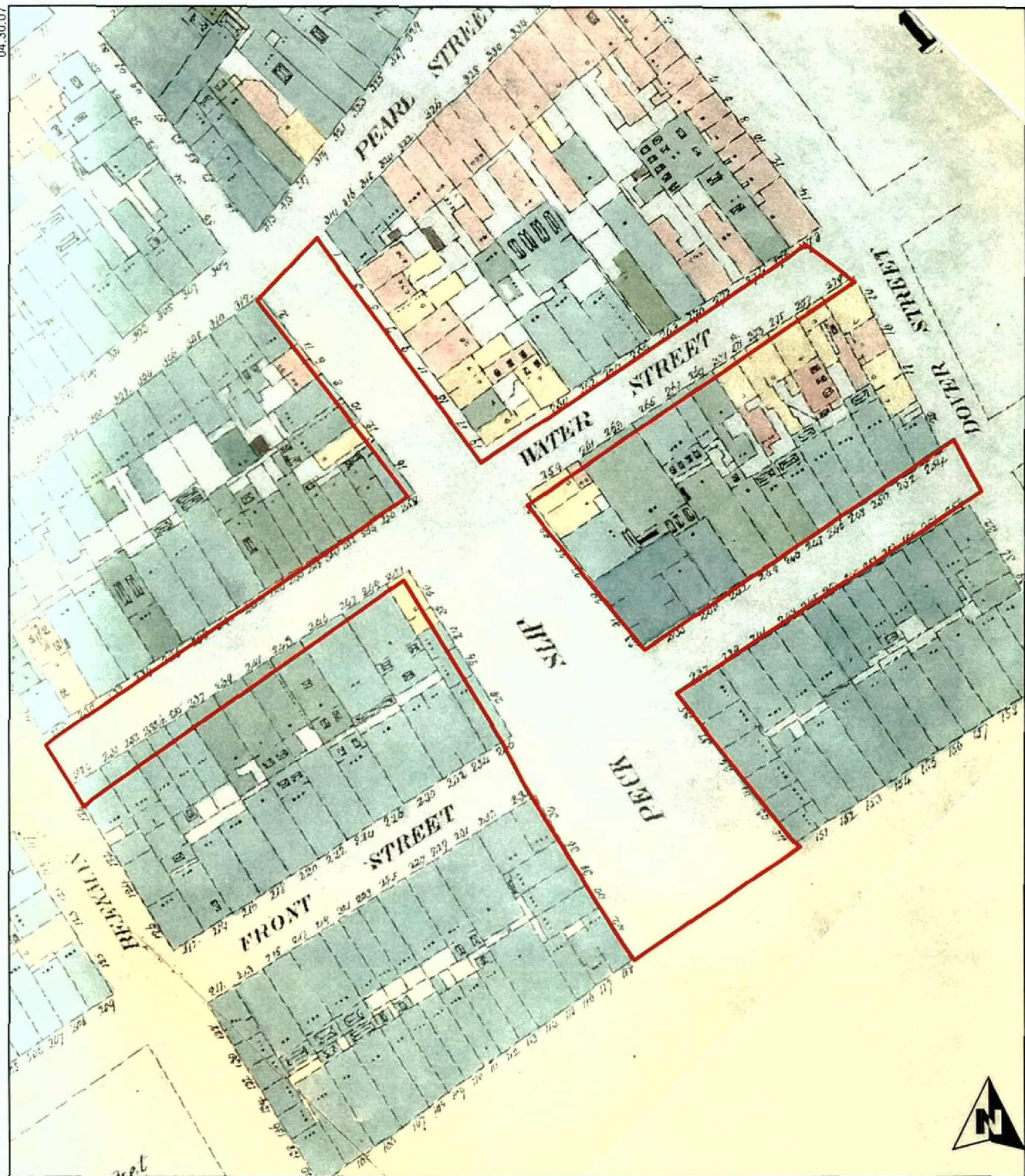
04.30.07



Approximate boundaries of project area

0 150 300 450 600 Feet

City of New York Extending Northward to 50th Street
M. Dripps, 1852
Figure 18



☐ Tenement Houses and Residences where the Space to each Occupant is less than eight hundred Cubic Feet.

☐ Private Buildings.

☐ Churches, Schools, and Places of Business.

☐ Shanties, or Unlawful Buildings.

☐ Stables.

☐ Privies.

☒ Privies in an extremely offensive condition.

☐ Hydrants.

..... Surface Gutters.

..... Passages through front, leading to rear Buildings.

S. Stories.

D. Domiciles.

F. Families.

P. Persons.

Figures underneath Permits of Cubic Space to each Occupant.

★ Unsalubrious Localities.

★ Houses where Typhus, or Typhoid Fever has occurred during the past Year.

★★ Houses where Small Pox has occurred during the past Year.

B. H. Boarding House.

C. H. Seilers Boarding House.

C. Generals.

L. S. Liqueur Stores, or Drinking Places.

— Street Sewers.

Figures on Street Crossings indicate Elevation above High Water Mark.



*Sanitary and Social Chart of the
Fourth Ward of the City of New York.*
E.R. Pulling, 1864
Figure 20



NOTE: The map's inaccuracies make APE appear differently in each figure

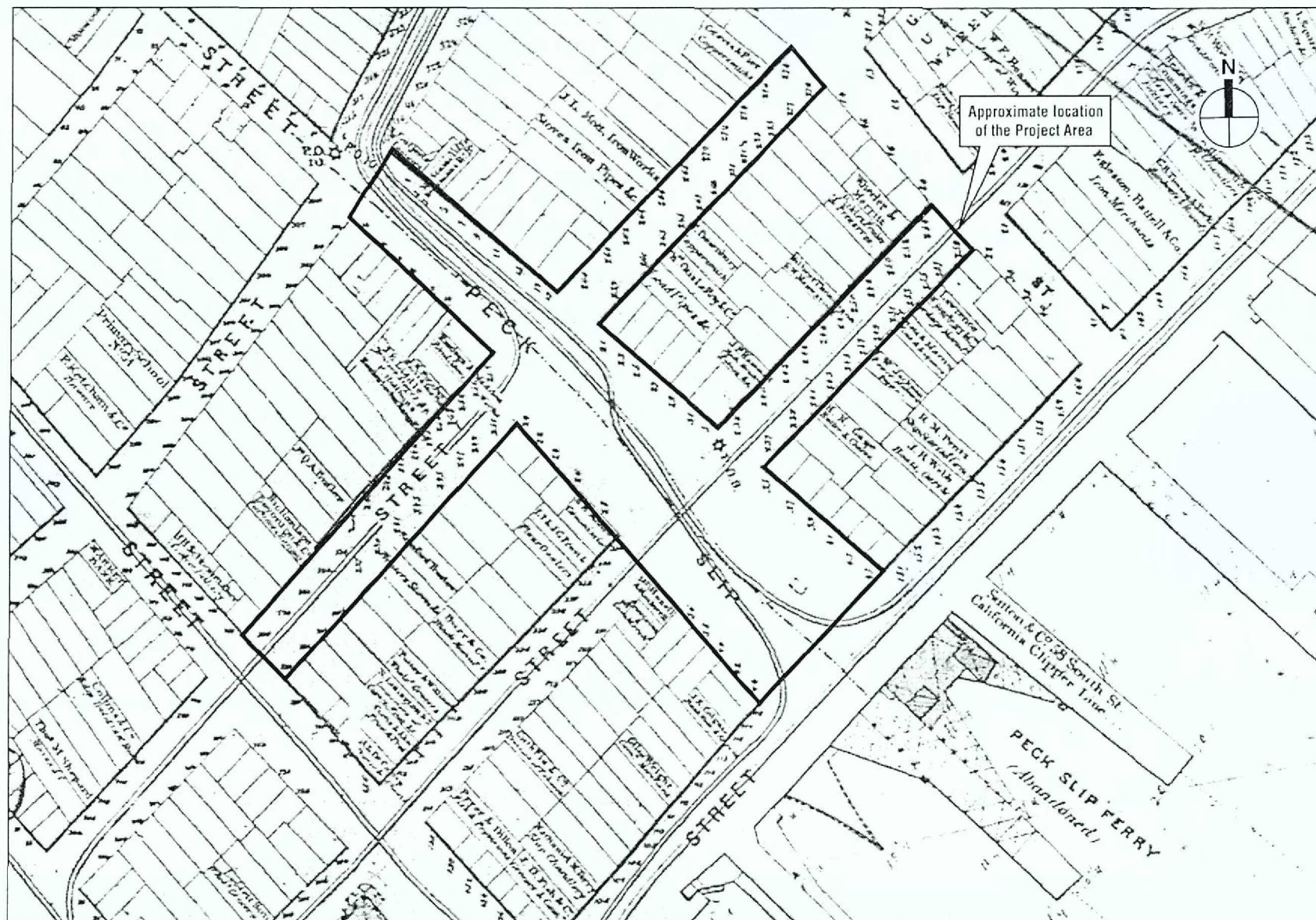
NOT TO SCALE

Sanitary and Topographical Map of the City and Island of New York

E. Viele, 1865

Figure 21

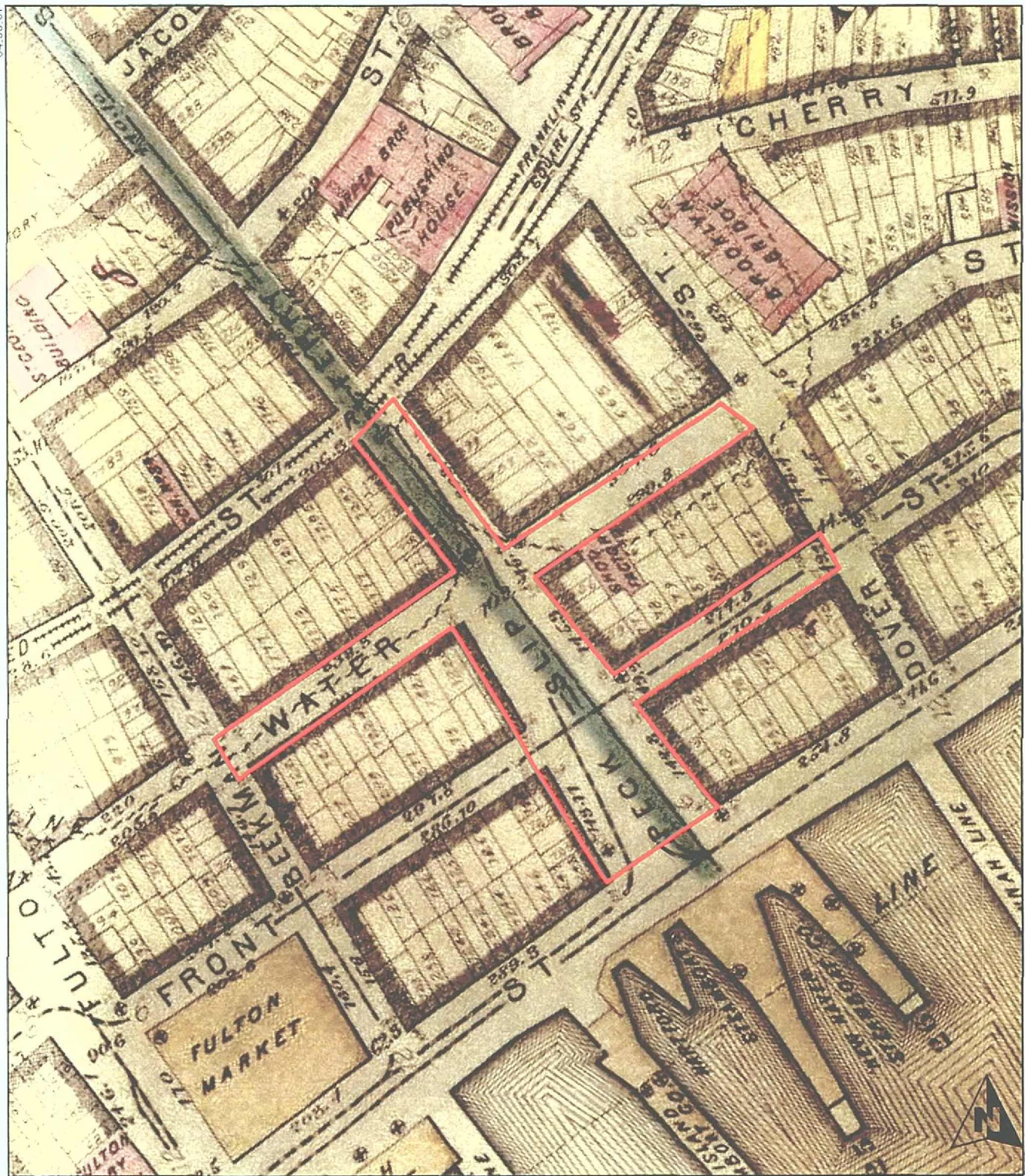
EAST RIVER Waterfront Access Project • Peck Slip



Lloyd's Mammoth Map.

J.T. Lloyd, 1867

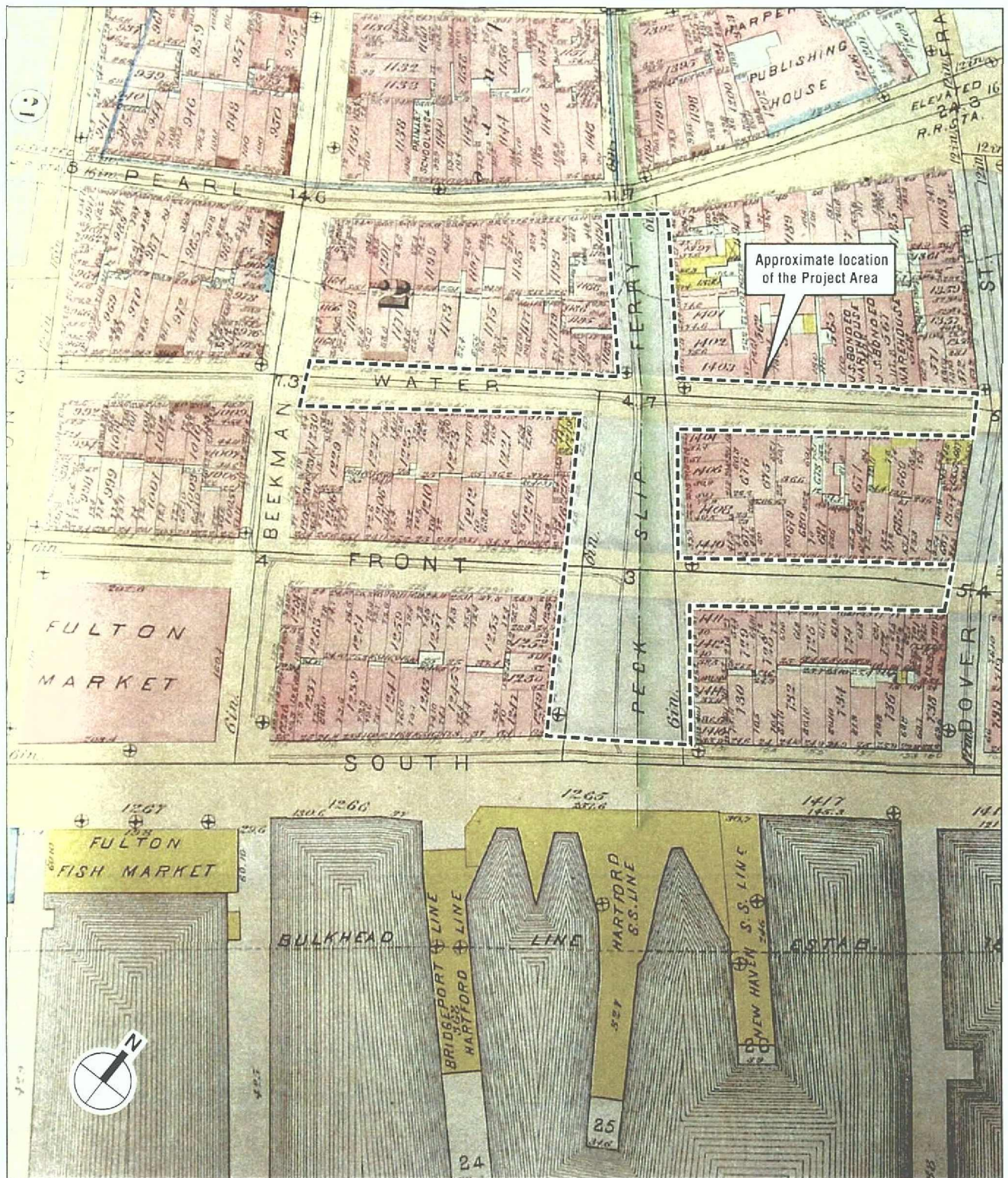
Figure 22



Approximate boundaries of project area

0 150 300 450 600 Feet

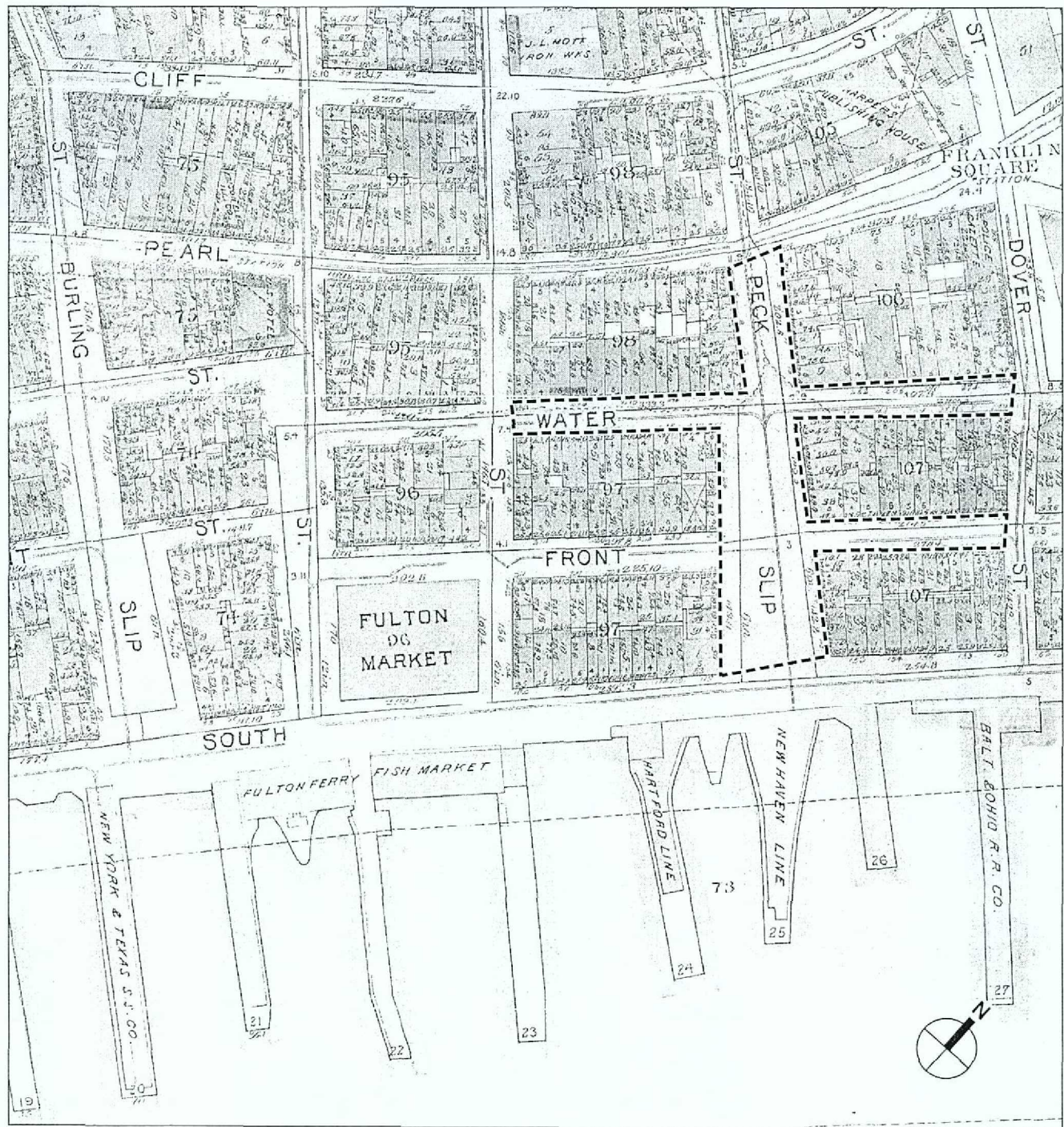
Atlas of the City of New York
G. W. Bromley & Co., 1879
Figure 23



Approximate location
of the Project Area

0 200 FEET
SCALE

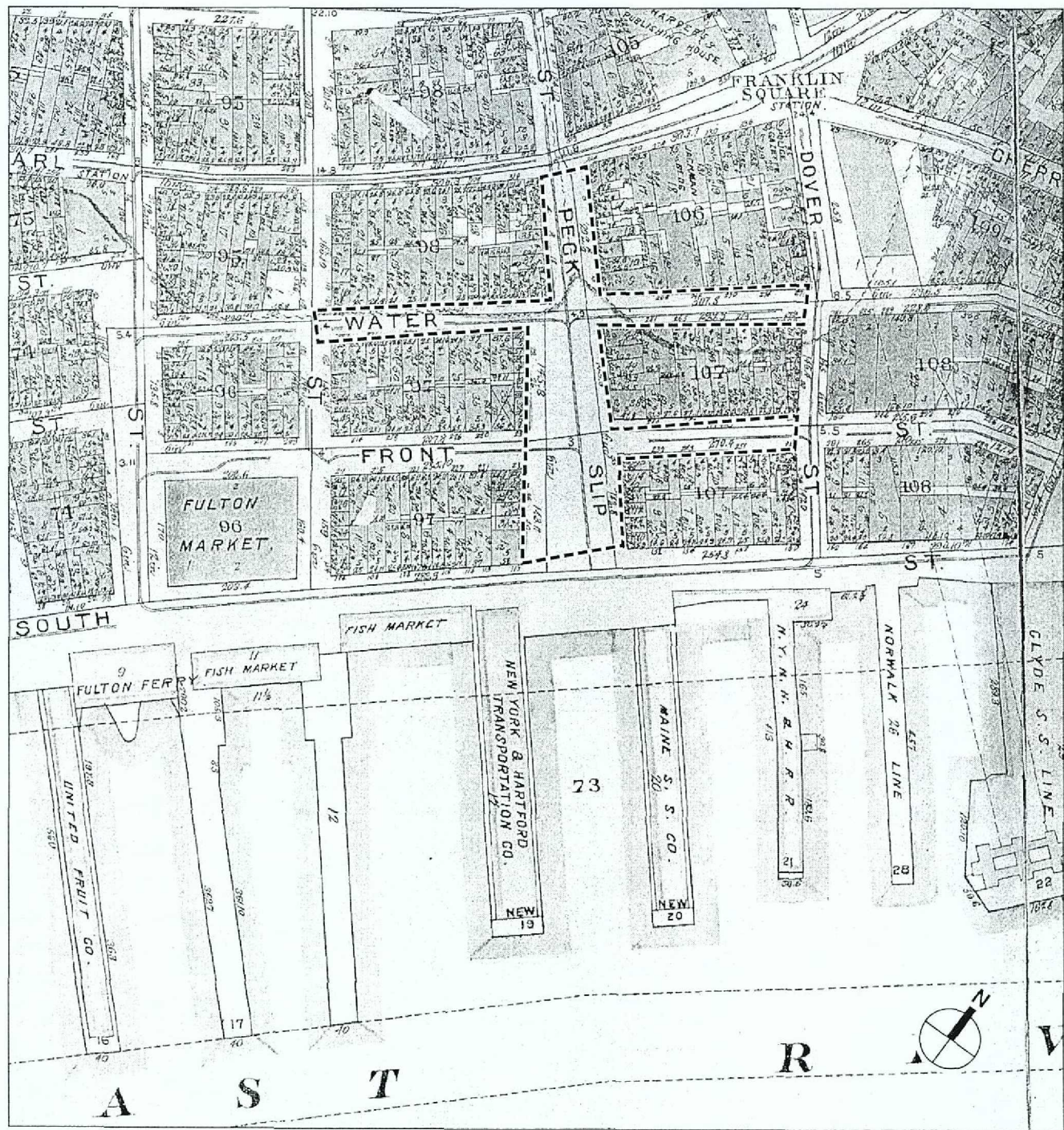
Atlas of the City of New York
E. Robinson, 1885



--- Project Site Boundary

0 200 FEET
SCALE

Atlas of the City of New York
G.W. Bromley, 1897
Figure 25



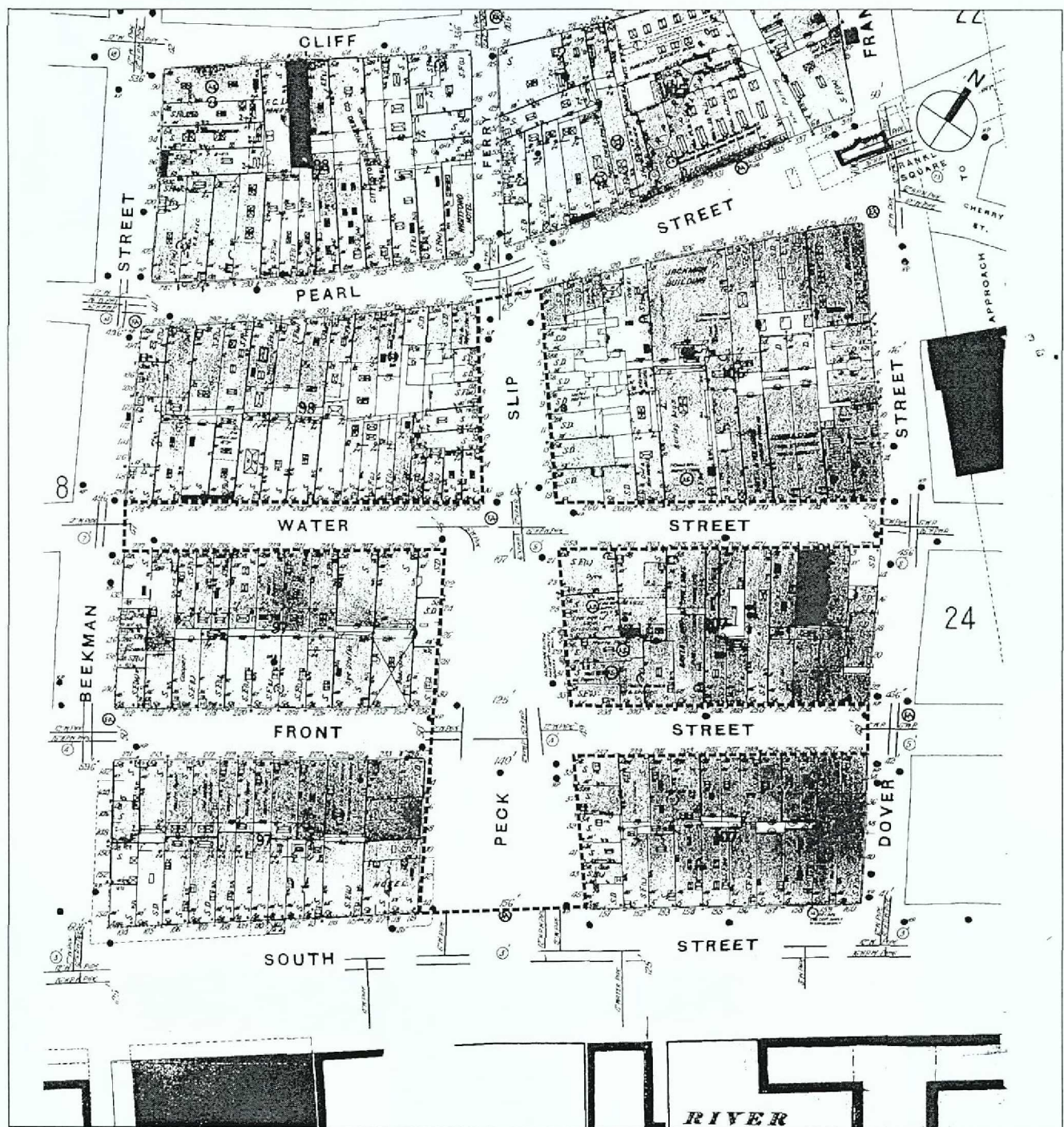
Project Site Boundary

0 200 FEET
SCALE

Atlas of the City of New York
G.W. Bromley, 1911

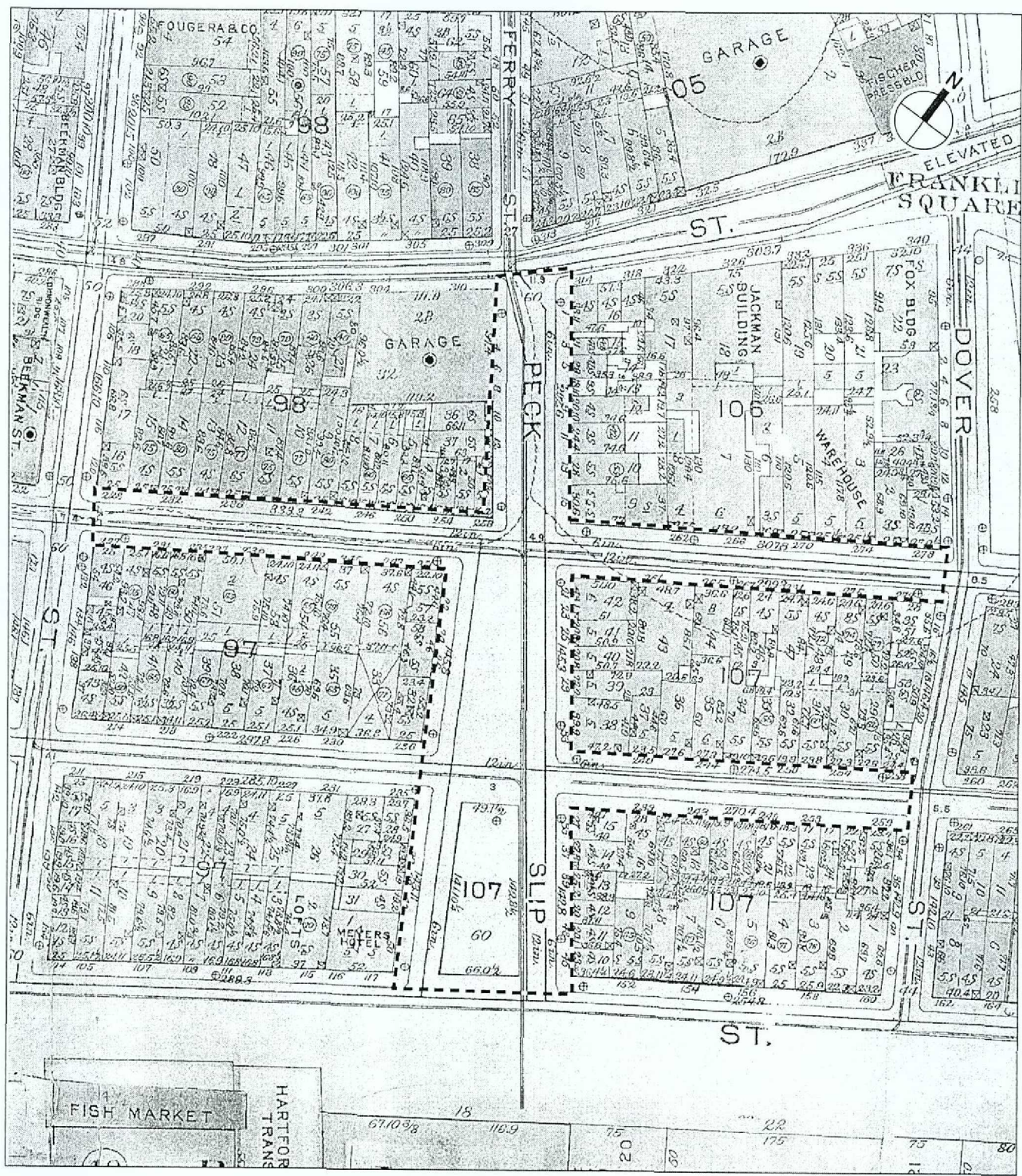
EAST RIVER Waterfront Access Project • Peck Slip

Figure 26



Project Site Boundary

0 200 FEET
SCALE



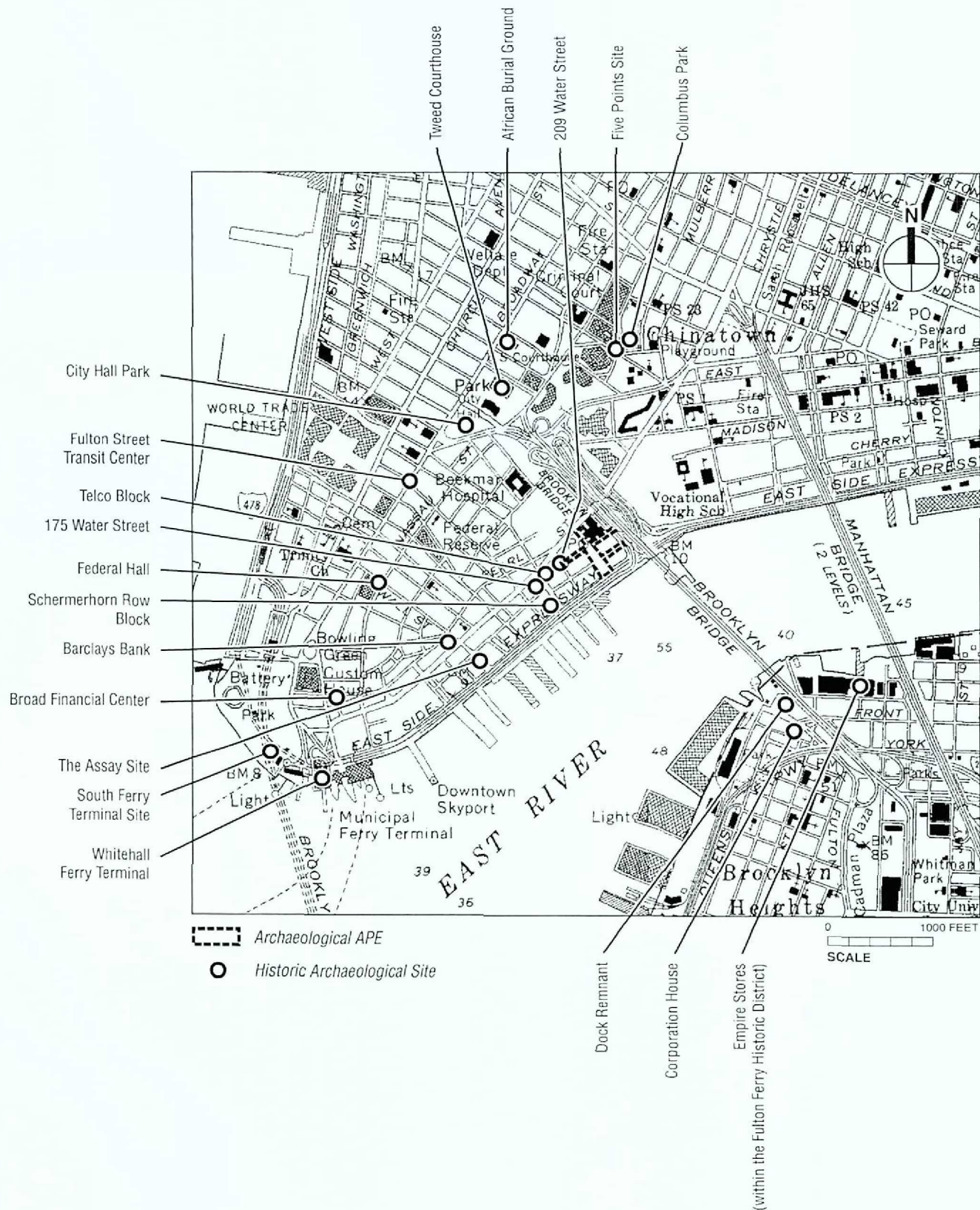
--- Project Site Boundary

0 200 FEET
SCALE

Atlas of the City of New York.

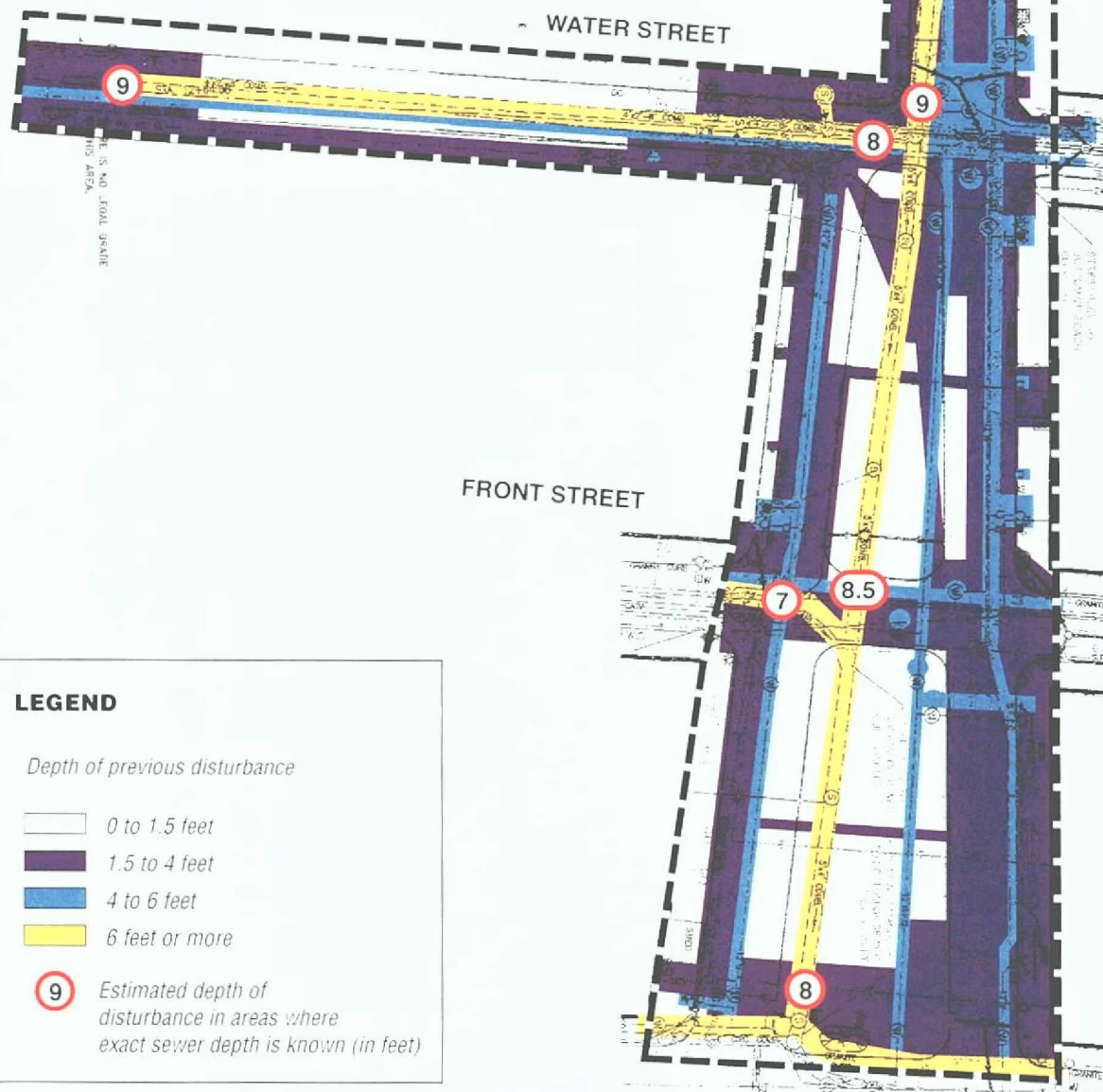
G.W. Bromley, 1932

Figure 28



Historic Archaeological Sites Within
1/2-Mile of Project Area

Figure 29



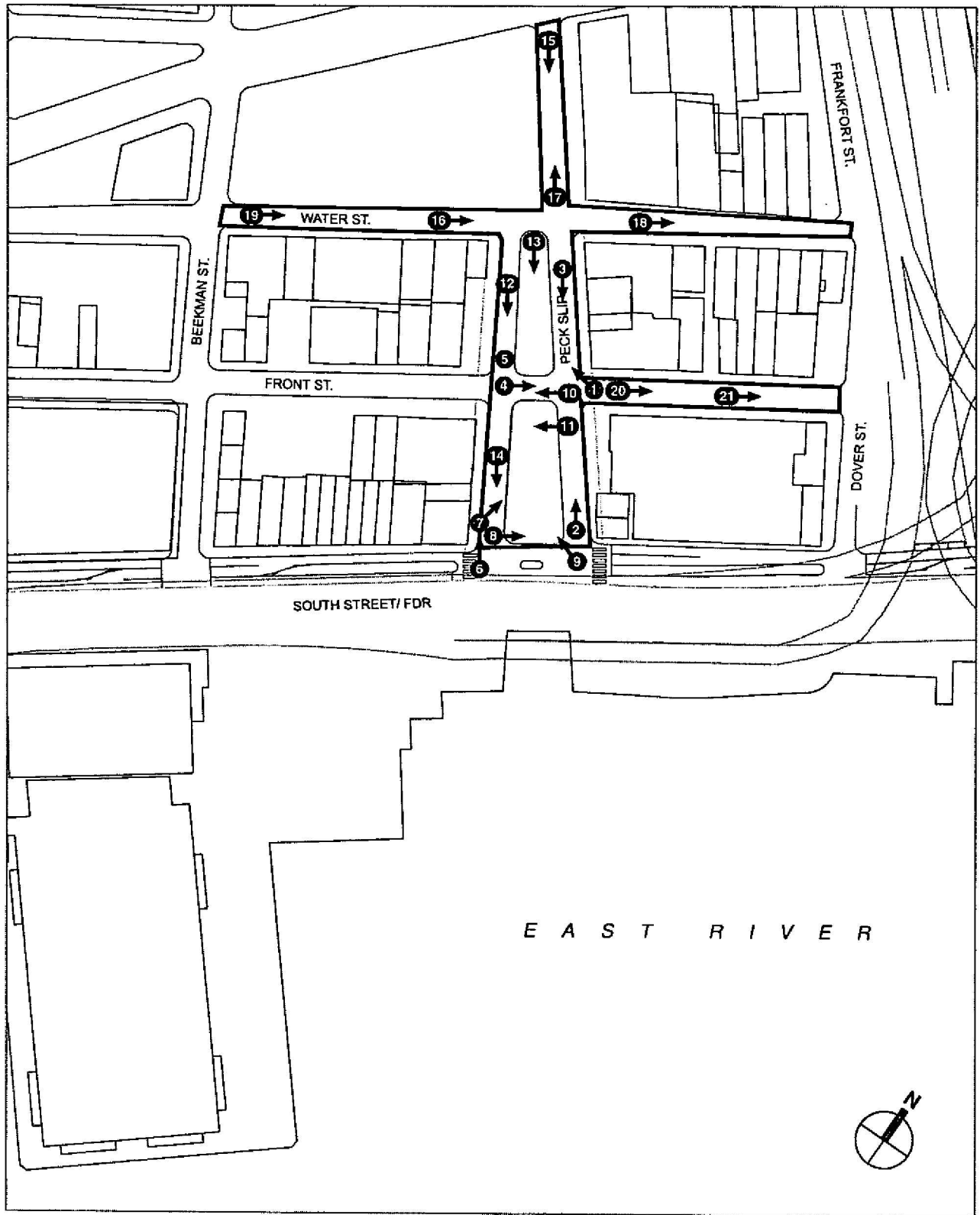
See Figure 30b

See Figure 30c



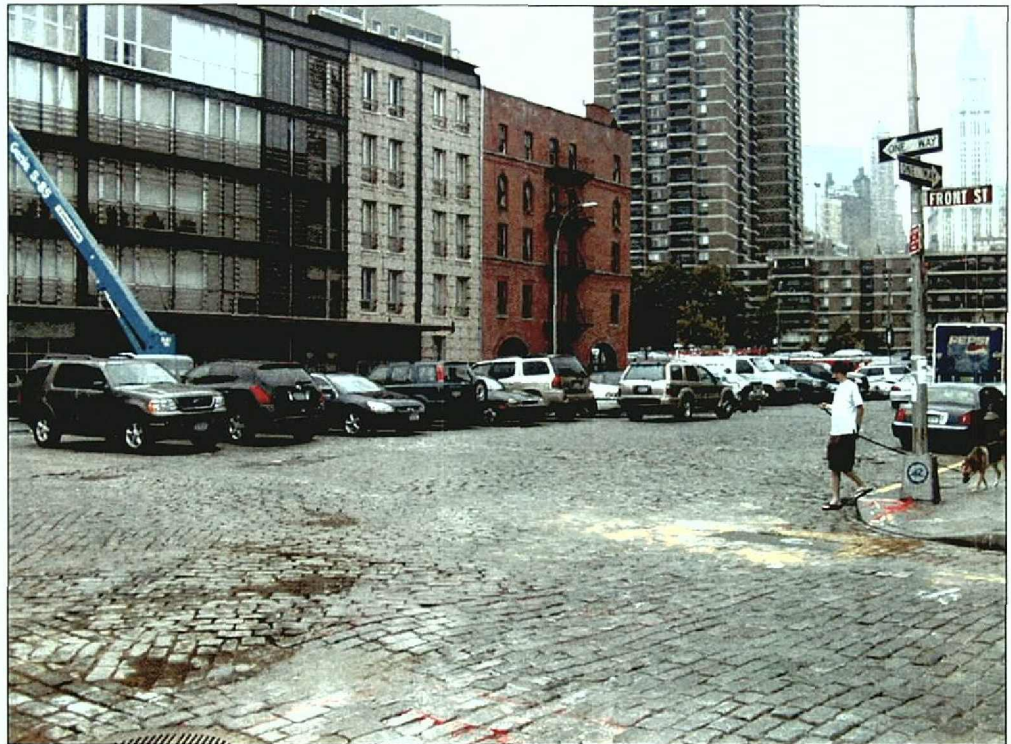
Archaeological Resources Sensitivity Map
Figure 30c

Photographs



— Archaeological Resources APE

0 200 FEET
SCALE



East side of Peck Slip c. Front Street, facing northwest **Photograph 1**



East side of Peck Slip c. South Street, facing northwest **Photograph 2**



East side of Peck Slip facing south **Photograph 3**



Southwest corner of Peck Slip and Front Street, facing northeast **Photograph 4**



Facing north corner Front Street and west side Peck Slip. Utilities and manholes at northwest corner of Front Street **Photograph 5**



North corner of South Street, west side of Peck Slip, looking north **Photograph 6**



Looking northeast facing east side of Peck Slip at South Street **Photograph 7**

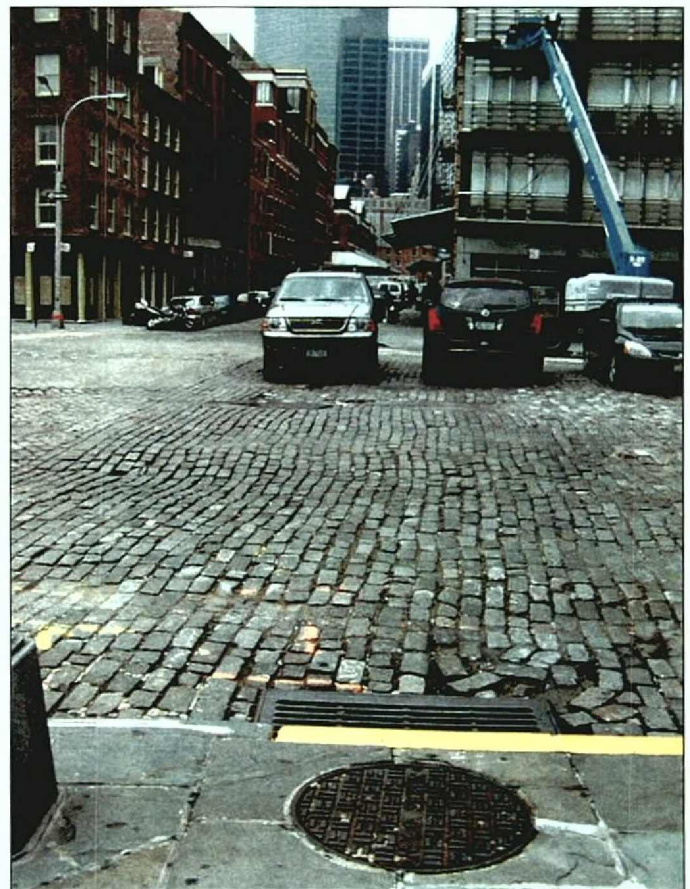


Corner of South Street at Peck Slip, looking east from west side of Slip **Photograph 8**



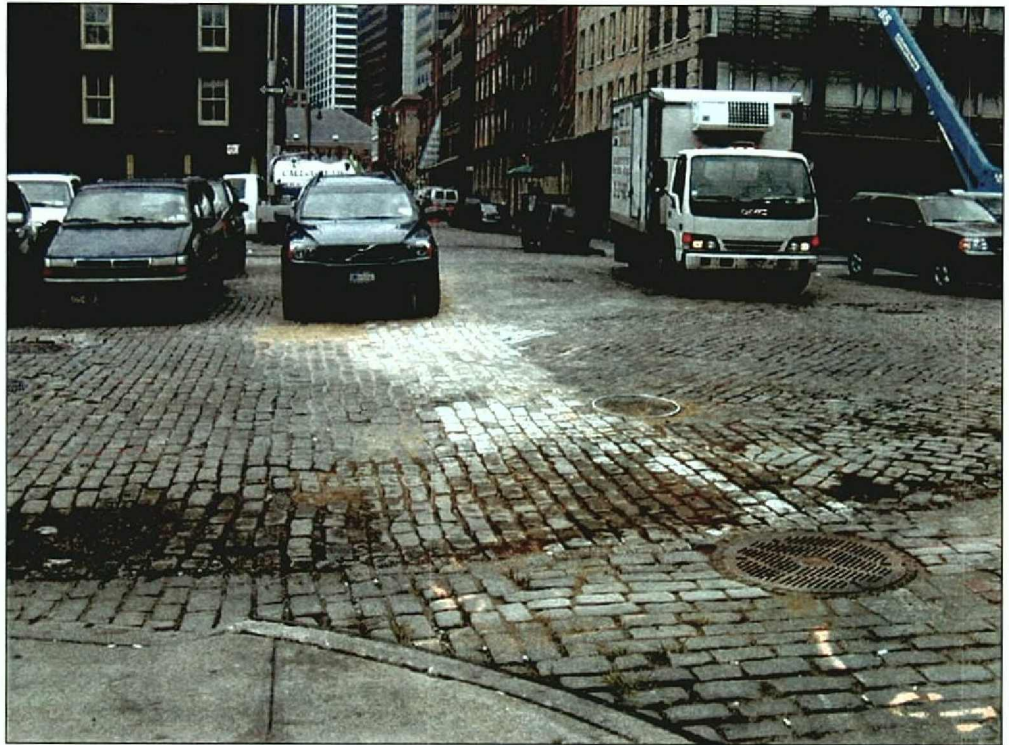
Manhole and drain, corner South Street and east side Peck Slip

Photograph 9



Looking west across Peck Slip from north
side of Front Street

Photograph 10



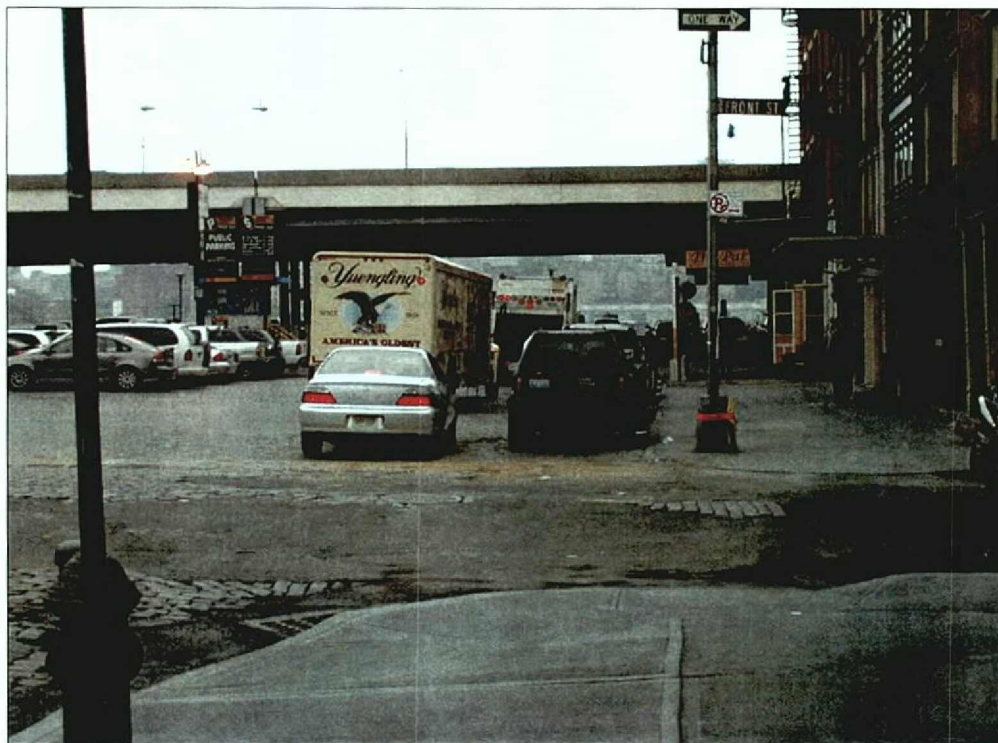
Manholes in street, south side of Front Street on east side of Peck Slip **Photograph 11**



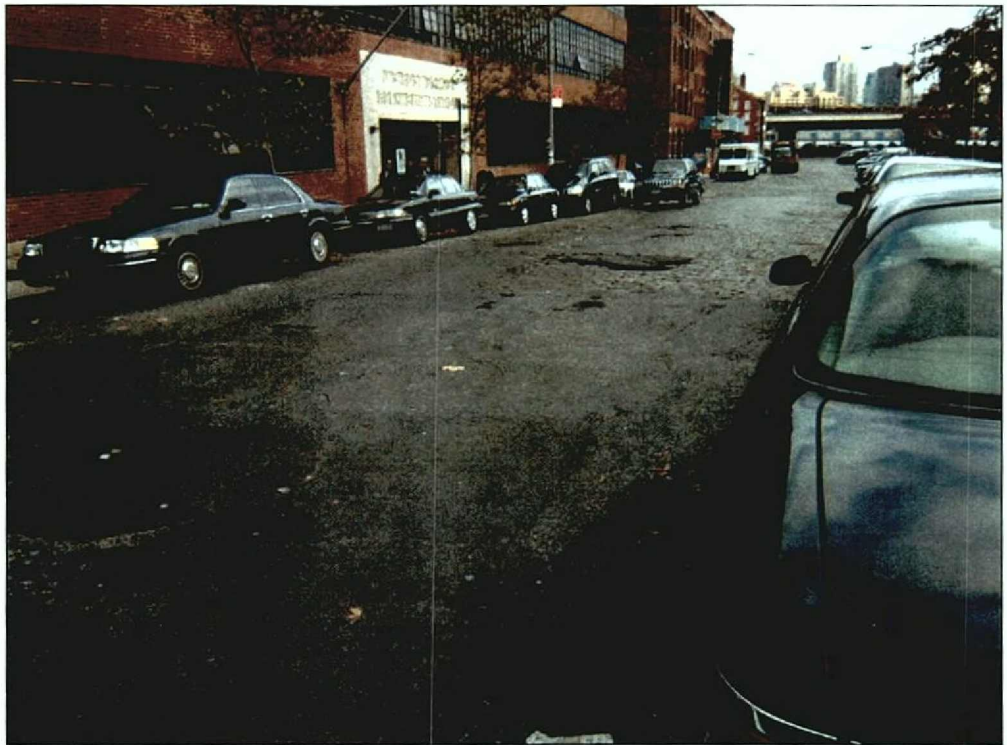
Manholes in Water Street and west side of Peck Slip looking towards East River **Photograph 12**



Center of Peck Slip at Water Street, facing South Street **Photograph 13**



West side of Peck Slip between Front and South Street **Photograph 14**



Peck Slip, looking south from Pearl Street **Photograph 15**



Water Street, looking east near intersection with Peck Slip **Photograph 16**



Peck Slip , is looking north towards Pearl Street **Photograph 17**



Water Street between Peck Slip and Dover Street, looking east **Photograph 18**



Water Street near Beekman Street, looking east **Photograph 19**



Front Street, near Peck Slip, looking east **Photograph 20**



Front Street between Peck Slip and Dover Street. Looking east **Photograph 21**

Historic Images



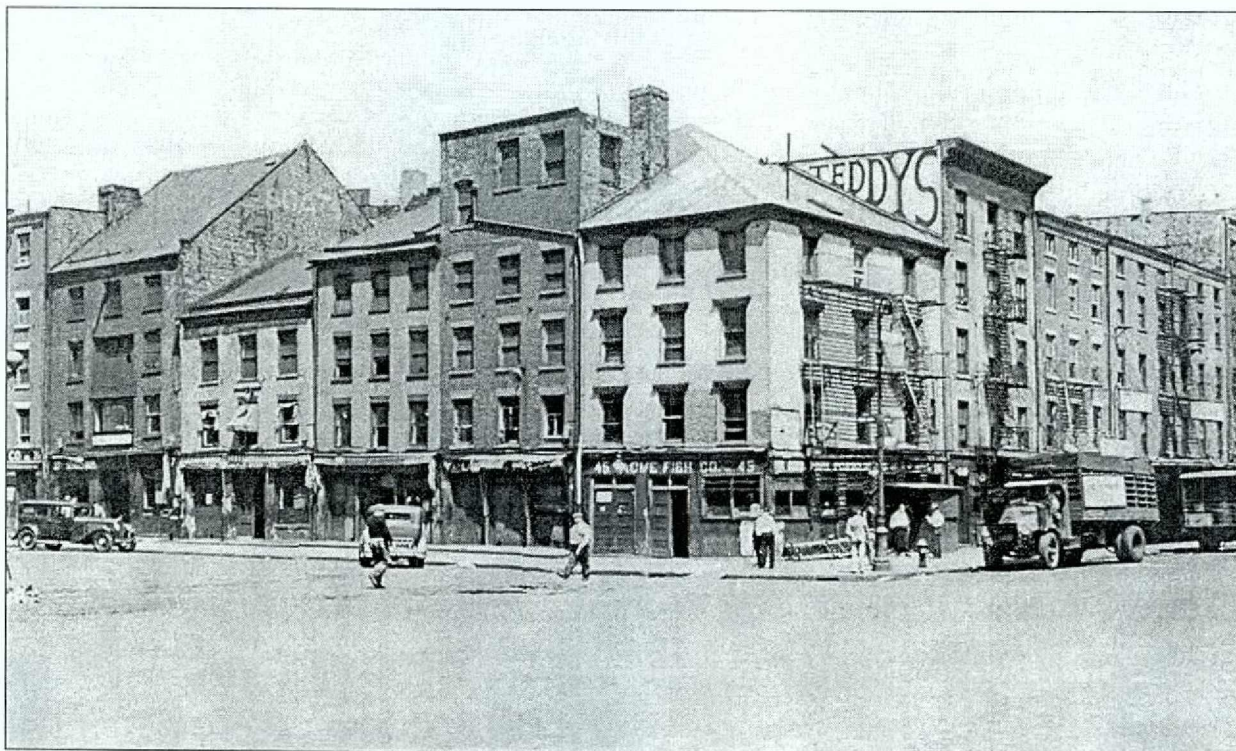
Nos. 15 to 1 Peck Slip, corner. Water Street 1924 (NYPL 722529F)

a



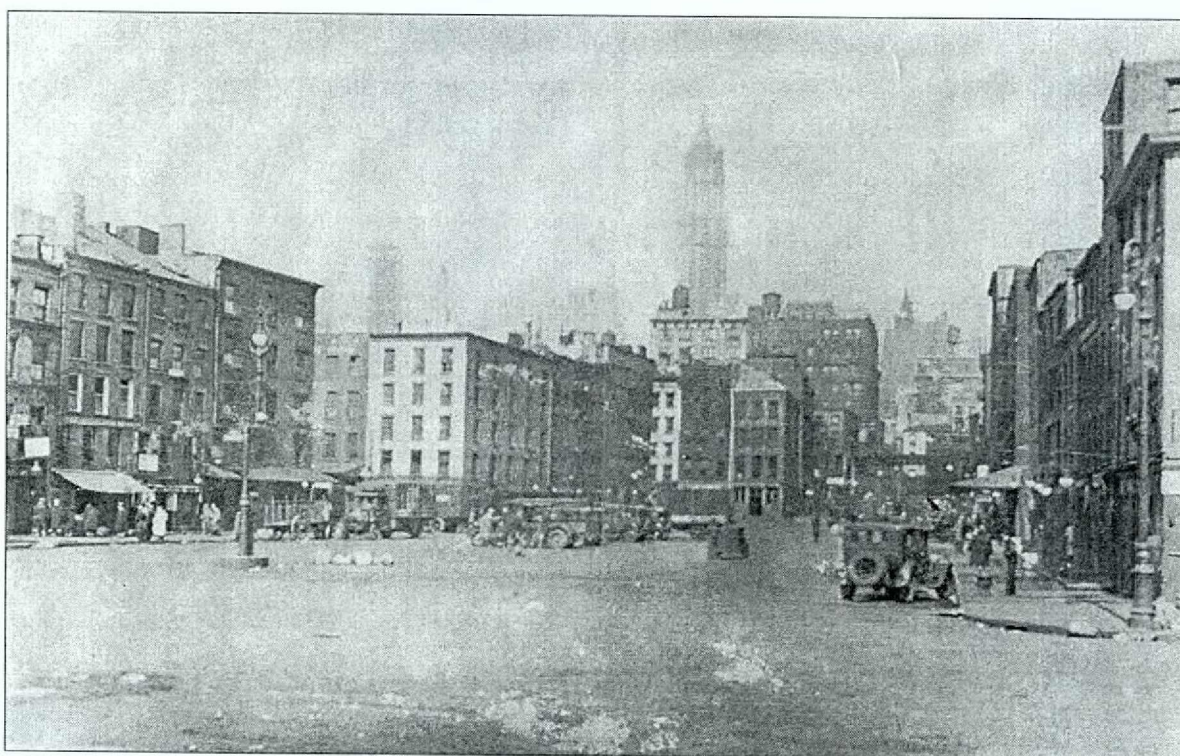
Northwest corner of Peck Slip at Front Street 1924
(NYPL 722527F)

b



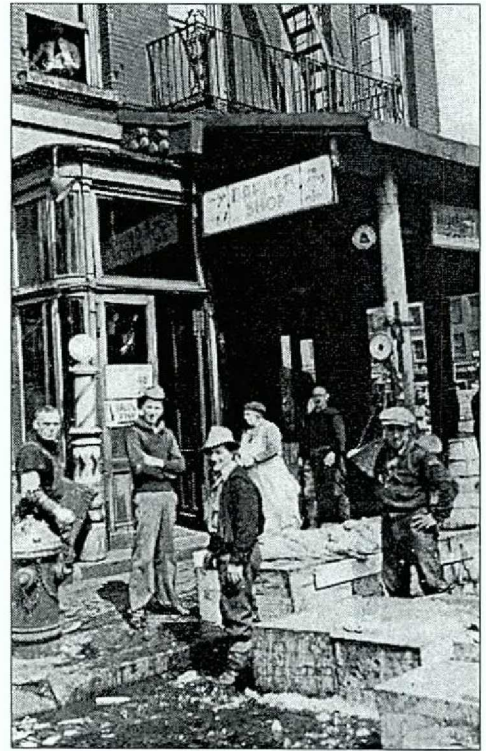
Northwest corner of Peck Slip at South Street 1934 (NYPL 722524F)

c



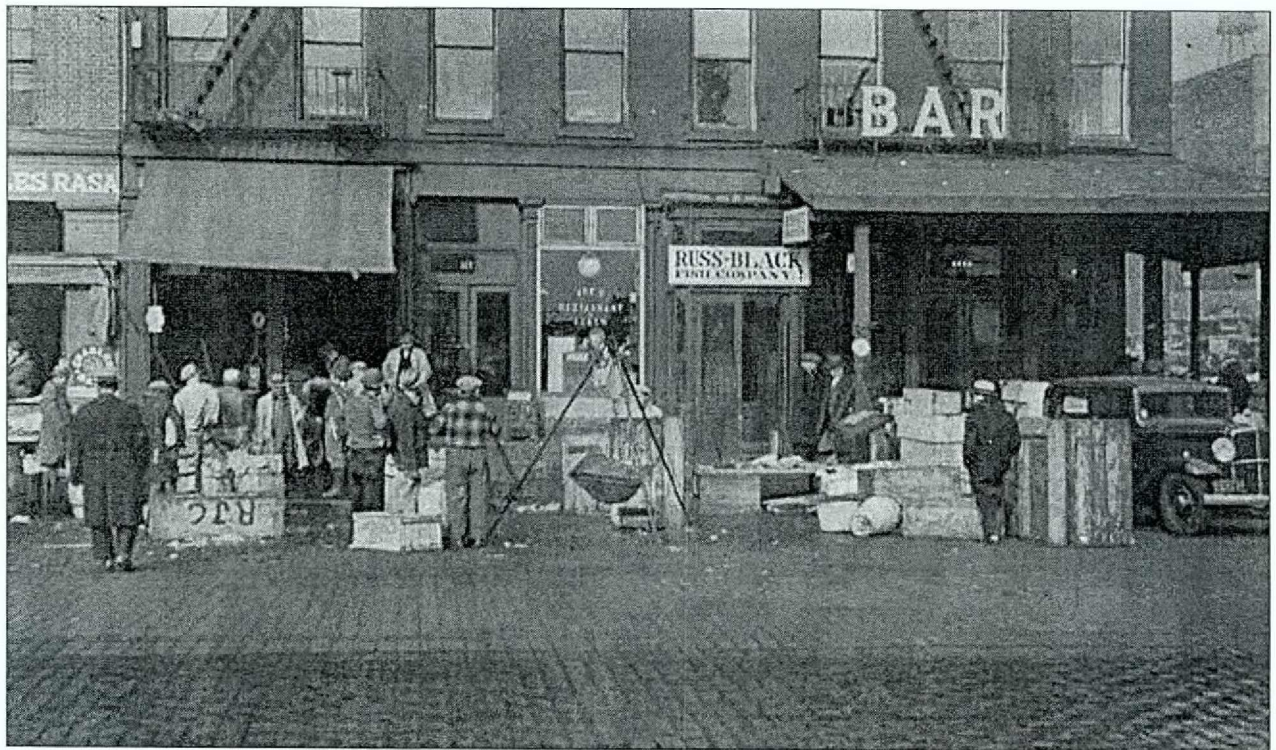
Peck Slip 1931 (NYPL 722526F)

d



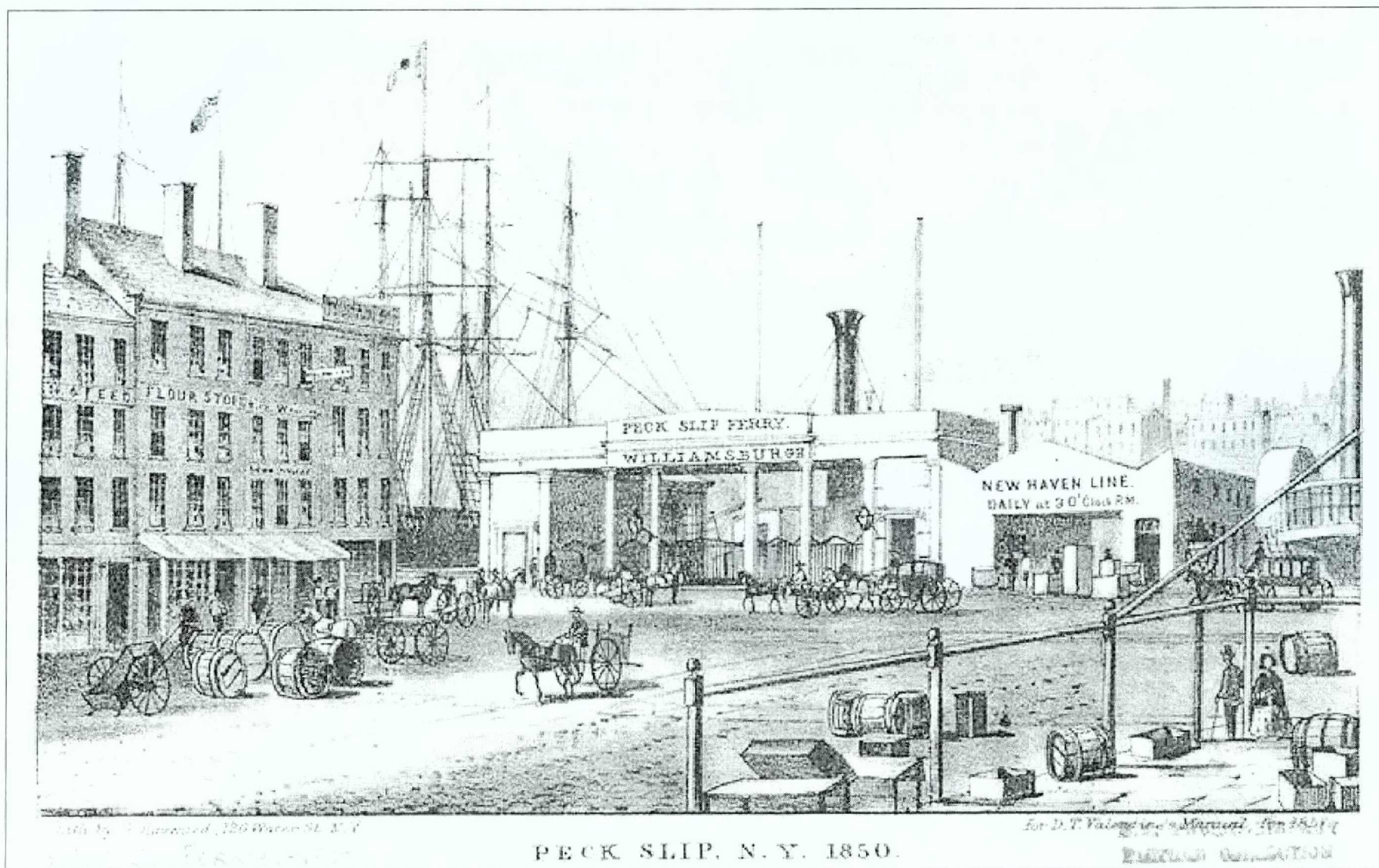
Southwest corner Peck Slip 1934 (NYPL 723294c)

e



Southwest corner Peck Slip 1936 (NYPL 723294b)

f



Source: New York Public Library, Mid-Manhattan Library Picture Collection

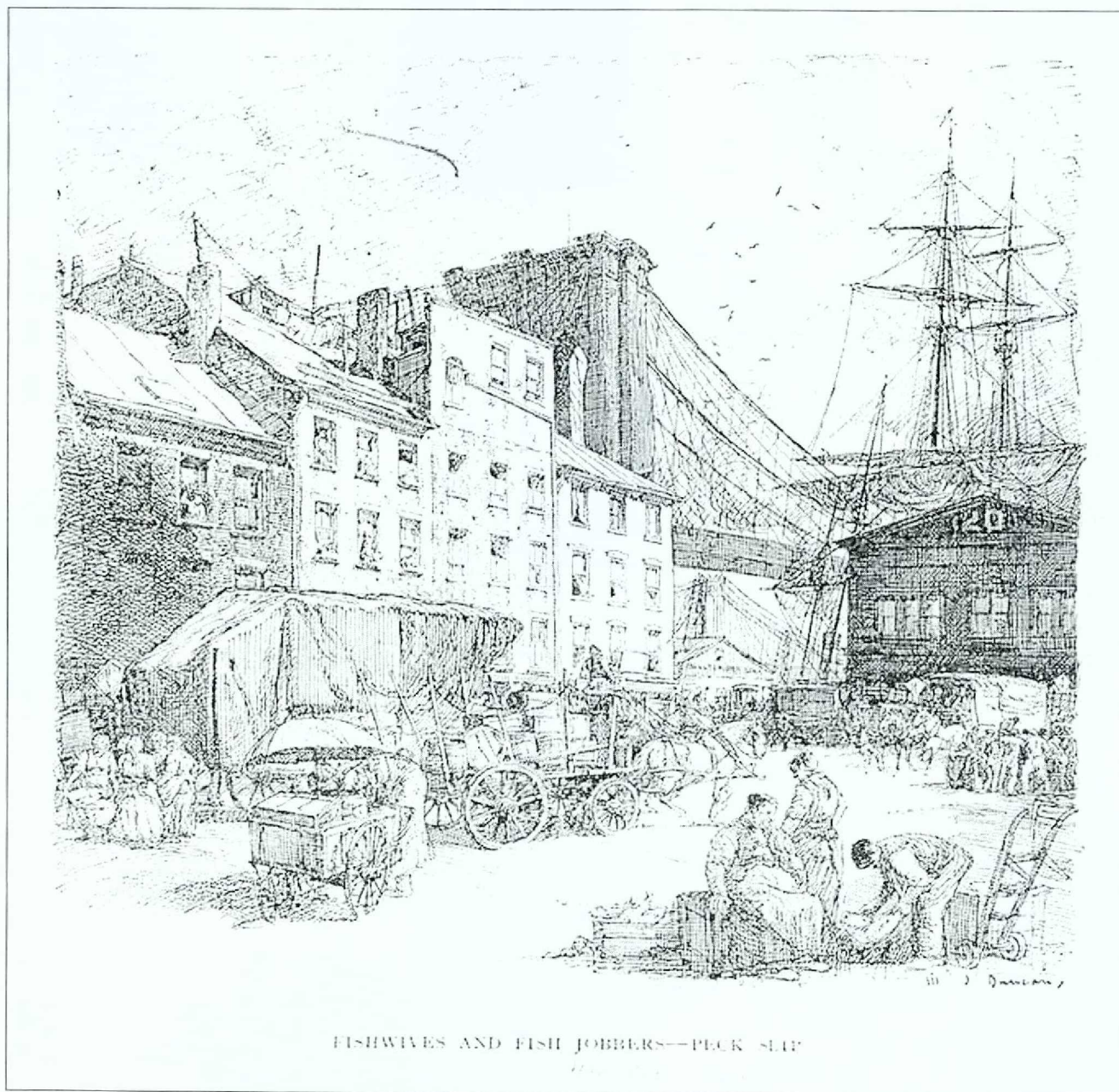
Peck Slip, N.Y. 1850, George Haywood, 1857.

9



1880: Northeast corner of Peck Slip and Front Street, looking north.
From Johnson and Lightfoot (1980)

h



Source: New York Public Library,
Mid-Manhattan Library Picture Collection

Fishwives and Fish Jobbers—Peck Slip, 1916

i

Appendix A: Water Lot Grants

Appendix A: Water Lot Grants Within and Adjacent to the Project Area

Modern Block #	Modern Lot # (estimated)	Date	Grantee	Liber/Page
97 North	57 and 32, may have extended into Peck Slip streetbed	[Unknown]	Corporation	[Unknown]
97 North	33, 35, 57, and 7501	3/6/1752	Benjamin Peck	[Unknown]
97 North	51 (part) and 36	2/12/1750	Benjamin Moore	[Unknown]
97 North	51 (part) and 7503	2/12/1750	William Beekman	[Unknown]
97 North	49, 7502 (part) and 7504 (part)	2/12/1750	John Bogert, Jr.	[Unknown]
97 North	7502 (part) and 7504 (part)	2/12/1750	William Gilbert	[Unknown]
97 North	43, 44, 45, 144, and 7502 (part); may include part of Beekman Street	2/12/1750	Cornelius Van Ranst	[Unknown]
97 South	1 (part)	10/24/1811	John Nott	F/91
97 South	1 (part) and 31	10/24/1811	Benjamin Nott	F/93
97 South	30 (part)	4/22/1812	Wm and John Nott	F/97
97 South	30 (part)	4/22/1812	Wm and John Nott	F/112
97 South	30 (part)	[blank]	[blank]	[blank]
107 North	38 (part), 40, and 42 (part)	2/12/1751	Jacobus Roosevelt	C/123
107 North	38 (part) and 42 (part)	3/6/1752	Aron Herring	C/7
107 North	35, 38 (part), and 44	3/6/1752	William Walton	C/10
107 North	33 (part), 34, and 46	3/6/1752	Mary and William Walton, executors of David Walton	C/14
107 North	31, 33 (part), 7501, and 7502	3/6/1752	Cornelius Van Horne	C/19
107 North	28 (part) and 49	3/6/1752	John Latham	C/24
107 North	28 (part) and 58	3/6/1752	Daniel Wiggins	C/29
107 North	28 (part) 51, and 53, includes part of Dover Street as well.	3/6/1752	David Clarkson	C/34
107 South	2 (part)	7/19/1811	James Roosevelt	F/85
107 South	2 (part) and 10	4/18/1810	Jasper Ward Assignee Of James Roosevelt	F/51
107 South	2 (part)	9/6/1811	John Depeyster	F/88
107 South	2 (part)	11/10/1804	Thomas Buckley	E/185
107 South	2 (part)	4/16/1806	William Walton	E/270
107 South	2 (part)	4/16/1806	John Jacob Astor	E/265
107 South	2 (part)	11/10/1804	Thomas Stagg	E/188
107 South	2 (part)	10/14/1804	G. Walton	E/273 (dated 4/14/1806)

East River Waterfront Access Project – Peck Slip Phase 1A Archaeological Documentary Study

Modern Block #	Modern Lot # (estimated)	Date	Grantee	Liber/Page
107 South	2 (part) and 26 (part)	11/13 or 14/1804	David Lydig	E/192
107 South	1, 2 (part), and 26 (part)	11/13 or 14/1804	David Lydig	E/192
Area bounded by Peck and James Slips, Water and Pearl Streets	[Unknown]	7/21/1701	Johannes Hardenbrook	B/22
Area bounded by Peck and James Slips, Water and Pearl Streets	[Unknown]	8/9/1701	Phillip French and Brandt Schuyler	B/33
Area bounded by Peck and James Slips, Water and Pearl Streets	[Unknown]	7/29/1701	Joseph Latham and Thomas Richardson	B/16
Area bounded by Peck and James Slips, Water and Pearl Streets	[Unknown]	7/21/1701	Clement Elsworth	B/4
Area bounded by Peck and James Slips, Water and Pearl Streets	[Unknown]	7/31/1701	Francis Wessels	B/10
Area bounded by Peck and Beekman Slips, Water and Pearl Streets	[Unknown]	4/24/1722	Gerardus Beekman	B/83
Area bounded by Peck and Beekman Slips, Water and Pearl Streets	[Unknown]	8/19/1719	Johannes Beekman	B/70
Area bounded by Peck and Beekman Slips, Water and Pearl Streets	[Unknown]	8/19/1719	John Cannon	B/60
Area bounded by Peck and Beekman Slips, Water and Pearl Streets	[Unknown]	8/19/1719	Gilbert Livingston	B/50
Area bounded by Peck and Beekman Slips, Water and Pearl Streets	[Unknown]	8/19/1719	John Ellison	B/57
Area bounded by Peck and Beekman Slips, Water and Pearl Streets	[Unknown]	10/10/1699	William Sharpers	B/374
Area bounded by Peck and Beekman Slips, Water and Pearl Streets	[Unknown]	8/9/1700	Phillip French and [illegible] Schuyler	B/33
Area bounded by Peck and Beekman Slips, Water and Pearl Streets	[Unknown]	7/21/1701	Francis Wessels	B/10

Appendix A: Water Lot Grants Within and Adjacent to the Project Area

Modern Block #	Modern Lot # (estimated)	Date	Grantee	Liber/Page
Area bounded by Peck and Beekman Slips, Water and Pearl Streets	[Unknown]	10/4/1797	Benjamin Peck	B/305
Area bounded by Peck and James, Water and Pearl Streets	[Unknown]	7/21/1701	Johannes Hardenbroth	B/22
Area bounded by Peck and James, Water and Pearl Streets	[Unknown]	8/9/1701	Phillip French and Brandt Schuyler	B/33
Area bounded by Peck and James, Water and Pearl Streets	[Unknown]	7/29/1701	Joseph Chatham and Thomas Richardson	B/16
Area bounded by Peck and James, Water and Pearl Streets	[Unknown]	7/21/1701	Clemet Ellsworth	B/4
Area bounded by Peck and James, Water and Pearl Streets	[Unknown]	7/29/1701	Joseph Latham and Brandt Schuyler	B/16
Area bounded by Peck and James, Water and Pearl Streets	[Unknown]	8/9/1701	Phillip French and Brandt Schuyler	B/33
Area bounded by Peck and James, Water and Pearl Streets	[Unknown]	7/31/1701	Francis Wessells	B/10
Area bounded by Peck and James, Water and Pearl Streets	[Unknown]	6/4/1701	Richard Sackett	B/01
Area bounded by Peck and James, Water and Pearl Streets	[Unknown]	7/24/1766	Samuel Farmer	C/391
Area bounded by Peck and James, Water and Pearl Streets	[Unknown]	7/24/1766	Abraham Anthony	C/460
Notes: Historic water lots and grantee indices do not always correspond to modern lot locations and boundaries. Sources: Water Lot Maps dating to 1749 and 1772 and grantee indices on file at the New York Topographical Bureau.				

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Appendix B: Deeds

Appendix B-1:

Deeds

Table B-1
Deeds: Block 97, Lots 1, 28-32, and 46-59

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
South-Front Realty Corporation	Executor of H.L. Meyer	6/25/1951	5251/32	1	Discharged 8/8/1961, 1048/642
South-Front Realty Corporation	Consent	12/2/1952	5360/283	1	
South-Front Realty Corporation	S.R. Schiffino	12/2/1952	5360/289	1	Discharged 2/20/1961, 1041/476
S.R. Schiffino	Independent Credit Company	12/5/1952	5361/509	1	5360/289
Executor of H.L. Meyer	M.M. Flaacke	8/8/1961	5990/358	1	A/M 5251/321
J.W. Sandford, Jr.	D. Doyle	2/13/1892	9/207	28	Asst. of Lease
D. Doyle	J.H. Irwin	3/8/1892	9/333	28	Asst. of Lease
Mayor Alderman and Commonality of the City of New York	J.H. Irwin	9/13/1892	14/73	28	Lease
Executor of P.M. Lydig	J.W. Sandford, Jr.	6/7/1905	94/188	28	Asst. of Lease
City of New York	J.H. Irwin	6/28/1905	93/391	28	
Executor of A. Harmann	M. Badenhausen	1/24/1918	3020/344	28	Assignment
Northwestern Fish Company, Inc.	J.H. Irwin	3/9/1920	3124/68	28	Discharged 9/29/1961, 1050/423
J.G. Irwin	Emigrant Industrial Savings Bank	9/3/1931	4138/255	28	Am 3124/68
Emigrant Industrial Saving Bank (34 Peck Slip), Inc.	Agreement	9/10/1931	4140/168	28	Am 3124/68
Emigrant Industrial Saving Bank (34 Peck Slip), Inc.	J. Broome	4/2/1946	4810/516	28	3124/68
Intercontinental Fisheries Inc.	34 Peck Slip Realty Inc.	9/29/1961	6000/607	28	Discharged 10/22/1965, 1121/184
34 Peck Slip Inc.	T.N. Broome	9/30/1962	6048/647	28	6000/608
Executor of R.W. Mott	G. Hopkins	5/31/1847	489/384	29	
G.H. and D. Hopkins	I.H. Smith	1/21/1848	496/627	29	
P. Smith	J. Heichal	4/12/1886	1943/300	29	
J. Heichal	H.C. Humphrey	5/1/1886	1959/400	29	
H.C. and F.B. Humphrey	J. Kearney	7/22/1886	1986/157	29	
J. Kearney	R.M. Kearney	8/2/1886	1975/462	29	
R.M. and J. Kearney	C. Gullman	10/16/1886	1991/436	29	
C. and S. Cullman (sic)	The Trustees of the Society of "Shakers", V. Gates and B. Benjamin	2/4/1887	2020/252	29	
Shakers of Mt. Lebanon, New York	S. Hilliard	10/14/1887	2083/290	29	
S. and J.E. Hilliard	M.J. Cooney	10/14/1887	2083/291	29	

East River Waterfront Access Project – Peck Slip Phase 1A Archaeological Documentary Study

Table B-1
Deeds: Block 97, Lots 1, 28-32, and 46-59

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
M.J. Cooney	M.W. Divine	11/2/1887	2101/36	29	
E.B. and A.E. Woods	C. Aronson	3/25/1896	33/334	29	
Executor of M.W. Divine	E.B. Woods	3/25/1896	33/332	29	
A.E. Divine	E.B. Woods	3/25/1896	22/336	29	Rel. of Dower
Trustees for the Society of Shakers (Mt. Lebanon), S. Gates and B. Levi	C. Aronson	8/11/1896	38/16	29	Correction Deed
C. and A.A. Aronson	J. Cohen	12/13/1897	44/365	29	
J. Cohen	S.D. Cohen	3/1/1899	54/27	29	
S.D. and C.E. Cohen	R.W.B. Elliott	10/25/1899	55/318	29	
R.W.B. Elliot	G.L. Jewett	10/31/1902	74/46	29	
G.L. Jewett	J. Serlen	12/20/1902	75/178	29	Lease
Aaron Radin Company, Inc.	Certificate	8/6/1919	3086/87	29	
Aaron Radin Company, Inc.	Westside Savings Bank	8/6/1919	3087/67	29	Discharged 1/24/1957, 982/641
Westside Savings Bank and Aaron Radin Company, Inc.	Agreement	4/14/1924	3440/465	29	3087/67
Westside Savings Bank and Peck Slip Realty Company, Inc.	Agreement	5/31/1929	3974/245	29	3081/67
Executor of R.W. Mott	A.E. Smith	5/31/1847	489/377	30	
E.L. Smith	W. Smith	6/8/1883	1726/295	30	
A.H.H., E., E.W., and A.A. Smith	W. Smith	6/8/1883	1726/298	30	
W. and M.E. Smith	W. Schneider	6/4/1895	30/414	30	
W. Schneider	A.I. Callan	2/21/1896	34/407	30	23 Cp 409
A.I. Callan	E.M. Dixon	3/8/1905	93/2	30	Lease
A.I. Callan	E.M. Dixon	2/21/1906	103/297	30	Lease
A.I. Callan	E.M. Dixon	2/14/1910	126/139	30	Lease
E.M. Dixon	E.M. Dixon, and Company	8/4/1910	129/251	30	Lease
A.I. Callan	E.M. Dixon	8/4/1910	130/18	30	Lease
A.I. Callan	Aaron Radin Company, Inc.	2/4/1914	146/469	30	
A.I. Callan	P.J. Bruner	2/5/1917	3010/399	30	Assignment
Westside Savings Bank and Aaron Radin Company, Inc.	Agreement	4/25/1925	3563/43	30	172/401
Westside Savings Bank and Peck Slip Realty Company, Inc.	Agreement	6/23/1930	4055/56	30	Am 172/40
A.A. Mott	E.A. Titus	2/24/1843	435/2	31	
W.H. and E. A. Titus	E. Smith	11/4/1847	494/536	31	
I.H. and P. Smith	G.T. Reeder	5/9/1865	967/390	31	
H.B. and S.F. Turner	M. Schlansky	8/1/1884	1823/283	31	
M. and S. Schlansky	J. Finkelstein and E. Levy	4/5/1888	2124/277	31	
J. and G. Finkelstone (sic), E. and M. Levy	H. Wronkow	11/4/1889	2258/454	31	
H. and S. Wronkow	M.M. Deitsch	12/27/1889	2257/267	31	
M. Deitsch	Standard Fish Company	3/17/1905	91/169	31	Lease
M. Deitsch	C.M. Prankard	6/22/1914	149/340	31	Lease

Appendix B: Deeds

Table B-1
Deeds: Block 97, Lots 1, 28-32, and 46-59

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Emigrant Industrial Saving Bank (34 Peck Slip), Inc. and A. Marbach	Extension and Modification of Agreement	7/23/1948	4969/392	31	73/199
Mayor Alderman and Commonality of the City of New York	E.G. Faile	11/17/1840	408/582	32	
Executor of E.G. Faile	S. Herman	3/5/1884	1780/235	32	
I.B. Crane	C.V. Faile	5/13/1884	1792/245	32	
S. and A. Herman	S. Mathias	3/31/1885	1870/176	32	
S. Mathias	G. Krass	2/27/1893	14/499	32	Lease
E.M. Mathias	J., S., J., J., and U. Mathias and L. Froelich	10/10/1902	74/12	32	
L. Mathias	J. Mathias	5/24/1907	111/283	32	
Heir of Mathias, Froelich	J. Mathias	10/19/1912	140/398	32	
E. and M. Mathias	Mathias (multiple family members) and L. Froelich	10/19/1912	140/396	32	
L. Mathias	J. Mathias	10/19/1912	140/397	32	
Heir of Mathias	J. Mathias	10/19/1912	139/388	32	
E.G. Ryan	J. Mathias	7/21/1921	3214/347	32	Discharged 9/2/1968, 13/720
Executor of J. Mathias	A. Mathias	4/26/1940	4430/259	32	Am 3214/ 347
Executor of A. Mathias	C.M. Muller	10/29/1953	5428/627	32	3214/347
Executor of C.M. Muller	H.C. Cohen	6/25/1958	5756/119	32	3214/347
Peter Crommelin (exrs of)	Peter Schermerhorn	2/7/1815	108/380	46	
Beekman-Water Associates, LLC	North Fork Bank	5/26/1999	2881/1621	46	
Beekman-Water Associates, LLC	North Fork Bank	1/13/2000	00PN02498	46	
Beekman Landing Condominium		12/7/2001	3405/199	46	Declaration
Beekman Landing Condominium		12/7/2001	01/05850	46	Maps
Beekman-Water Associates, LLC	North Fork Bank	1/29/2002	02PN02423	46	UCC3 release
Bank of New York		6/13/2002	3537/1104	46	discharge of tax lien
Eliza Underhill, Letitia Hunter, Louisa J. Van Zandt, Edwin W. Underhill widow and heirs to Townsend Underhill, Robert R. Hunter and Thomas Van Zandt	Benjamin Underhill	2/24/1824	173/367	47	
Benjamin T. and Eliza Underhill	Silas Carle	5/10/1830	261/643	47	
Joseph D. and Mary Beers	Andrew L. Halsted	3/18/1831	270/423	48	
Peter McCarty	Thomas S. McCarty	5/1/1840	408/1	48	
Charles A. and Mary E. Jackson	Joseph Braunfeld	1/8/1892	7/376	48	
William M. Little	Joseph Braunfeld	1/8/1892	7/377	48	
Elizabeth I. Schack	Joseph Braunfeld	1/8/1892	7/378	48	
William M. and Anita M. Little	Joseph Braunfeld	2/8/1892	9/167	48	
Joseph and Josephine Braunfeld	Julius and Bernhard Lichtenstein	3/9/1892	8/95	48	
Julius and Bernhard Lichtenstein, firm of Lichtenstein Brothers	George Starrett	5/6/1895	30/238	48	lease
Julius, Eva, Bernhard, Bertha Lichtenstein	George T. Van Valkenburgh	12/30/1905	97/203	48	
George T. and Eva M. Van Valkenburgh	Alice C.J. Bamberger	12/30/1905	92/289	48	

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Table B-1
Deeds: Block 97, Lots 1, 28-32, and 46-59

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Alice J. Cochery	Minnie Finck	4/22/1925	3473/180	48	
Minnie Finck	Charles H. Demarest, Inc.	8/29/1951	4744/25	48	
Joseph D. and Mary Beers	Joseph Evans	3/8/1831	271/48	49	
John H. and Elenor Lee	Jacob Brantingham	8/29/1833	302/553	49	release of mortgage
Henry and Matilda Leerburger	George D. Waas	12/2/1908	119/322	49	
George D. and Harriet Waas	Smithtown Improvement Company	7/22/1911	135/69	49	
Smithtown Improvement Company	John F.H. Demarest	11/8/1911	135/300	49	
John F.H. Demarest	Daniel A. O'Sullivan	3/9/1917	3016/211	49	
Daniel A. and Ida V. O'Sullivan	Valentine Lynch	7/5/1917	3027/411	49	
Daniel A. and Ida V. O'Sullivan and Valentine and Louise E. Lynch	Herman O. Sibbert	3/3/1921	3205/342	49	
Herman O. and Catharine A. Sibbert	Edward F. Sibbert	6/29/1921	3232/461	49	
Margaret Sibbert	Herman O. Sibbert	2/27/1925	3467/418	49	
Edward F. and Bertha Sibbert	Herman O. Sibbert	2/27/1925	3467/416	49	
Victor R. Kaufman (referee), Herman O. Sibbert et al Defendants	Bank for Savings in the City of New York	10/6/1936	3932/347	49	foreclosure L127/P306
Bank for Savings in the City of New York	Providential Realty and Investing Company, Inc.	5/29/1942	4160/116	49	
Providential Realty and Investing Company, Inc.	Greco Realty Corporation	6/13/1945	4361/464	49	
Tinton Food Products, Inc.	Anna Clarke Naso, extr	11/2/1970	187/899	49	
Harry McMaster	John McMaster	12/8/1970	190/1137	49	
Frank Clarke Naso	John McMaster	12/8/1970	190/1134	49	
Anna Clarke Naso, extr	John McMaster	12/8/1970	190/1130	49	
John McMaster	American Bank Trading Company	12/22/1971	225/1754	49	
John McMaster	Balom Realty Corporation	5/21/1974	314/251	49	
Balom Realty Corporation	John McMaster	5/21/1974	314/253	49	
John McMaster	Maryon McMaster	3/4/1981	557/76	49	
Balom Realty Corporation	John McMaster	1/16/1991	1757/341	49	
Joseph D. and Mary Beers	Joseph Evans	3/8/1831	271/50	50	
Jacob and Cornelia Brantingham	Thomas E. Davis	7/13/1833	303/103	50	
Thomas E. and Ann Davis	Jacob Brantingham (sic)	11/26/1833	304/338	50	
Henry and Matilda Leerburger	James J. Stanley	5/2/1911	132/315	50	
Bank for Savings	James J. Stanley	10/1/1912	141/273	50	release of mortgage 127 Cp 306
Philip J. Britt (referee), New York County Supreme Court, Lawyers Mortgage Co. vs. James Stanley	Charles E. Gremmels	7/31/1918	3037/413	50	
Charles E. Gremmels, James Stanley and Louis Rosenthal doing business as United Chemicals and Color Company	Agreement	4/5/1920	3143/347	50	

Appendix B: Deeds

Table B-1
Deeds: Block 97, Lots 1, 28-32, and 46-59

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Charles E. and Helen M. Gremmels	Manning-Bernhard Realty and Construction Company, Inc.	6/13/1921	3232/157	50	
Manning-Bernhard Realty and Construction Company, Inc.	Providential Realty and Investing Company, Inc.	1/9/1926	3526/68	50	
Providential Realty and Investing Company, Inc.	Greco Realty Corporation	6/13/1945	4361/458	50	
Thomas L. Ogden (referee) Anne W. Suydam et al Defendants	James M. Leavitt	3/1/1883	1715/51	51	
James M. and Clara B. Leavitt	Richard H. Chard	3/12/1884	1781/295	51	
Mayoleil (?) Realty Corporation	Mikshon Realty Corporation	7/14/1948	4580/270	51	
Bridge Realty Company	Water Street Nominee Group	6/24/1988	1421/581	51	
Water Street Nominee Group	Bridge Realty Company	6/24/1988	1421/586	51	
Bridge Realty Company	American Savings Bank	6/28/1988	1422/1607	51	
Bridge Realty Company	American Savings Bank	6/28/1988	1422/1636	51	
Bridge Realty Company	American Savings Bank	7/11/1988	8801/36538	51	
Bridge Realty Company	Seamen's Church Institute of New York and New Jersey	11/3/1988	1489/172	51	
American Savings Bank	Sundry Agreement	11/3/1988	1489/175	51	
Bridge Realty Company	American Savings Bank	11/3/1988	1489/528	51	
Bridge Realty Company	American Savings Bank	11/29/1988	8803/10582	51	
Seamen's Church Institute of New York and New Jersey	Sundry Agreement	4/11/1991	1775/648	51	
Ebenezer Stevens (exrs of)	Henry S. Stevens	5/14/1847	490/193	52	
William Stevens; Mary L.S. Rhineland; John A., Byam K., Frances G., Abby W., Alexander H., Phoebe, Henry H., Catharine C. Stevens; George S., Horatio, Sarah D., William H., and Charlotte F. Schermerhorn	Ratification	5/14/1847	490/196	52	
Anna C.S. MacKenzie	William Rotchford	10/24/1883	1760/39	52	
Catharine C. Stevens (exr of)	William Rotchford	10/24/1883	1760/42	52	
William and Ellen Rotchford	Joseph Esterbrook, Jr.	10/24/1883	1760/45	52	
Joseph Esterbrook, Jr.	Richard H. Chard	3/27/1884	1791/166	52	
Mabel J. Barnes	Frances D. Tilton	5/1/1940	4058/321	53	
Frances D. Tilton (committee of)	Michael Schonbrunn	1/18/1941	4090/581	53	
Frances D. Tilton (committee of)	Michael Schonbrunn	1/18/1941	4090/578	53	release of mortgage L3510/P337
Michael Schonbrunn	Mikshon Realty Corporation	7/14/1948	4580/216	53	
Mikshon Realty Corporation	Marine Works, Inc.	12/5/1968	124/1891	53	

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Table B-1
Deeds: Block 97, Lots 1, 28-32, and 46-59

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
George M. Miller, trustee of Peter Schermerhorn and Jane C. and Edward N. Mead	Catharine S. Morell	2/13/1867	989/518	54	
Joseph Waas (trusts), Katharine C. Mead	Michael Schonbrunn	6/21/1946	4442/420	54	
Janet M. deW. Lansome	Michael Schonbrunn	6/21/1946	4442/401	54	
Joseph Waas (trusts), Charles W. Mead	Michael Schonbrunn	6/21/1946	4442/416	54	
Michael Schonbrunn	Mikshon Realty Corporation	7/14/1948	4580/212	54	
Mikshon Realty Corporation	Marine Works, Inc.	12/5/1968	124/1889	54	
David Gardner, Peter Stagg, John Morss (Commissioners in Partition) Mary Jane DeLancey; Eliza Ann Bulluss; Henrietta, Emily, Thomas, Charlotte A. Ellison heirs of Thomas Ellison, Edward Bulluss, John Ellison	Caroline M. Ellison	1/26/1830	259/109	55	
Edmund and Caroline M. Morton	Washington Q. Morton	10/2/1830	266/334	55	
Washington Q. Morton	Edmund and Caroline M. Morton	10/2/1830	266/340	55	
Edmund and Caroline M. Morton	David S. Brown	2/9/1835	318/616	55	
David S. and Betsey Brown	Peter Poillon, Jr.	5/18/1835	330/418	55	
Peter Poillon, Jr.	David S. Brown	1/20/1836	343/563	55	
David Codwise (Master in Chancery) David S. Brown et al Defendants	William Colgate	10/27/1842	429/553	55	
William Colgate (exrs of)	Henry Naylor	10/17/1865	951/59	55	
Henry Naylor	Charles Goodwin and Thomas W. Rice	2/1/1871	1168/228	55	
Thomas W. and Maria Rice	Nicholas L. Cort	3/31/1876	1369/257	55	1/2 interest
Charles Goodwin (exrs of) and Hannah Goodwin	Nicholas L. Cort	3/31/1876	1369/260	55	1/2 interest
Nicholas L. and Hattie A. Cort	Frederic F. Dow assignee of Nicholas L. Cort	3/15/1893	20/406	55	
Frederic F. Dow assignee of Nicholas L. Cort	Richard H. Chard	1/14/1895	27/233	55	
Richard J. and Evelyn Chard	New York Hollow Ware Company	5/2/1906	102/182	55	
New York Hollow Ware Company	Flora E. Williamson, Marcene Lent and Charlotte Allen	1/22/1914	145/482	55	
Howard A. Raymond	James H. Cruikshank	1/21/1920	3129/487	55	
Flora E. Williamson, Marcene Lent and Charlotte Allen	Howard A. Raymond	1/21/1920	3121/343	55	
James H. and Etta L. Cruikshank	Louis Eskwith	2/24/1920	3139/38	55	
American Trading Company	140 Front Street, Inc.	8/22/1925	3504/161	55	
140 Front Street, Inc.	Leonard Weill	9/19/1929	3729/346	55	
Action D, 4/22/1942, Leonard Weill et al Defendants	Broadway Savings Bank	5/22/1942	4159/273	55	
Broadway Savings Bank	Charles H. Demarest, Inc.	6/23/1942	4163/209	55	

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Table B-1
Deeds: Block 97, Lots 1, 28-32, and 46-59

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Charles H. Demarest, Inc.	587-9 2nd Avenue Corporation	10/19/1945	4385/31	55	
587-9 2nd Avenue Corporation	Fred Dittman	10/19/1945	4385/35	55	
Fred Dittman	Morris B. Brown	3/5/1946	4415/132	55	
587-9 2nd Avenue Corporation	Fred Dittman	3/5/1946	4415/136	55	
Seaport Holdings Corporation	Chase Manhattan Bank	7/7/1969	145/947	55	
Seaport Holdings Corporation	245 Water Street Corporation	7/21/1971	247/576	55	
Chase Manhattan Bank	Seaport Holdings Corporation	7/21/1971	247/578	55	
245 Water Street Corporation	Daniel P. Katz	7/28/1982	632/552	55	
Edward Katz	Henry Modell and Company, Inc.	12/15/1987	1333/832	55	
Joseph E. Browsy, exec.	Henry Modell and Company, Inc.	12/15/1987	1333/830	55	
Henry Modell and Company, Inc.	Seamen's Church Institute of New York and New Jersey	10/19/1994	2147/640	55	
Seamen's Church Institute of New York and New Jersey	245 Water Street, LLC	1/22/2004		55	
245 Water Street, LLC	Joshua Levine	5/17/2004		55	
Samuel Thompson	Charles Hillbrugh	11/9/1837	380/290	56	assist of lease
Charles Hillbrugh (admr.)	Charles Hillbrugh	4/17/1850	542/77	56	assist of lease
Samuel F. Jarvis (exrs and trust of) and Edward S. Hall	Charles Hillbrugh	3/13/1857	732/35	56	
Thomas and Elizabeth Farmer; Christian Marschalk; Hannah Farmer; Abraham Jarvis	Ann Jarvis	8/3/1863	884/378	56	
Samuel F. and Lucy C. Jarvis; Sarah E., Marie A., Edward S. Hall	Loftis Wood	2/10/1866	957/340	56	
Daniel P. Ingraham, Jr. (referee) Samuel F. Jarvis et al	Loftis Wood	2/10/1866	957/341	56	
Theodore F. Jackson, John G. Jenkins, Alexander Frazer, trustees of Loftis Wood	Nathan L. Ely and Dick S. Ramsay	1/3/1888	2111/137	56	
Dick S. and Abby C. Ramsey	Nathan L. Ely	12/22/1919	3118/144	56	
Jeremiah F. Donovan	Liberty Place Holding Corporation	10/13/1927	3620/306	56	
Nathan L. Ely (exr of), Walter S., Frances, and Fidelia H. Armstrong	Jeremiah F. Donovan	10/13/1927	3620/305	56	
Dick S. Ramsey (committee of)	Jeremiah F. Donovan	10/13/1927	3620/301	56	
Liberty Place Holding Corporation	Pacola Realty Company, Inc.	7/30/1929	3735/104	56	
Pacola Realty Company, Inc.	Raffaele DeLuca and Salvatore Durante	9/5/1929	3725/334	56	
Pacola Realty Company, Inc.	May A. Colabella	1/24/1930	3749/239	56	
May A. Colabella	William J. Casey	4/15/1930	3757/458	56	
May A. Colabella, Raffaele DeLuca, and Salvatore Durante	Agreement surrendering lease	4/16/1930	3755/303	56	

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Table B-1
Deeds: Block 97, Lots 1, 28-32, and 46-59

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Cahtarine T. Casey, heir of William J. Casey	William J. Casey Trucking and Rigging Company, Inc.	9/29/1937	3966/287	56	
William J. Casey Trucking and Rigging Company, Inc.	247 Water Street Corporation	2/2/1945	4335/458	56	
247 Water Street Corporation	Grace W. Burton	10/1/1945	4381/388	56	
Grace W. Burton	Alhigh Realty Corporation	10/15/1945	4385/64	56	
Alhigh Realty Corporation	247-9 Water Street Realty Corporation	3/4/1952	4770/640	56	
247-9 Water Street Realty Corporation	Joseph P. Gaggione and Molly R. Golden	8/13/1954	4889/553	56	
First American ETC	Certificate	6/10/1992	1877/334	56	
Frank J. Sciame, Jr.	Sundry Agreement	6/10/1992	1877/338	56	
Frank J. Sciame, Jr.	247 Water Street Corporation	8/19/1992	1897/1219	56	
247 Water Street Corporation	Frank J. Sciame, Jr.	8/19/1992	1897/1223	56	
Frank J. Sciame, Jr.	European American Bank	7/13/1994	2116/2203	56	
Frank J. Sciame, Jr.	European American Bank	7/13/1994	2116/2235	56	
Frank J. Sciame, Jr.	European American Bank	8/15/1994	94PN37602	56	Initial UCC1
Frank J. Sciame, Jr.	247 Water Street LLC	7/2/1998	2607/2321	56	
247 Water Street Condominium		9/16/1998	2708/403	56	Declaration
247 Water Street Condominium		9/16/1998	98/05541	56	Maps
U. and E. Halstead	D.S. Brown	6/2/1835	334/307	57	Examine 56
B. Brooks	D.S. Brown	4/30/1842	426/329	57	Release of Mortgage See L.215 Mp 245
D.S. and B. Brown	J. Frost	4/30/1842	426/334	57	
Executor of J. Frost	J.M. Eitel	2/14/1853	626/292	57	
P. Frost (Widow of J. Frost)	J.M. Eitel	3/18/1855	630/492	57	Release of Dower
Executor of J.N. Eitel	F.W. Gebhardt	4/26/1894	23/409	57	Lease
F.W. Gebhardt	E.G. Schroeder	11/27/1894	25/322	57	Asst. of Lease, 23 Cp 409
E.G. Schroeder	M.L. Bamberger	6/21/1895	29/330	57	Asst. of Lease
M.L. Bamberger	E.G. Schroeder	6/21/1895	29/337	57	Asst. of Lease
W. Goebell and E.G. Schroeder	A.C. Goebell and E.G. Schroeder	11/27/1897	44/215	57	Asst. of Lease, 23 Cp 409
Executor of J.N. Eitel	J. Adrian	11/27/1897	44/218	57	Lease
W. and A.C. Goebell (adm. of)	J. Adrian	11/27/1897	44/220	57	Asst. of Lease
Executors and Trustees of J.N. Eitel and W. Greve, Trustee	E.D.W. Weisberg	6/15/1908	119/79	57	Lease
E. Weissberger	H. Goldstein	4/5/1909	120/399	57	Asst. of Lease, 119 Cp 79
R. Hafter and F. Malbach	Trustees of J.N. Eitel	5/13/1921	3189/395	57	Discharged 10/28/1968, 13/1616
Trustees of J.N. Eitel	J. Goldberg	8/2/1950	5174/577	57	3189/395

Appendix B: Deeds

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Deeds: Block 97, Lots 1, 28-32, and 46-59

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Berber Corporation	A. and S. Marbach	11/10/1961	6010/479	57	Discharged 1/28/1965, 1107/193
Mayor Alderman and Commonality of the City of New York	Underhill Halsted	5/12/1827	221/119	57	examine 56
Underhill and Elizabeth Halsted	David S. Brown	6/2/1835	334/307	57	examine 56
Benjamin Brooks	David S. Brown	4/30/1842	426/329	57	release of mortgage, see L215, Mp 245
David S. and Betsey Brown	Jarvis Frost	4/30/1842	426/334	57	
Jarvis Frost (exr of)	John M. Eitel	2/14/1853	626/292	57	
Phebe Frost (widow of Jarvis)	John N. (sic) Eitel	3/18/1853	630/492	57	
John N. Eitel (exrs of)	Frederick W. Gebhardt	4/26/1894	23/409	57	lease
Frederick W. Gebhardt	Edward G. Schroeder	11/27/1894	25/322	57	assist of lease 23 Cp 409
Edward G. Schroeder	Mathew L. Bumberger	6/21/1895	29/330	57	assist of lease
Mathew L. Bumberger	Edward G. Schroeder	6/21/1895	29/337	57	assist of lease 23 Cp 409
William Goebell and Edward G. Schroeder	Edward G. Schroeder and Annie C. Goebell	11/27/1897	44/215	57	assist of lease 23 Cp 409
John N. Eitel (exrs of)	Joseph Adrian	11/27/1897	44/218	57	lease
William Goebell (adm of) Annie C. Goebell	Joseph Adrian	11/27/1897	44/220	57	assist of lease
John N. Eitel (exrs and trustee of) William Greue (trustee)	Edward Weisberger	6/15/1908	119/79	57	lease
Edward Weisberger	Herman Goldstein	4/5/1909	120/399	57	assist of lease 119 Cp 79
Isaac N. Sieveright (trust of), John N. Eitel	Rueben Hafter and Frank Maibach	5/13/1921	3222/311	57	
Frank Maibach	Henry J. Herzog	12/14/1938	3998/161	57	
Henry J. Herzog	Abe Maibach	3/10/1943	4194/318	57	
Abe and Sidonia Maibach	Berber Corporation	11/10/1961	5168/89	57	
Berber Corporation	Thomas Sung	10/28/1968	121/743	57	
Thomas Sung	Berber Corporation	10/28/1968	121/745	57	
Berber Corporation	Z.L. Sung	11/21/1968	123/159	57	
Thomas Sung	Mott and Prince, Inc.	1/22/1978	468/1892	57	
Mott and Prince, Inc.	Thomas Sung	5/18/1983	687/876	57	
Thomas Sung	VJHC Properties, Inc.	5/26/1983	690/946	57	
Thomas Sung	Berber Corporation	6/6/1990	1699/526	57	
Annuity Plan Elctrcind	Sundry Agreement	7/19/1990	1711/2136	57	
VJHC Properties, Inc.	VJHC Development Corporation	8/24/2000	3151/206	57	
Mayor Alderman and Commonality of the City of New York	A.O. King and A.B. Mead	5/1/1832	285/406	58	Lease
A.O. King and A.B. Mead	J.H. Braine	5/1/1832	285/410	58	Asst of Lease
Mayor Alderman and Commonality of the City of New York	J.H. Braine	6/2/1854	659/600	58	Lease

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Deeds: Block 97, Lots 1, 28-32, and 46-59

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Mayor Alderman and Commonality of the City of New York	E. Braine	10/21/1870	1166/76	58	Lease
E. Braine	C. Gillespie	10/21/1870	1166/82	58	Asst of Lease
C. Gillespie	J.B. Hyde	2/21/1871	1170/168	58	Asst of Lease
J.B. Hyde	C.G. McClellan	2/5/1872	1198/321	58	Asst of Lease
C.G. McClellan	C.G. McClellan	10/14/1890	2365/8	58	Asst of Lease
City of New York	Lyons and Lay Realty Company, Inc.	7/26/1954	4887/484	58	
Mayor Alderman and Commonality of the City of New York	A.O. King and A.B. Mead	5/1/1832	285/473	59	Lease
A.O. King and A.B. Mead	J.H. Braine	5/1/1832	285/478	59	Asst of Lease
Mayor Alderman and Commonality of the City of New York	J.H. Braine	6/2/1854	659/603	59	Lease
Mayor Alderman and Commonality of the City of New York	E. Braine	10/21/1870	1166/79	59	Lease
E. Braine	C. Gillespie	10/21/1870	1166/83	59	Asst of Lease
C. Gillespie	J.B. Hyde	2/21/1871	1170/169	59	Asst of Lease
J.B. Hyde	C.G. McClellan	2/5/1872	1198/322	59	Asst of Lease
C.G. McClellan	C.G. McClellan	10/14/1890	2365/7	59	
W.T. and E. A. Titus	A.A. Mott	2/28/1839	395/192	1 1/2, 31	1/2 interest
Mayor Alderman and Commonality of the City of New York	B. Mott	2/15/1812	96/313	1 1/4, 1 1/2	
Mayor Alderman and Commonality of the City of New York	W. and J. Mott	1/11/1812	96/69	1, 1 1/4	
W.W. and S.F. Mott, J.W. and A. Mott	R.W. Mott	4/18/1826	201/326	1, 1 1/4	Examine 1 1/2
W.F. and M.F. Jones, W. and E.P. Mott	R.W. Mott	5/28/1845	459/579	1, 1 1/4	
M.E. Jones	H.S. Onderdonk	7/8/1873	1265/137	1, 1 1/4, 1 1/2	Assignment
J.J. Mott	H.S. Onderdonk	7/8/1873	1265/139	1, 1 1/4, 1 1/2	Asst of Interest
Heir of J.W. Mott	H.S. Onderdonk	7/8/1873	1265/140	1, 1 1/4, 1 1/2	Asst of Interest
H.S. Onderdonk	H.L. Meyers	4/30/1883	1732/213	1, 1 1/4, 1 1/2	
W.W. Culver (Referee) N. Chase et al Defendants	H.S. Onderdonk	4/30/1883	1732/217	1, 1 1/4, 1 1/2	
R.W. Mott	H.L. Meyers	4/30/1883	1732/219	1, 1 1/4, 1 1/2	
H.L. Meyers	F. Schmedes	3/1/1888	2124/23	1, 1 1/4, 1 1/2	
O.F. and M.E.A. Schmedes	H.L. Meyers	3/1/1888	2124/97	1, 1 1/4, 1 1/2	

Appendix B: Deeds

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Deeds: Block 97, Lots 1, 28-32, and 46-59

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
E.V. Simonds and S. Vernon Mann, Jr.	H.L. Meyers	2/1/1899	52/112	1, 1 1/4, 1 1/2	
Execulor of H.L. Meyer (sic)	H.D. Meyer (sic)	6/8/1915	155/241	1, 1 1/4, 1 1/2	Lease
Heirs of S. Farmer	Mayor Alderman and Commonality of the City of New York	3/16/1831	271/238	1, 1 1/4, 1 1/2, 27-31, incl.	
J.W. and L.T. Mott	R.W. Mott	12/28/1844	455/173	1, 1 1/4, 29, 30	
Mott and Jones (multiple family members)	R.W. Mott	7/16/1886	1988/1	1, 1 1/4, 29, 30	Quit Claim
Archibald Schermerhorn; James J. Jones; Helen Schermerhorn; Edward Barker (trustees)	Charles and Anne W. Suydam	7/17/1855	682/615	12, 13, 14, 51	
In Chancery by Peter Schermerhorn, James J. Jones, Edward Barker (Commissioners in Partition)	Allotments as follows: Abraham Schermerhorn	11/22/1834	319/524	12, 13, 15, 52	
James H. and Cordelia Jones	Elizabeth Jones	10/7/1874	1287/577	14, 18, 51	
R. and L. Staples	F.L. Sturges	12/22/1890	2372/31	27, 28	1/2 interest, Asst of Lease
W.J. and S.M. Roome, L.M Daniel	D. Doyle	3/8/1892	9/332	27, 28	Easement
Mayor Alderman and Commonality of the City of New York	W. and J. Mott	6/8/1813	103/12	29, 30	
Aaron Radin Company, Inc.	Phillow Realty Company, Inc.	6/16/1926	3684/363	29, 30	Discharged 6/??/???? [unintelligible], 721/391
Aaron Radin Company, Inc.	Certificate	6/16/1926	379/?	29, 30	
Peck Slip Realty Company, Inc.	M. Cohen	12/20/1928	3937/312	29, 30	Discharged 9/4/1940, 777/213
Peck Slip Realty Company, Inc.	Certificate	12/24/1928	3935/340	29, 30	
Peck Slip Realty Company, Inc.	M.Cohen	12/18/1929	4017/168	29, 30	Discharged 9/4/1940, 777/213
Peck Slip Realty Company, Inc. and M. Cohen	Agreement	12/18/1929	4017/171	29, 30	
Peck Slip Realty Company, Inc.	Certificate	12/18/1929	4017/168	29, 30	
Peck Slip Realty Company, Inc.	Certificate	6/6/1931	4127/109	29, 30	
Peck Slip Realty Company, Inc.	M. Cohen	6/6/1931	4127/110	29, 30	Discharged 9/4/1940, 777/211
M.Cohen	Morrisboro Realty Corporation	7/9/1932	4171/259	29, 30	Am 4127/110
M.Cohen	Morrisboro Realty Corporation	7/9/1932	4171/258	29, 30	Am 4127/168
Molka Realty Corporation	Certificate	9/4/1940	4451/532	29, 30	

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Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Molka Realty Corporation	I. Shapiro	9/4/1940	5541/534	29, 30	Discharged 1/28/1947, 850/332
I. Shapiro	A. Cohen	1/28/1947	4883/569	29, 30	445/534
Molka Realty Corporation	Consent	5/13/1947	4908/179	29, 30	
Westside Savings Bank and Molka Realty Corporation	Extension of Agreement	5/13/1947	4908/165	29, 30	172/461
Westside Savings Bank and Molka Realty Corporation	Extension of Agreement	5/9/1952	5317/413	29, 30	172/401
William Beekman	Peter Schermerhorn	2/7/1815	108/382	36, 54	1/3 interest
William and Abraham K. Beekman	Ebenezer Stevens	5/10/1799	56/358	37, 38, 52, 53	2/3 interest
Ebenezer and Lucretia Stevens	Lewis Simons	6/25/1799	56/461	38, 52	
Lewis and Frances Simond (sic)	Ebenezer Stevens	5/26/1802	62/96	38, 52	
	Jane Creighton	11/22/1834	319/524	4, 36, 54	
David Underhill	John B. Coles	2/12/1788	44/488	42, 47	1/4 interest
Isaac Underhill	Townsend Underhill	2/14/1788	44/494	42, 47	1/4 interest
Isaac and Mary Underhill	Townsend Underhill	1/17/1824	172/426	42, 47	1/2 interest
John B. and Elizabeth Coles	Townsend Underhill	1/17/1824	172/428	42, 47	1/4 interest
William De Peyster, Moses Rogers, Daniel Dunscomb, Jr.	Augustus Wright	6/17/1809	83/250	45, 46	
Augustus Wright (exrs of); William H. and Mary P. Leggett; John B. Wright; James V. Seaman; Edward A. and Mary N. Wright; Henry A. and Catharine A. Nelson	Silas Carle	5/1/1827	219/318	45, 46	
John Carle, Jr.; Robert Titus; Amelia R. and Jane E. Shotwell heirs of Silas Carle, Mary W. Titus and Joseph D. and Samuel H. Shotwell	George Starrett	2/3/1885	1845/466	46, 47	
Ashbel P. Fitch, Jr. (referee) John J. Carle plaintiff against George Starrett et al defendants	Mary K. and Anna F. Starrett	7/1/1902	71/205	46, 47	
Mary K. and Anna F. Starrett	Morris Goldstein	2/28/1905	90/206	46, 47	
Morris Goldstein (exrs of) Flora, Morris, William M., Louis, Seig, and Samuel Goldstein	George Josephie	12/21/1916	159/295	46, 47	
Rose Lande; Anne J. Zanz; Alvina Schaie; Isaac and Samuel Josephie, heirs of George Josephie	Charles H. Demarest	2/2/1920	3120/469	46, 47	
Charles H. Demarest	Charles H. Demarest, Inc.	9/22/1950	4692/97	46, 47	
Mabel Demarest, widow of Charles H. Demarest	Beewater Corporation	3/19/1958	5033/203	46, 47	quit claim
Charles H. Demarest, Inc.	Beewater Corporation	3/19/1958	5022/199	46, 47, 48	
James Jr. and Cornelia S. Jr. Bogart; Abigail (sic) Parker; Ann, Elizabeth, Jane, Eliza Bogart; Matthais, Mary F. Warner	Patrick Doherty	2/5/1827	215/227	48, 49, 50	
Joseph D. Beers	Moses B. Seixas	10/15/1828	241/239	48, 49, 50	release of mortgage

Appendix B: Deeds

Table B-1
Deeds: Block 97, Lots 1, 28-32, and 46-59

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Patrick and Mary Ann Doherty	Moses B. Seixas	10/15/1828	241/241	48, 49, 50	
Frederick De Peyster (Master in Chancery) Patrick Doherty et al Defendants	Joseph D. Beers	10/23/1829	256/73	48, 49, 50	
Joseph and Catharine A. Evans	Jacob Brantingham	6/8/1833	301/41	49, 50	
Jacob and Cornelia Brantingham	William Ogilvie	3/28/1835	327/358	49, 50	
William H. and William Ogilvie	James Keane	2/5/1857	726/179	49, 50	
Ann H.H. Keane	Anna C. Keane	2/3/1882	1636/313	49, 50	
James E., Louis, and Clara L.N. Keane	Anna P.K. Taylor, Katharine K. Phelan and David Keane	5/15/1907	111/210	49, 50	
David Keane, Katharine K. Phelan, Anna P.K. Taylor	Henry Leerburger	12/2/1908	119/321	49, 50	
Greco Realty Corporation	Tinton Food Products, Inc.	6/3/1946	4437/459	49, 50	
South Street Seaport et al	Landmarks et al	1/30/1978	427/152	49, 55, 57	landmark designation
	Edward R. and Elizabeth Jones	11/22/1834	319/524	5, 37, 53	
Richard J. and Evelyn N. Chard	Amy E. Burk	11/16/1866	2014/92	51, 52	
Amy E. Burk	Mary Emma Plummer	6/11/1888	2139/481	51, 52	
Amy E. Burk	Mary Emma Plummer	3/13/1889	2207/49	51, 52	
Mary E. Plummer trustee of Amy E. Burk	Julius Hirsch	4/2/1889	2204/115	51, 52	
Eleazer and Lina Meierhof	Bella Hirsch	6/25/1892	10/243	51, 52	
Julius and Bella Hirsch	Eleazer Meierhof	6/25/1892	10/245	51, 52	
Bella Hirsch	Jeremiah F. Donovan	12/11/1926	3585/16	51, 52	
Jeremiah F. Donovan	423 2nd Avenue Realty Corporation	12/20/1926	3579/142	51, 52	
423 2nd Avenue Realty Corporation	237 Water Street Corporation	12/8/1928	3676/490	51, 52	
237 Water Street Corporation	Mayoleil (?) Realty Corporation	3/15/1930	3746/445	51, 52	
Mikshon Realty Corporation		10/23/1968	121/281	53, 54	declaration
New York State Tax Commission, J.W. Doonan, Asst. Dep. Comm.	American Trading Company (Maine)	12/23/1930	3796/25	55, 56	release of tax lien
Abe Maibach	Abe and Lester Maibach	11/19/1953	4853/638	57, 31	
Lester H. Maibach	Sidonia Maibach	12/4/1954	5021/527	57, 31	quit claim
Mayor Alderman and Commonality of the City of New York	C.G. McClellan	6/2/1891	4/363	58, 59	Lease
City of New York	C.G. McClellan	4/21/1916	161/85	58, 59	Lease
No instruments of record from 1654-1787					
No instruments of record from 1789-1791					

East River Waterfront Access Project – Peck Slip Phase 1A Archaeological Documentary Study

Table B-2
Deeds: Block 98, Lots 1-16, 32-37

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Mayor Alderman and Commonality of the City of New York	J. Clements	1/15/1833	292/57	1	
J.L. and E.S. Clement	S. Nichols	3/23/1833	293/381	1	
Heir of J. and S. Clement	C.T. Cromwell	10/15/1833	303/604	1	
C.T. and H.T. Cromwell, S. and M. Nichols	J.J. Browen	2/2/1835	323/353	1	
S. Cowdrey (Master in Chancery) J.L. Clement et al Defendants	J.J. Brown	2/2/1835	323/354	1	
J. and V. Clement	J.I. Brower	8/1/1835	340/421	1	
J.S. and S.W. Brower	C. Goodwin and N.S. Cort	5/2/1853	640/435	1	
N.L. and A.H. Cort	C. Goodwin	7/2/1870	1145/588	1	
H. Goodwin (Widow of C. Goodwin)	J.N. Eitel	5/3/1884	1795/248	1	
Executor of C. Goodwin	J.N. Eitel	5/3/1884	1795/249	1	
J.[N.] Eitel	K. Haas	3/14/1892	8/140	1	
Post Fish Company of New York, Inc.	Denison Realty Corporation	9/26/1925	3632/113	1	
G.C. and E. Haas	Title Guarantee and Trust Company	10/4/1927	3821/360	1	A.M. 3288/403
Title Guarantee and Trust Company and Post Fish Company of New York City	Agreement	10/11/1927	3811/487	1	
Dewson Realty Corporation	C.T. Noyes	2/17/1928	3849/422	1	A.M. 3632/113
Title Guarantee and Trust Company	Trustee of E.R. Delafield	10/11/1932	4182/49	1	A.M. 3288/403
United States Trust Company of New York and Trustee of E.R. Delafield	Title Guarantee and Trust Company	11/26/1932	4178/343	1	A.M. 3288/403
Title Guarantee and Trust Company and Post Fish Company of New York City	Agreement	12/1/1932	4185/20	1	A.M. 3288/403
Title Guarantee and Trust Company	G.J. Riley	10/16/1936	4270/41	1	A.M. 3288/403
Shingleside Corporation	G.J. Riley	11/24/1944	4711/600	1	Discharged 3/3/1954, 940/413

Appendix B: Deeds

Table B-2
Deeds: Block 98, Lots 1-16, 32-37

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Mayor Alderman and Commonality of the City of New York	Joseph Clement	1/15/1833	292/57	1	
John L. and Elizabeth S. Clement	Samuel Nichols	3/23/1833	293/381	1	
Jonathan P. Clement heir of Joseph and Susan Clement	Charles T. Cromwell	10/15/1833	303/604	1	
Charles T. and Henrietta T. Cromwell; Samuel and Margaret Nichols	John J. Brown	2/2/1835	323/353	1	
Samuel Cowdrey (Master in Chancery) Joseph L. Clement et al Defendants	John J. Brown	2/2/1835	323/354	1	
Joseph and Violetta Clement	John J. Brown	8/1/1835	340/421	1	
John J. and Sophia W. Brower	Charles Goodwin and Nicholas S. Cort	5/2/1853	640/435	1	
Nicholas L. and Amanda H. Cort	Charles Goodwin	7/2/1870	1145/588	1	
Hannah Goodwin (widow of Charles Goodwin)	John H. Eitel	5/3/1884	1795/248	1	
Charles Goodwin (exrs of)	John H. Eitel	5/3/1884	1795/249	1	
John H. Eitel	Kalman Haas	3/14/1892	8/140	1	
Harriet F. Haas	Jeremiah F. Donovan	10/3/1922	3296/369	1	
George C., Clara S., Robert K., Merle S. and Edith Haas	Jeremiah F. Donovan	10/3/1922	3287/498	1	
Jeremiah F. Donovan	Denison Realty Corporation	10/3/1922	3315/13	1	
Denison Realty Corporation	Post Fish Company of New York, Inc.	9/26/1925	3506/219	1	
Joyce Bushel (referee), Post Fish Company of New York, Inc. et al Defendants	Gustavus J. Rilly	7/13/1938	3991/475	1	foreclosure L3288/P403
Gustavus J. Rilly	Shingleside Corporation	11/25/1944	4320/582	1	
Shingleside Corporation	Madeline Dean and Ethel Lyons	5/28/1948	4567/117	1	
Ampal Properties Corporation	Chemical Bank	11/12/1976	383/990	1	
South Street Seaport et al	Landmarks et al	1/30/1978	427/152	1	landmark designation
Ampal Properties Corporation	Peck Slip Associates	9/6/1979	494/256	1	

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Table B-2
Deeds: Block 98, Lots 1-16, 32-37

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Chemical Bank	Howard Milstein	9/6/1979	494/258	1	
Lawyers Title INS, Inc.	Agreement	1/24/1992	1843/607	1	
Peck Slip Associates	Agreement	1/24/1992	1843/623	1	
Linda Tain	Citicorp Mortgage, Inc.	12/22/1998	98PN67464	1	initial coop UCC1
Milstein Family Holdings, LLC	PM Partners	2/23/2006		1	NYC real property transfer tax
Benjamin and Elizabeth Mott	Samuel Nichols	4/30/1814	105/419	2	
Morgan Nichols, widow and devisee of Samuel Nichols	Mary E. Jarvis	3/22/1869	1098/416	2	
Mary E. Jarvis	W. Scott Jarvis	6/26/1890	232/391	2	
Nina C. and Florence E. Jarvis, heirs of Walter S. Jarvis, Jr.	Josephine Leland	8/18/1911	136/12	2	
Howard A. Raymond	Samuel Kilpatrick	2/18/1926	3519/489	2	
Nina C. and Florence E. Jarvis; Effie Leland	Howard A. Raymond	2/18/1926	3519/490	2	
Samuel Kilpatrick	Aaron Radin Company, Inc.	9/29/1926	3563/499	2	
Aaron Radin Company, Inc.	Midco Realty Corporation	8/31/1932	3846/43	2	
Aaron Radin Company, Inc.	Nina C. and Florence E. Jarvis	6/6/1933	3867/177	2	
Nina C. and Florence E. Jarvis	Davids-Jacobs, Inc.	6/3/1946	4437/649	2	
Davids-Jacobs Realty	Eva Davids	1/3/1966	40001/57	2	
Eva Davids	Henry Claman, dec'd	5/23/1966	40059/126	2	
John Cross	Peter Hegeman	2/22/1798	52/372	3	
Peter and Rozetta Hegeman	Daniel Cock and James Frost	11/26/1805	71/160	3	
Jarvis Frost	Daniel Cock	1/3/1812	12/362	3	
Townsend D. and Jane D. Cock	Edward L. Frost	3/3/1863	870/289	3	
Edward L. Frost	David Armstrong	3/3/1863	870/291	3	
David and Jennet E. Armstrong	Thomas Wallace	10/3/1872	1264/428	3	
Thomas and Annue Wallace	Jennet E. Armstrong	12/30/1872	1270/418	3	
John Simpson (exrs and trusts of), Levi A. Lockwood, Dwight S. Herrick (trusts)	Marx and Moses Ottinger	1/4/1883	1696/290	3	
Maria, Clara, Moses and Amelia Ottinger	Cecile R. Swartz	5/17/1886	1951/374	3	

Appendix B: Deeds

Table B-2
Deeds: Block 98, Lots 1-16, 32-37

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Marx, Clara, Maria, and Amelia Ottinger	Cecile R. Swartz	3/16/1891	1/415	3	
Cecile R. Swartz	Jenescener M. Bulcroft	10/2/1895	31/468	3	
Jenescener M. Bancroft (sic)	George A. Squire, firm of M.H. Dingee and Co.	5/16/1902	69/340	3	lease
Jenescener M. Bancroft (sic)	George A. Squire, firm of M.H. Dingee and Co.	5/22/1905	95/151	3	lease
Jenescener M. Bancroft (sic)	George A. Squire, firm of M.H. Dingee and Co.	5/16/1908	118/46	3	lease
New York State Tax Commission	Release Lien est. tax	9/30/1946	297/133	3	misc. ???
Jenescener M. Bancroft, formerly Bulcroft	Lafayette Corporation	9/30/1946	4465/27	3	
Lafayette Corporation and Harold S. Bancroft	Joseph Fox	9/30/1946	4465/24	3	
Joseph Fox	254 Water Street Corporation	1/10/1950	4654/613	3	
Joseph Fox	Selino Corporation	10/20/1969	154/440	3	
254 Water Street Corporation	Joseph Fox	10/20/1969	154/438	3	
Abraham Edelman	Conferglo Investing Corporation	10/20/1969	154/436	3	
Richard Mulheran (exrs of)	Samuel Nichols	6/9/1830	262/561	4	
Samuel and Margaret Nichols	Peter Geolet	5/5/1848	501/394	4	
Robert, Harriette L., Ogden, Mary R. and Jean B. Goelet; Hannah G. Gerry	Partition Deed: Allotments as follows: Ogden Goelet	3/12/1881	1587/125	4	
Mary R. Goelet, widow of Ogden Goelet; Robert and Harriette W. Goelet	Partition deed, Allotments as follows: Ogden Goelet (exrs and trusts of), Mary R. Goelet and George C. DeWitt (trusts)	4/21/1898	47/283	4	

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Table B-2
Deeds: Block 98, Lots 1-16, 32-37

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Mary R. and Robert Goelet, Edward DeWitt, trust. of Ogden, Robert and Fernanda Goelet	Rosamond A. Schneider, Rebecca M. Poucher	10/30/1923	3156/486	4	from block 97, 8/14/1920
Rosamond A. Schneider, Rebecca M. Poucher	William D. Kilpatrick	12/29/1924	3455/179	4	
William D. and Lucy G. Kilpatrick	Mary Mushkin	4/23/1927	3603/49	4	
Max Mushkin	Rose Mushkin	6/23/1927	3604/329	4	
Kelly Stephen (exrs and trusts of) vs. Rosamond A. Schneider et al Defendents	Alfred M. Race	3/4/1930	3750/458	4	foreclosure, L3139/P450
Alfred M. Pace	Charles E. Sommer	12/3/1943	4247/493	4	
Charles E. Sommer	City Real Estate Corporation	12/23/1958	5061/350	4	
Daniel and Rachel Cromwell	Daniel Ritter	2/23/1816	115/25	5	
Abraham and Matilda Cargill	David Cromwell	3/31/1829	248/361	5	
Elizabeth, Henry, Ann, Peter, Maria, Richard, Mary, Elizabeth and Margaret L. Ritter	Peter Amis	4/2/1829	249/115	5	
Hubert H.S. and Eloise Aimes	Virginia R. McAlpine	12/13/1911	136/179	5	
Virginia R. McAlpine	Maude E. Petremont	12/14/1911	136/183	5	
Frederick C. Petremont	Hubert H.S. Aimes	5/1/1917	3015/427	5	
Hubert H.S. and Eloise Aimes	Virginia R. McAlpine	4/19/1918	3048/96	5	
Virginia McAlpine	James K. McAlpine	10/21/1943	4237/191	5	
James K. and Adelaide G. McAlpine	James K. and Adelaide G. McAlpine	7/16/1945	4368/233	5	
Hubert H.S. and Eloise Aimes	Kenneth McAlpine	10/30/1947	4358/315	5	foreclosure
Kenneth McAlpine or James K. and Adelaide McAlpine	Joseph Fox	1/22/1948	4552/416	5	
Joseph Fox	254 Water Street Corporation	5/17/1950	4674/406	5	
Joseph Fox and 254 Water Street Corporation	Anthony Zaffarese	6/15/1951	4734/386	5	
Abigail J. Rumsey	William Shatzel	6/10/1806	72/412	6	
William S. Hamilton	William Shatzel	1/12/1813	101/82	6	

Appendix B: Deeds

Table B-2
Deeds: Block 98, Lots 1-16, 32-37

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Stephen Cambreling (Master in Chancery) William Shatzel et al Defendents	Gould Thorp	1/28/1840	403/250	6	
City Real Estate Co.	Flora Gordon	5/3/1940	4058/487	6	
Flora Gordon	Nicholas Zaffarese	7/7/1941	4114/479	6	
Nicholas Zaffarese	Anthony Zaffarese	6/20/1950	4679/502	6	
Mary Ellison	John Kohler	10/12/1810	89/141	7	
John and Catharine E. Kohler	Sylvester Pier	5/1/1819	136/14	7	
Sydney B. Self	J. Early Wood	3/16/1920	3142/301	7	
Margaret M. Burnet (referee), New York County Supreme Court, J. Early Wood et al Defendents	Bernhard Lichtenstein	7/12/1923	3352/236	7	foreclosure
Bernhard Lichtenstein (trusts and heirs of), Julius Lichtenstein and Sally L. Levy	423 2nd Avenue Realty Corporation	5/8/1929	3706/431	7	
423 2nd Avenue Realty Corporation	James and Rose Rogers	9/10/1929	3731/230	7	
James and Rose Ragone	Bernhard Lichtenstein (exrs and trusts of), Julius B. Lane and Sally L. Leeds (trusts)	8/9/1935	3908/416	7	
Bernhard Lichtenstein (exrs and trusts of), Sally L. Leeds (trusts), Beatrice J. Lane (trust), will of Julius B. Lane	Calcutta Burlap Bags and Accessories, Inc.	4/7/1942	4153/366	7	
Calcutta Burlap Bags and Accessories, Inc.	Mirika P. Grata	3/17/1945	4343/396	7	
Marika (sic) P. Grata	Chambell, Inc.	4/18/1946	4426/374	7	
Murray Rosof	Waste Fibres Corporation	6/23/1950	4680/156	7	
Chambill, Inc.	Murray Rosof	6/23/1950	4680/160	7	
Waste Fibres Corporation	Anthony Zaffarese	7/20/1950	4684/75	7	
William S. and Eliza C. Hamilton	James Whitty	6/22/1821	153/221	8	see will of James W. Whitty L71/P456
Abigail J. Rumsey	James Whitty	6/22/1821	153/224	8	

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Table B-2
Deeds: Block 98, Lots 1-16, 32-37

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Alexander H., Mary J., Nicholas W. and Eliza M. Mooney	Mary M. Somerindyke	5/20/1863	878/327	8	
Mary M. and Jacob W.E. Somerindyke	Moses Devoe	4/30/1864	896/592	8	
Moses and Eleanor Devoe	Joseph Braunfeld	8/5/1892	13/13	8	
Joseph and Josephine Braunfeld	Julius and Bernhard Lichtenstein	8/19/1892	10/366	8	
Margaret E. Martin	Julius and Bernhard Lichtenstein	4/1/1898	46/249	8	
City Real Estate Co.	Gomez and Sloan, Inc.	4/29/1920	3158/56	8	
John A. Breen (referee), Clarence F. Corner Plaintiff vs. Gomez and Sloan, Inc. et al Defendants	Jessie V. Sloan (exrs of)	12/23/1935	3918/328	8	foreclosure
Jessie V. Sloan (exrs of)	Joan A. Greco	9/12/1944	4307/368	8	
John D. Greco	Antonio Cassone	9/19/1946	4463/101	8	
Antonio Cassone	Meyer Weinstein	2/18/1947	4495/365	8	
Meyer Weinstein	John Street Re- Financing Company, Inc.	1/29/1948	4553/417	8	
John Street Refining Co. Inc.	Ampal Properties Corporation	4/1/1970	169/1063	8	
William Goforth, James Beekman, Archibald Currie, trustees of Benjamin Moore	William M. Smith	8/24/1786	43/488	9	
William M. and Elizabeth Smith	Robert Hunter	3/16/1787	44/141	9	
Gabriel V. and Elizabeth Ludlow; John and Elizabeth Hunter; Robert and Elizabeth Bayard; Ruth Broome; Philip Schuyler	Robert R. Hunter	6/8/1822	160/386	9	
Robert R. and Letitia Hunter	John Hunter	11/24/1823	171/268	9	
John and Elizabeth Hunter	Robert R. Hunter	3/12/1824	174/90	9	
Robert R. and Elizabeth Bayard	Robert R. Hunter	3/12/1824	174/90	9	
Robert R. and Letitia Hunter	Charles L. Chessman	3/12/1824	174/92	9	
Charles L. and Catharine Chessman	Samuel Hicks	11/15/1832	290/95	9	
John Hunter	Charles L. Chessman	11/28/1832	291/128	9	

Appendix B: Deeds

Table B-2
Deeds: Block 98, Lots 1-16, 32-37

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
John H., Frances, Henry W. and Annette W. Hicks	Charles J. Shepard	5/12/1852	602/283	9	
Eliza W. Shepherd	Eliza W. Shepherd	1/16/1880	1527/105	9	
William S. Shepard	Emma Y. Cosby	12/30/1920	3196/385	9	
Emma S. Shepard (widow of Charles R. Shepard)	Emma Y. Cosby	1/31/1921	3202/245	9	
Joseph Herman (referee) New York County Supreme Court, John J. Lauderste Defendant	Emma Y. Cosby	7/26/1921	3237/149	9	
Emma Y. Cosby	Vincent Maresca	2/10/1927	3581/220	9	
Vincent Maresca	King and Malcolm Company, Inc.	4/8/1927	3598/273	9	
Vincent and Clella B. Maresca	N-M Holding Company, Inc.	12/4/1940	4085/108	9	
N-M Holding Company, Inc.	Charles H. Demarest, Inc.	12/4/1940	4085/105	9	
Charles H. Demarest, Inc.	10 Peck Slip Corporation	9/20/1948	4584/402	9	
Henry Claman, dec'd		11/7/1969	155/1781	9	sundry agreement
Salno Corporation	Henry Claman, dec'd	3/18/1970	168/698	9	
Peck Water Street Association	Henry Claman, dec'd	3/18/1970	168/690	9	
Samuel S. Sherwood	Richard M. Tickin	3/13/1970	167/1766	9	
Selno Corporation (sic)	Henry Claman, dec'd	8/10/1971	214/159	9	
Ampal Properties Corporation	Hertz Corporation	12/1/1972	260/949	9	
William W., Susan F., Robert W., and Harriet B. Mott	James W. Mott	5/3/1826	292/281	10	
Mary F. Jones and William Mott, heirs of William and Robert W. Mott, William P. Jones and Eleanor P. Mott	James W. Mott	11/18/1844	450/588	10	
Robert W. and Susan F. Mott; William P. and Mary F. Jones; William and Eleanor Mott	James W. Mott	5/5/1860	813/188	10	
William J. Mott; Samuel A. Jones; and William H. Onderdonk, heirs of James W. Mott	Partition Agreement	5/5/1860	813/195	10	

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Table B-2
Deeds: Block 98, Lots 1-16, 32-37

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
John J. Mott	Augustus J. Hammett	4/3/1872	1208/286	10	
Augustus S. and Lucy W. Hammett	John J. Mott	12/30/1872	1270/438	10	
John J. Mott	John H. Jones	12/9/1874	1308/81	10	
John D. Jones	John H. Jones	12/21/1880	1569/324	10	
Samuel A. Jones	John D. Jones	3/20/1882	1645/316	10	
Helen J. Jones, widow, and John H., Abbie E., Walter R., Julia P., Elizabeth V.C., and Esther M. Jones, children of Walter M. Jones and children of Mary E.	James S. Anderson	4/27/1927	3604/83	10	
James S. and Josephine K. Anderson	Harry A. Fogg	1/13/1928	3616/197	10	
Harry A. Fogg (exrs of), Emma M. Fogg	Alfred Paper Stock Company, Inc.	2/26/1940	4048/282	10	
Alfred Paper Stock Company, Inc.	Alonzo Z. Donofrio and Vincenzo Demarco	3/29/1949	4615/608	10	
Alonzo Z. Donofrio and Vincenzo DeMarco	Mary C. Donofrio and Josephine Demarco	3/29/1949	4615/612	10	
Mary C. Donofrio and Josephine Demarco	240 Water Street Realty Corporation	2/16/1950	4659/650	10	
Nelson Desk Company, Inc.	Sydney T.R. Claman	11/8/1968	122/1127	10	
Selah Strong	John Tiebout	12/31/1830	278/634	11	
Margaret Tiebout	Benjamin Aymar	5/16/1835	325/567	11	
Archibald M. Tiebout; Margaret T., Bruce, Adam, William, James, Samuel, and Nicholas Tiebout, heirs of John (?)	Benjamin Aymar	5/16/1835	325/569	11	

Appendix B: Deeds

Table B-2
Deeds: Block 98, Lots 1-16, 32-37

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
New York County Supreme Court, John D., Jr. and Elizabeth Van Buren Plaintiffs, Aymar and Margaret Van Buren; Elizabeth White; Thomas White; Robert and Louisa Van Buren; Jose Aymar, Isabel and Raimundo A. DeCamprubi; Benjamin A. and Amy A. Sands; Ledyard, Samuel S., Jr. and Katharine Sands; Edmund B., Louisa, Benjamin, William H., and Herbert R. Aymar; Samuel S. Sands, Sr. Defendants	Order confirming commissioners' report in partition - Allotments as follows: Robert C. Sands	7/19/1882	1680/34	11	
Robert C. Sands	Max B. and Emma D. Kaesche	4/7/1920	3143/397	11	
Howard A. Raymond	Samuel Kilpatrick	1/28/1927	3591/200	11	
Emma D. Kaesche	Howard A. Raymond	1/28/1927	3591/199	11	
Samuel Kilpatrick	Peterson Cipher Code Corporation	3/22/1927	3597/338	11	
236 Water Street Realty Corporation	Peterson Cipher Code Corporation	2/29/1940	4049/70	11	lease
Peterson Cipher Code Corporation	236 Water Street Realty Corporation	1/3/1969	127/505	11	
236 Water Street Realty Corporation	Mae Ida Peterson, admr.	2/24/1969	132/84	11	
John Street Coffee Corporation	Gulf Oil Corporation	7/25/1969	147/246	11	
John Street Coffee Corporation	Gulf Oil Corporation	7/25/1969	147/242	11	
Stephen Junbala	Eva Kosse, extr	1/21/1970	163/1171	11	
John Street Coffee Corporation	Ampal Properties Corporation	5/22/1970	174/176	11	
John Street Coffee Corporation	Ampal Properties Corporation	5/29/1973	279/1802	11	
John, Mary M., Willet, Mary Jay, Benjamin R. and Amy Seaman	Valentine Seaman (exrs of)	12/10/1819	140/404	12	

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Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Valentine Seaman (exrs of)	Anna, Valentine, John F., Percival, Willet, Jr., and Anna, Jr. Seaman	10/28/1837	380/275	12	
Anna Ferris and Anna Seaman, heir and widow of Valentine Seaman and Charlton Seaman	Margaret, Mary and Sarah Burr	12/7/1846	485/53	12	
William Dodge (receiver)	Margaret, Mary and Sarah Burr	12/7/1846	485/55	12	
Elizabeth S. Leggett, heir and devisee of Valentine Seaman and Augustus W. Leggett	Margaret, Mary and Sarah Burr	12/7/1846	485/56	12	
Margaret, Mary and Sarah Burr	Abraham Brower	4/6/1848	502/540	12	
Abraham Brower (exr of)	Joseph W. Fuller and John Hobart Warren	11/12/1863	888/195	12	
John Hobart	Henry L. Young	12/20/1876	1393/249	12	1/2 interest
Henry L. Young	Harriet M. Warren	12/20/1876	1393/251	12	
Harriette M. Warren, Jessie F. Thompson	Max B. Kaesche	1/15/1919	3071/29	12	
Winnifred K. Penn; Emma D.G., Max B., Julia, William B., Alice, and Emmy D. Kaesche	Max B. and William B. Kaesche, American Exchange National Bank, trustee for Emma D.G. Kaesche	5/16/1923	3338/246	12	
Elizabeth A. Kaesche, heir of Max B. Kaesche	Max B. and William B. Kaesche, American Exchange National Bank, trustee for Emma D.G. Kaesche	5/16/1923	3348/238	12	
Max B. Kaesche (exrs of)	Max B. and William B. Kaesche, American Exchange National Bank, trustee for Emma D.G. Kaesche	5/16/1923	3348237	12	

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Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Max B. and William C. Kaesche, American Exchange Savings and Trust Co., American Exchange National Bank, trustees of Emma D.G. Kaesche	236 Water Street Realty Corporation	3/21/1928	3654/374	12	
John Bogart (exrs of)	David Underhill	7/13/1786	43/430	13	
William Beekman	William Mott	9/4/1807	78/248	13	
Elizabeth, William, Sarah and Elizabeth Underhill, widow and heirs to David Underhill	Michael M. Titus	11/12/1811	94/307	13	
Michael M. and Alice Titus	Benjamin Mott	11/12/1811	94/309	13	
Benjamin and Elizabeth Mott	William Shatzel	5/23/1814	106/326	13	
William and Alice Shatzel	John L. Brown	2/4/1840	404/311	13	
John L. and Mary Ann Brown	Harvey Kennedy	4/30/1864	896/631	13	
Harvey Kennedy	William F. Kennedy	3/1/1866	970/127	13	
William F. and Margaretta E. Kennedy	Helene Kennedy	3/1/1866	970/128	13	
Harvey Kennedy (exr and trust of), Palmer H. Charlock and Everett M. Kennedy (trusts)	Lauren O. Kennedy, Lucinda Stewart, William L. and Martin Kennedy	3/12/1891	1/380	13	
Andrew Robertson	William L. Kennedy, Jr.	6/9/1893	21/81	13	
William L. Kennedy, Jr. (exrs and trusts of)	Andrew Robertson	6/9/1893	21/79	13	
Martin and Elizabeth A. Kennedy; Lucinda Stewart	Andrew Robertson	6/9/1893	21/77	13	
Lauren O. Kennedy (exr of), James, Abbie J., Madison B., Rose W., Edward C., Emma A., Harry L., Jane E. and Catharine C. Kennedy	Andrew Robertson	6/9/1893	21/72	13	
William L. Kennedy, Jr. (exrs and trusts of)	Margaret E. Kennedy	12/19/1893	18/497	13	
William L., Jr., Edwin O. and Ann S. Kennedy	Gaccione Bros. Company, Inc.	8/2/1948	4582/694	13	
Gaccione Bros. Company, Inc.	Falesto Realty Corporation	2/9/1951	4715/77	13	
Eugene Grossman	Anthony Falesto	1/9/1968	40262/410	13	
Falesto Realty Corporation	Anthony Falesto	1/9/1968	40262/408	13	

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Deeds: Block 98, Lots 1-16, 32-37

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Anthony Falesto	Eugene Grossman	1/9/1968	40262/406	13	
Eugene Grossman	Ampal Properties Corporation	12/5/1969	158/878	13	
Mary Taylor	Daniel Cromwell	10/28/1796	53/141	14	
Daniel and Rachel Cromwell	Abraham Cargill	7/24/1811	95/79	14	
Abraham Cargill (exrs of)	Alfred Sands	7/13/1855	685/689	14	
Rodman Sands, trusts of Alfred B. Sands	Richardson and Boynton Co.	5/3/1920	3151/297	14	
Helen, Irving, Ernest P. and Edith B. Sands	Richardson and Boynton Co.	4/6/1925	3464/473	14	
Mary A. Sands, Fort Washington National Bank and Trust Company, trustees of Irving Sands	Charles H. Demarest, Inc.	8/10/1939	4021/214	14	
Charles H. Demarest, Inc.	230 Water Street Corporation	2/3/1955	4910/297	14	
230 Water Street Corporation	Ampal Properties Corporation	12/5/1969	158/874	14	
George, John, and Townsend Cock, devisees of Elijah Cock	Jonas Mapes	4/5/1813	102/135	15	
Jonas and Elizabeth Mapes	Samuel Thompson	4/23/1817	120/423	15	
Samuel and Mary Thompson	Benjamin Stevens	11/23/1826	211/246	15	
Benjamin Stephens; Amanda A. Willett; and Elizabeth S. Bryce	Barstow Stove Company	6/4/1869	1092/399	15	
Marinus and Edith M. Willett	Mary W. Boardman	4/20/1878	1449/182	15	
Marinus and Edith M. Willett	Clemence L. Hasell	6/12/1878	1450/360	15	
Elizabeth S., Joseph S., Bryce, Benjamin, Ichabod P., Anna L., Clemence L., Amelia W. and John L. Stephens; Elizabeth S. and William H. Cooke; Clemence L. and Lewis C. Hasell; Margaret Boardman	Partition Deed: Margaret Boardman	5/5/1880	1535/328	15	
Margaret Boardman	Clemence L. Hasell	5/5/1880	1535/397	15	

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Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Benjamin S., Ichabod P., Anna L., Clemence L., Amelia W. and John L. Stephens; Elizabeth and William H. Cooke; Joseph Smith Bryce; Clemence S. and Nicholas Fish; Lloyd S., Edith C. and Carroll Bryce	Clemence L. Hasell and Margaret Boardman	5/5/1880	1535/403	15	
Margaret W. Boardman; Clemence L. Hasell; Amelia W., Annette B. and Clemence L. Boardman	H. Eugene Holdridge	10/13/1891	7/41	15	
H. Eugene Holdridge	Charles F., Jr. and William M.V. Hoffman	10/14/1891	6/348	15	
5th Avenue Bank of New York	Greco Realty Corporation	7/17/1945	4368/379	15	
Greco Realty Corporation	Pasquale Colabella	6/25/1946	4443/161	15	
Henry B. Britton, son of Marion E.	Pasquale Colabella	11/21/1946	4477/250	15	
Charles P. Britton, son of Marion E.	Pasquale Colabella	11/21/1946	4477/247	15	
Horace E. and Audley C. Britton, son of Marion E.	Pasquale Colabella	11/21/1946	4477/235	15	
Elizabeth G. __?__, formerly Britton	Pasquale Colabella	11/21/1946	4477/232	15	
Pasquale Colabella	Morse Grossman, Inc.	11/21/1946	4477/239	15	
Barstow Stove Company	Horace S. Ely	12/18/1946	4483/142	15	asst. of lease
Morse Grossman, Inc.	230 Water Street Corporation	1/25/1950	5657/46	15	
Walter Bowne	Barnet Andariese	2/7/1824	173/129	16	
Walter B. and Harriet Townsend	James B. Townsend	11/2/1853	648/527	16	
Charlotte N., Caroline B., and James R. Townsend; Isabella Littlejohn; Frederick P. Townsend, widow and heirs of James B. Townsend, Lomax Littlejohn, and Annie T. Townsend	Barstow Stove Company	6/26/1875	1324/417	16	

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Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
George W. Bond	Barstow Stove Company	12/1/1891	6/472	16	lease
Barstow Stove Company	George W. Bond	12/1/1891	6/479	16	
Charlotte N., Caroline B., and James R., Frederick P. Townsend, widow and heirs of James B. Townsend, Lomax and Isabelle Littlejohn, and Annie T. Townsend	Barstow Stove Company	12/1/1891	6/485	16	
George W. Bond	J. Morton Lichtenstein	3/10/1903	76/210	16	lease
Blade Estates, Inc.	Hoxton Realty Company, Inc.	9/12/1930	3770/357	16	
George W. Bond, Jr. (exrs of), Anna F. Bond	Blade Estates, Inc.	9/12/1930	3770/356	16	
Hoxton Realty Company, Inc.	Kempstone Realty Corporation	10/3/1931	3811/299	16	
Kempstone Realty Corporation	Sylvia Bader	12/24/1934	3901/87	16	
Sylvia Bader	Bob Kemp Holding Corporation	12/24/1934	3901/86	16	
Charles A. Strauss (referee), Bob Kemp Holding Company et al Defendants	Kirkman Real Estate Corporation	4/26/1940	4057/450	16	foreclosure, L169/P197, L4075/P191
Kirkman Real Estate Corporation	George C. and Alfred M. Gengenagel	9/6/1945	4376/636	16	
George C. Gengenagel	Alfred M. Merrin	9/19/1947	4531/651	16	
Alfred M. Merrin	120 Beekman Street Realty Corporation	3/4/1948	4559/207	16	
220 Beekman Street Realty Corporation	Alfred M. Merrin	2/1/1954	4867/441	16	
Alfred M. Merrin	Jack Schwartz	3/3/1954	4871/5	16	
Jack Schwartz	230 Water Street Corporation	5/6/1954	4878/70	16	
T.E. Coldon	A. and W. Kevan	9/24/1806	73/265	31	
M. Ellison and C. Colden	A. and W. Kevan	12/5/1810	89/476	32	
B.P. and M.P. Griffith and C. and C. Colden	M. Ellison	12/14/1810	89/534	32	
Firm of Stewart and Company	Stewart Ceramic Company	8/10/1892	13/27	32	Asst. of Lease, L2130 Cp 4

Appendix B: Deeds

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Deeds: Block 98, Lots 1-16, 32-37

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Peck Slip and Pearl Garage, Inc. and M. Washton	Agreement	9/27/1960	5921/613	32	
T. Fieldman	Bankers Life Company	9/8/1961	5996/597	32	
T. Fieldman	Bankers Life Company	9/8/1961	5996/604	32	Collateral Assignment of Lease
Pfaltz and Bauer Realty Company, Inc.	Certificate	11/10/1925	3599/349	34	
J. and E. Learning	J. Bell	9/22/1794	50/165	36	
J.W. Brackett, D. Randall and T. Wills (Commissioners in Partition)	D.S. and I. Brown	10/30/1821	156/81	36	
D.S. and B. Brown	I. Brown	2/13/1840	411/476	36	
P.T. Ruggles (Master in Chancery) D.S. Brown et al Defendents	J. Frost	9/29/1842	428/535	36	
Executor of J. Frost	D.S. Brown	3/7/1850	537/220	36	
Executor of D. Brown	P.A. Brooks	11/22/1873	1274/210	36	
P.A. Brooks	S.S. Toombs	7/21/1891	3/383	36	Lease
J.I. Brooks	S.C. Brooks	2/25/1914	148/90	36	
423 2nd Avenue Realty Corporation	Trustee for M.L. Hilhouse	5/26/1925	3595/447	36	
423 2nd Avenue Realty Corporation	Certificate	5/26/1925	3567/242	36	
Adm. of J.M. Woolley	S.R. Woolley	5/27/1925	3564/323	36	A.M. 169/397
Adm. of J.M. Woolley	S.R. Woolley	5/27/1925	3564/322	36	A.M. 3200/59
India Chemical Corporation	423 2nd Avenue Realty Corporation	3/9/1926	3659/485	36	
V.B. and S. Realty	S. Eletz	11/11/1927	3837/229	36	
423 2nd Avenue Realty Corporation	237 Water Street Corporation	2/2/1931	4094/366	36	A.M. 3951/34
10 Peck Slip Corporation	A.H. Ford	9/20/1948	5022/338	36	Discharged 9/18/1956, 978/277
A.H. Ford	Mortgage Funding Corporation	7/14/1950	5170/269	36	A.M. 3022/338
Mortgage Funding Corporation	B.P. Hoffman	7/27/1950	5172/684	36	A.M. 3022/338
B.P. Hoffman	Goldjean Realty Corporation	3/21/1952	5306/228	36	A.M. 3022/338

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Deeds: Block 98, Lots 1-16, 32-37

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Trustee of I.M. Radin	Goldjean Realty Corporation	3/21/1952	5306/237	36	A.M. 3022/338
Marine Metal and Supply Company	Consent	10/16/1956	5645/214	36	
Marine Metal and Supply Company	P. DeMere, A. Binsky, and S.J. Cummings	10/16/1956	5645/221	36	Discharged 3/22/1972, 235/154
J. and E. Leaming	R. Mulheran	2/21/1794	49/406	37	See Will of R. Muhleran L 65, wp 429
J. Dunn	M.E. Donnell	5/9/1849	518/485	37	
M.E. Donnell	J. Dunn	6/16/1849	521/576	37	
M. Donnell	D. Armstrong	11/11/1867	1021/490	37	
D. and J.E. Armstrong	T. Wallace	10/3/1872	1264/424	37	
T. and A. Wallace	J.E. Armstrong	12/30/1872	1270/420	37	
Executor and Trustee of J. Simpson and Trustee of D.S. Herrick	J.B. Simpson	1/31/1883	1709/103	37	
S. Simpson, widow of J.B. Simpson	Est. of J.B. Simpson	2/19/1892	Aug-56	37	Rel. of Dower and C.
Executor of J.B. Simpson, J.B. Simpson, Jr., and Trustee of D.S. Herrick	C.F. Cronin	4/21/1892	8/239	37	
K. and H.F. Haas, W.S. and E.S. Jarvis	Executor of J.B. Simpson, J.B. Simpson, Jr., and Trustee of D.S. Herrick	4/21/1892	8/240	37	
C. Cronin	H. Leerburger	6/2/1909	123/26	37	
H. and M. Leerburger	C.T. Pfaltz	3/2/1910	127/121	37	
C.T. and A.I. Pfaltz	H. Pfaltz and F.M. Bauer	11/29/1911	135/359	37	
H. and L.M. Pfaltz, F.M. and L.H. Bauer	Pfaltz and Bauer Realty Company, Inc.	12/31/1913	146/334	37	
Pfaltz and Bauer Realty Company, Inc.	Certificate	10/29/1919	3096/445	37	
Pfaltz and Bauer Realty Company, Inc.	Title Guarantee and Trust Company	10/29/1919	3097/101	37	Discharged 11/11/1925, 707/443
Pfaltz and Bauer Realty Company, Inc.	Mutual Life Insurance Company of New York	11/10/1925	3599/350	37	Discharged 3/26/1959, 1013/542

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Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Lorny (sp?) Realty Corporation	C.E. Sommer	6/30/1954	5832/599	37	Discharged 3/22/1972, 235/154
Schieffelin and Company	St. C. Clark (re- recorded from 6/25/1907, L129 P354)	1/19/1921	3177/184	29035	Discharged 10.6.1975, 707/1
Selno Corporation (sic)	Ampal Properties Corporation	6/13/1973	281/1134	1, 3, 8, 9, 11, 13, 14	
Ampal Properties Corporation	Selno Corporation	6/13/1973	281/1121	1, 3, 8, 9, 11, 13, 14	
Gerardus and Magdalena Beekman	Jacobus Beekman	10/18/1722	30/288	10, 26	
Peterson Cipher Code Corporation	Agreement	3/15/1940	4051/45	11, 12	correction and modification of lease
Valentine and Anna Seaman et al	Partition Deed: Willet Seaman	5/21/1817	119/399	12, 24	
Valentine and Anna Seaman et al	Partition Deed: Willet Seaman	11/27/1819	140/294	12, 24	
Elizabeth and Eliza Seaman, heir, devisee and legatee of Valentine and William F. Seaman	John F., Valentine, and Percival Seaman	10/1/1836	364/604	12, 24	
James V. and Maria B. Seaman	Percival Seaman	10/26/1836	366/168	12, 24	
Willet, Jr. and Susan W. Seaman	John F. Seaman	7/12/1839	398/336	12, 24	
Valentine, Anna A., and Percival Seaman	John F. Seaman	6/25/1845	461/618	12, 24	
Peterson Cipher Code Corporation and 236 Water Street Realty Corporation	Agreement	10/15/1959	5094/244	12, 24,25	
William De Peyster, Moses Rogers, David Dunscomb, Jr. (Commissioners in Partition)	Walter Bowne	11/24/1796	55/176	16-20 incl.	
Scheinart Realty Company, Inc.	Schieffelin and Company	12/17/1924	3527/161	28-35	Discharged 9/8/1961, 1049/660
Schieffelin and Company	Central Savings Bank in the City of New York	10/3/1025	2612/218	28-35	A.M. 3527/161

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Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Scheinart Realty Company, Inc. and Central Savings Bank	Agreement	10/3/1025	3603/218	28-35	A.M. 3527/161
Scheinart Realty Company, Inc.	Central Savings Bank in the City of New York	10/3/1025	3591/372	28-35	Discharged 9/8/1961, 1049/660
Scheinart Realty Company, Inc.	Certificate	10/3/1025	3612/50	28-35	
Peck Slip and Pearl Garage, Inc.	Scheinart Realty Company, Inc.	1/9/1926	3647/27	28-35	Discharged 4/8/1961, 1049/662
Scheinart Realty Company, Inc.	S. Maksik	3/6/1926	3655/294	28-35	A.M. 3647/27
Schieffelin and Company	Certificate	1/19/1921	3166/396	28-35 incl.	
Schieffelin and Company	Mutual Life Insurance Company of New York	1/19/1921	3166/400	28-35 incl.	Discharged 10/6/1925, 706/486
S.E., B.M., A. and E.S. Hall	S.F. Jarvis	1/19/1866	951/504	29, 32 1/2, 35	
S.F. and L.C. Jarvis	Schieffelin and Company	6/25/1907	112/90	29, 35	
S. Maksik	C.T. Nashlon	12/4/1929	4016/145	29-35	3647/27
Trustees for Clark Neighborhood Association Deed of L 5/18/1917	Mutual Life Insurance Company of New York	1/19/1921	3172/483	29-35 incl.	Asst. of Mortgage, 129/354
M. Diefendorf (Referee) D. Armstrong et al Defendants	J. Simpson	3/6/1878	1423/433	3, 37	
Menzo Diffendorf (referee) David Armstrong et al Defendants	John Simpson	3/6/1878	1423/433	3, 37	
Selmo Corporation (sic)	Ampal Properties Corporation	5/11/1972	239/1933	3, 9	
Ampal Properties Corporation	Chemical Bank	5/29/1973	279/1823	3, 9, 11, 13, 14	

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Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
H. Brewer or Robertson (sic)	Robertsons, Alden, Pitcher, Thrall, Banney, Hitchcock, Brissack, Butler, Von Dyck, Fowler, Forbes, Sutherland, Stedman, Strong, Jeralds, Tuttle, Wilcox, and Kinsley	8/7/1892	10/361	30-33	General Release
W.G. and A. Hoople	W. Lane	5/1/1906	105/91	30-34	
W. Lane	Schieffelin and Company	6/25/1907	112/92	30-34	
A.F.M. and A. Strong	W.G. Hoople	3/24/1892	9/392	30-34, 39	
Heirs of Robertson, Strong, Stedman, Jeralds, Sutherland, Hitchcock, Barney, Butler, Brisack, Thrall, Fowler, Fobes, Wilcox, and Alden	W.G. Hoople	3/24/1892	9/397	30-34, 39	
(Comm) of T. Kinsley	W.G. Hoople	6/3/1892	8/361	30-34, 39	
B.S. McGreary (Formerly Strong)	W.G. Hoople	8/15/1896	37/332	30-34, 39	
B.P. Griffith	C. Griffith	12/14/1810	89/533	31, 32	
Executor of W.S. Kevan	T. Fraser	3/31/1853	627/670	31, 32	
T. and J. Fraser	W. Kevan	3/31/1853	627/692	31, 32	
T. and J. Fraser	A. and J. Kevan	3/31/1853	627/693	31, 32	
Heirs of W. Kevan and J.A. Major	W. Kevan	6/5/1854	665/275	31, 32	
M. Ellison, C. Colden, B.P. and M.P. Griffith	A. and W. Kevan	9/24/1806	73/262	31, 33, 34	
Executor of W.S. Kevan	Marquis de Lafayette Sharkey, Jr.	2/15/1853	625/465	31, 33, 34	
W. Kevan	W.G. Hoople	11/28/1893	19/292	31-34	
Executor of J. Kevan	W.G. Hoople	11/28/1893	19/295	31-34	
Executor of T. Fraser	W.G. Hoople	11/28/1893	19/297	31-34	
A. Kevan (Executor and Trustees of), W. Kevan, J. Fraser, E.S. Stith (Trustee of)	W.G. Hoople	11/28/1893	19/293	31-34	
J.K., C.H., M.P. Peeples	W.G. Hoople	11/28/1893	19/299	31-34	

East River Waterfront Access Project – Peck Slip Phase 1A Archaeological Documentary Study

Table B-2
Deeds: Block 98, Lots 1-16, 32-37

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
W.B. Cockran (Referee) W.G. Hoople et al Plainteff against J.K. Peeples et al Defendents	W.G. Hoople	11/28/1893	19/300	31-34	
Executor and Trustee of A. Kevan and Trustee of W. Kevan	W.G. Hoople	4/12/1904	85/36	31-34	
W. Kevan	L.A. Robertson and W.G. Hoople	4/29/1878	1451/209	31-34 incl.	
Executor of W. Kevan	L.A. Robertson and W.G. Hoople	4/29/1878	1451/211	31-34 incl.	
Heirs of J. Kevan	W. Kevan	12/4/1878	1467/316	31-34 incl.	
Heirs of J. Kevan	W. Kevan	12/20/1878	1475/275	31-34 incl.	
D.P. Ingraham, Jr. (Referee) S.F. Jurvis et al Defendents	S.F. Jurvis	1/19/1866	951/508	32 1/2, 35	
Marquis and E. de Lafayette Sharkey, Jr.	A. and J. Kevan, T. Fraser, W. Kevan	5/13/1856	711/133	33, 34	
Executor of J. Kevan, T. Fraser, A. Kevan	W. Kevan	10/15/1878	1462/462	33, 34	
Peter Aims and Samuel Nicholas (sic?)	Party Wall Agreement	9/8/1832	287/598	4, 5	
Rita P. Sommer	Henry Claman, dec'd	6/2/1966	40063/52	4, 5	
Francis Wessels	Benjamin Peck	5/28/1730	31/344	5, 6, 30	
Hannah Peck	Thomas Ellison	10/10/1833	303/531	5-8 incl.	
William and Martha Beekman	Benjamin Peck	1/20/1718	28/459	5-8 incl., 28-30 incl.	
Sarah Thorp (widow of Gould Thorp)	Edward B. Thorp	6/11/1858	763/90	6, 32 1/2	
Edward B. and Georgianne Thorp	Philip and Daniel Rollhaus	9/7/1860	820/315	6, 32 1/2	
Elizabeth M. Thieling; Catharine Schroeder; Philip Rollhaus, Jr., heirs of Daniel Rollhaus, John Henry Thieling, and Frederick Schroeder	Helena R. Rollhaus	5/30/1862	859/192	6, 32 1/2	
Helena R. Rollhaus	Philip Rollhaus	5/30/1862	859/196	6, 32 1/2	
John and Amanda Rollhaus	Philip Rollhaus	5/30/1862	859/197	6, 32	

Appendix B: Deeds

Table B-2
Deeds: Block 98, Lots 1-16, 32-37

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
				1/2	
Edward B. and Georgianne Thorp	Philip Rollhaus	5/30/1862	850/632	6, 32 1/2	
Ethel A. Terhune; George P., Bessie R. and Howard R. Lyon	Julius and Bernhard Lichtenstein	9/21/1908	118/265	6, 7	easement 37 1/2
James G. Lyon	Julius and Bernhard Lichtenstein	9/21/1908	118/269	6, 7	easement 37 1/2
John A. Lyon	Julius and Bernhard Lichtenstein	9/21/1908	118/261	6, 7	easement 37 1/2
Maria E. Thieling; Catharine E. Schroeder; Mary A. Lyon; Philip D. Rollhaus, heirs of Philip Rollhaus	John Abendroth	12/28/1888	2189/1	6, 7, 32 1/2	
John and Amanda W. Abendroth	Mary A. Lyon	12/28/1888	2189/76	6, 7, 32 1/2	
Maria E. Thieling; Catharine E. Schroeder; Philip D. Rollhaus, heirs of Philip Rollhaus	Mary A. Lyon	12/28/1888	2189/78	6, 7, 32 1/2	
Benjamin, Julius and Eva Lichtenstein	Sydney B. Self	3/16/1920	3142/300	6, 7, 8	
Sydney B. Self	City Real Estate Co.	3/16/1920	3142/305	6, 8	
Sylvester Pier (exr of)	Charles Heynan	4/30/1862	853/471	7, 32 1/2	
Catharine L. and John H. Heynan; Emma J. Lewis; Ellen F. Heynan; H. Louisa Carman; Charles F. Heynan, widow and heirs of Charles W. and Mary Jane Heynan and Samuel M. Carman	Philip Rollhaus	9/20/1882	1678/436	7, 32 1/2	
Joseph and Jane Latham	Margaret Rottoney	6/16/1724	30/443	9, 27	
Margaret Rottorey (sic)	John Garrean	6/16/1724	30/445	9, 27	
Jacob and Mary Smout	Benjamin Moore	10/10/1765	37/308	9, 27	
no instruments of record from 1654-1714					

East River Waterfront Access Project – Peck Slip Phase 1A Archaeological Documentary Study

Table B-3
Deeds: Block 106, Lots 1 through 16

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Frederick Davone, Sr. (exr of)	Josiah Heddon	8/3/1815	111/101	1	
Josiah Heddon (trustee of) and Ann Fanning	Thomas Tripler	10/31/1817	124/146	1	
Henry and Ann Fanning	Thomas Tripler	10/31/1817	124/147	1	
Ann Fanning	Thomas Tripler	10/31/1817	124/149	1	
Thomas and Jane Tripler	Hector Craig	1/31/1820	141/368	1	
Murray Hoffman (Master in Chancery) Thomas Tripler et al Defendents	Thomas and John Dunkin	4/17/1827	219/62	1	
Louisa Cox	John Dunkin	5/1/1848	505/48	1	
John T. and Agnes C. Dunkin	John Dunkin	12/26/1849	531/307	1	1/10 interest
Thomas and Jeanette F. Dunkin	John Dunkin	11/19/1851	581/394	1	1/10 interest
John T. and Agnes C. Dunkin	John Dunkin	9/21/1852	619/36	1	1/10 interest
J. Coleman and Hester Hart (formerly Dunkin), heir of Thomas Dunkin	John Dunkin	5/10/1854	651/566	1	
John Dunkin (exrs of) and Henry A. Kerr	Bartolome Blanco	5/2/1859	783/278	1	9/10 interest
Eve Dunkin (widow of Thomas Dunkin)	Bartolome Blanco	5/2/1859	783/279	1	release of dower, 9/10 interest
William A. and Amella De Witt, heir of Thomas Dunkin	Bartolome Blanco	5/2/1859	783/280	1	1/10 interest
Jose Garcia Blanco nad Maria Josefa Garcia Blanco de Lastres	Francisca Garcia Blanco de Curras and Joaquin Curras y Rivas	4/14/1880	1533/363	1	
Francisca Garcia Blanco de Curras and Joaquin Curras y Rivas	Solomon Jacobs	2/28/1881	1580/290	1	
Soloman and Sarah Jacobs	John L. Quimby	2945	98/341	1	
John B. and Hannah Lawrence	Joel Post	2/1/1814	104/381	2	
John B. Lawrence	Joel Post	2/1/1814	104/387	2	
John B. Ghigliotty	John Basso	5/1/1817	128/41	2	
John/Jean and Angelique B. Basso	Sylvester Pier	4/30/1832	284/263	2	
Sylvester and Deborah Pier	Benjamin Pier	5/5/1834	311/405	2	
The Manhattan Fire Insurance Company	George B. Whitfield	4/21/1846	479/25	2	
George B. and Elizabeth Whitfield	William H. Graves	2/12/1850	532/434	2	
William H. and Sarah L. Graves	Benjamin S. Pier	5/11/1852	600/497	2	
William H. Graves	Benjamin S. Pier	6/13/1853	633/351	2	
Sylvester and Mary Pier; Emily H. and Miles Hughes	William Rotchford	11/30/1883	1768/124	2	
William and Ellen Rotchford	August Schand	12/1/1882\3	1758/449	2	
August Schand	Eliza Arnold	3/11/1884	1792/51	2	
Eliza Arnold	John D. Clarke	5/6/1896	35/320	2	lease

Appendix B: Deeds

Table B-3
Deeds: Block 106, Lots 1 through 16

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Eliza Arnold (exr of)	Alfred Wendt	3541	124/144	2	
Elizabeth R. Wendt	Holgard Brothers, Inc.	17252	4503/231	2	
Ebenezer and Mary Leggett	Camelius W. Van Ranst	1/27/1808	79/214	3	
Camelius W. and Ann Van Ranst	Jacob Friday	4/28/1808	80/88	3	
John B. and Hannah Lawrence	Joel Post	1/31/1814	104/368	3	1/2 interest
George D. Post	Bartolome Blanco	10/5/1854	672/361	3	release of easement
Charles H. Bailey (referee) Robert Tolerton et al Defendants	Bartolome Blanco	12/12/1857	744/430	3	
William C. Betts (trustee of will of Phebe Palmer)	Bartolome Blanco	12/12/1857	744/431	3	
Benita Blanco y Vilela de Garcia; Juan Garcia Blanco; Ramona Garcia Blanco de Camano; Rafael Caamano (sic) Riveras; and Joaquin Garcia Blanco	Francisca Garcia Blanco de Suarez, Silvestre Suarez Cernadas	7/10/1879	1499/250	3	
Francisco, Rose, Manuel and Mary C. Lopez y Blanco; Josefa Lopez; Ramon de Camano	Frederic R. and Charles Coudert	9/20/1884	1828/315	3	
Juan Suarez Garcia, heir of Francisca Garcia Blanco de Suarez	Frank H. Mackintosh	1/14/1897	39/313	3	
Frank H. and Ida A. Mackintosh	Frederic R. and Charles Coudert	1/14/1897	39/315	3	
Frederic R. Coudert	Henry F. Semke and Peter J. Gough	6295	3002/212	3	lease
Frederic R. and Elizabeth Coudert	Paul Fuller and Frederic R. Coudert, Jr.	16095	4259/241	3	
Frederic R. Coudert, Jr. and Alice Tracy	Suarez Realty Corporation	16095	4259/238	3	
Suarez Realty Corporation	Mongolia Importing Company	22606	5169/103	3	
Flandino Ramon Suarez, M.D.	Suarez Realty Corporation	22606	5169/99	3	
Garcia Juan Suarez (est. of)	release of lien of New York state estate tax	22696	7477/221	3	
John and Julia Graham	Charles Smith	3/26/1798	52/410	4	
Charles S. Smith (exr of)	Alexander Hannan	5/14/1828	234/403	4	see will of Alexander Hannan 66/520
Mary Ann Philips; William W. and Sarah H. Ladd; Amelia M. and John T. Philips	Julia M. Franklin	3/15/1861	834/560	4	
John H. Stone, heir of Julia Ann. Stone	Julia M. Franklin	5/23/1861	837/415	4	
Julia M. and Benjamin H.	William A. Covert	1/3/1862	846/552	4	

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Table B-3
Deeds: Block 106, Lots 1 through 16

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Franklin					
Julia M. and Benjamin H. Franklin; John C. Redmond	William A. Covert	5/22/1863	876/358	4	
William A. and Sarah H. Covert	Bartolome Blanco	8/25/1865	942/321	4	
Henry E. Klugh (referee) Joseph Lopez de Rico et al Defendants	Amos R. Eno	12/31/1880	1567/327	4	
Amos R. Eno (exrs of)	Aaron Cohn	3/23/1899	52/212	4	
William Cohn	Henry F. Semke and Peter J. Gough	6110	161/368	4	lease
Aaron Cohn (exr of)	Henry F. Semke and Peter J. Gough	8203	3288/84	4	
William and Sol A. Cohn	Robert Shaw's U.S. Bonded Warehouse	10155	3619/433	4	
Nathan B.L. Cosel; Jessie C. Harte; Sol A., Herbert, William, and Mary Cosel	Leo Colonna and Pasquale Matarazzo	20990	5006/295	4	
William Cohn (est. of)	release of lien of U.S. and New York state estate tax	20990	misc. 60 T.291 (?)	4	
Benjamin Clark (exrs of)	Daniel T. Willets	4/27/1853	643/40	5	
Deborah M. Clark (widow of Benjamin Clark)	Daniel T. Willets	4/27/1853	643/42	5	release of dower
Elizabeth F. Willets (widow of David T. Willets)	Edward B. Willets	10/7/1886	2000/41	5	
Sarah F. Willets (exrs of)	Nele Realty Company, Inc.	10351	3658/180	5	
Nele Realty Company, Inc.	423 2nd Avenue Realty Corporation	10905	3737/358	5	
423 2nd Avenue Realty Corporation	Baker and Williams (a corporation)	10989	3752/171	5	
Baker and Williams (a corporation)	RKU Realty Corporation	19445	4826/417	5	
RKU Realty Corporation	Abraham Chaite	20670	4973/186	5	
Charles M. Spindler	RKU Realty Corporation	20670	4973/188	5	quit claim
Abraham Chaite	270 Water Street Corporation	20869	4994/153	5	
William C. Barrett (referee) William A. Bloodgood et al Defendants	William A. Bloodgood	3/24/1874	1279/534	6	
William A. Bloodgood (exrs of)	Robert M. Strebeigh	5/1/1882	1659/335	6	
Robert M. Strebeigh	Anton Heim	2/12/1883	1705/425	6	lease
Agnes M. Strebeigh and Edward F. Jackman	William Green and Agnes M. Strebeigh	1893	89/169	6	lease waiver and consent
Robert L. and Katharine W. Strebeigh; Alfred B. North; Barbara Strebeigh; and Blanche S. Carnegie	Margray Realty Corporation	16537	4348/302	6	
Margray Realty Corporation	Paul and Mary D'Elia	16686	4376/640	6	

Appendix B: Deeds

Table B-3
Deeds: Block 106, Lots 1 through 16

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Mary D'Elia	Paul D'Elia	16918	4428/172	6	
Mary D'Elia	Rainbow Trading Company, Inc.	21191	5025/404	6	
Rainbow Trading Company, Inc.	Morris and Edith Gilbert	21202	5027/200	6	
Jacob Lawson Bag Company	266 Water Street Realty Corporation	18578	4698/185	7	
266 Water Street Realty Corporation	H & M Realty Company, Helmuth Blumenfeld and Masc(?) Friedenthal	19696	4860/528	7	
George B. and Elizabeth Whitfield	James M. Whitfield	4/12/1865	926/509	8	
James M. and Annie Eliza Whitfield	John W. Allyne and William H. White	11/29/1884	1852/55	8	
Lucy, Edith W. and Mary N. Allyne (devises and widow of John Scheel)	William Hubbard White	4008	130/351	8	
St. Luke's Hospital	William and Charles Rosenblatt	7063	3028/328	8	
Fannie Rosenblatt (widow of Charles Rosenblatt)	William Rosenblatt	8377	3312/54	8	
Beatrice Wiener	William Rosenblatt	8377	3318/271	8	
Hortense Rosenblatt (gdn of)	William Rosenblatt	8377	3307/359	8	
Helen Hartenstein; Richard H. and Irma B. Koff	Pat-Bee Hotel Corporation	18294	4657/497	8	
The Manhattan Fire Insurance Company	G.B. and J.M. Whitfield	5/2/1845	462/59	8	
J.M. Roosevelt	J. Post	6/26/1792	47/275	9	
D.M. and S. Hitchcock	S.A. Burtis	6/8/1813	103/1	9	
J.M. MacDonald (Master of Chancery) D.M. Hitchcock et al Defendants	J.A. Burtow	2/23/1826	202/71	9	
S. and A. Thomson, C.A. and A.P. Baudoine, G. and D. Hopkins	A. and M. Somerville	7/19/1838	388/423	9	
M. and C. Postley	A. and M. Somerville	7/19/1838	388/425	9	Rel. of Dower
The Manhattan Fire Insurance Company	J.A. Burtus	5/2/1845	462/57	9	
J.A. Burtus	T. Coleman	3/14/1867	1002/497	9	
T.A. Burtus	J.A. Eitel	5/8/1868	1060/132	9	
T. and J. Coleman	C.A. Viemeister	4/6/1869	1096/292	9	
C.A., L., W., G., E., and H. (guardian of) Viemeister	J.N. Eitel	9/7/1871	1187/338	9	
C.A., L., W., G., E., and H. (guardian of) Viemeister	J.N. Eitel	9/7/1871	1187/340	9	
R. Viemeister (widow of C.A. Viemeister)	J.N. Eitel	9/7/1871	1187/342	9	Rel. of Dower
J.N.E., B.C., F.W.m J.M., O.H.,	V.S. Kraeger	6/26/1905	93/332	9	

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Table B-3
Deeds: Block 106, Lots 1 through 16

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
F.G., and V.S. Kraeger					
Executor and Trustee of J.N. Eitel and Trustee of W. Greene	O.H., F.W., J.N.E., and V.S. Kraeger	6/26/1905	93/330	9	
V.S. Kraeger	W. Thode	1/29/1906	99/65	9	Lease affects only property in Block
V.S. Kraeger	C. Wagner	5/31/1906	99/432	9	Lease affects only property in Block
Bankers Trust Company	Dry Dock Savings Bank	12/14/1950	5203/610	9	Am. 5137/534, 5132/544
Dry Dock Savings Bank and Pat-Bee Hotel Corporation	Modification of Agreement	12/14/1950	5203/600	9	Am. 5137/534, 5132/544
Title Guarantee Trust Company, Pat-Bee Hotel Corporation, and A.S. and S.J. Harte	Agreement	12/14/1950	5203/595	9	Am. 5137/534, 5132/544
Pat-Bee Hotel Corporation	Consent	4/4/1958	5741/72	9	
Pat-Bee Hotel Corporation	Dry Dock Savings Bank	4/4/1958	5741/76	9	Discharged 3/13/1990 R 1675 pg 951
Pat-Bee Hotel Corporation and Dry Dock Savings Bank	Agreement	4/4/1958	5741/64	9	
Pat-Bee Hotel Corporation	Consent	9/23/1960	5921/309	9	
Pat-Bee Hotel Corporation	L. Grassman	9/23/1960	5921/312	9	Discharged 3/13/1990 R 1675 pg 951
J. and J. Crommelin	A. Cock	3/16/1815	108/570	10	
Heirs of J. Crommelin	A. Cock	5/17/1815	109/194	10	
A. and S. Cock	S.A. Burtus (sic)	5/17/1815	109/198	10	
T. and E. Cock	S.A. Burtus	5/17/1815	109/200	10	
Executor of S.A. Burtus	G.P. Ledig	3/14/1867	1002/502	10	
Executor of S.A. Burtus	G.P. Ledig	3/4/1868	1038/545	10	
M.L. Ledig and M.L. Stumm (widow and heir of G.P. Ledig)	H.F. Kanenbly	4/27/1894	24/86	10	
Administrator of G.P. Ledig	H.F. Kanenbly	4/27/1894	24/85	10	
H.F. Kanenbly	C. Stumm	2/4/1899	53/41	10	
Trustee of G.N. Kanenbly	Executor of C. Kanenbly	1/21/1925	3646/80	10	Am 21/414
W.F. Holderman	C. Albrecht	4/26/1930	4060/5	10	Discharged 5/2/1945, 823/448
A.C. Amory	J. Coles	7/20/1804	67/218	11	
J. Amory	J. Coles	7/20/1804	67/221	11	
J. and S. Windt	J. Coles	7/20/1804	67/225	11	
G.D. and P. Coles	J.A. Burtus	6/3/1852	602/469	11	

Appendix B: Deeds

Table B-3
Deeds: Block 106, Lots 1 through 16

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
J.A.Burtus	J Scheel	1/25/1867	991/340	11	See Will of John Scheel, 421 Wp 274
Devisee of J. Scheel	A.C. Tasche	10/23/1896	38/156	11	
W.H. Scheel	G.E. Scheel	3/25/1897	40/330	11	
J.H. and S. Scheel	A.C. Tasche and G.R. Scheel	2/7/1898	45/256	11	
J.S. Shotwell	R.C. Cornell	3/28/1843	435/129	12	
Executor of S. Michael (sic)	D. Gordon	3/15/1901	65/72	12	
O. and S. Gordon	M. Healy	6/15/1905	93/263	12	
J.S. Shotwell	R.C. Cornell	3/28/1843	435/127	13	
S. and E. Michel	C.M. Ducker	5/6/1867	1009/410	13	
J.W. Bowers (Referee) A. Drucker et al Defendants	H. Block	8/31/1882	1675/285	13	
H. and L. Block	Trustees, will of A. Block	2/21/1888	2112/166	13	
Trustees for A. Block	W., R.W., J.P., and E. Block	2/6/1891	2/85	13	
H. and L.F. Block	R.W. Block	2/6/1891	2/87	13	
J.P., R.W., and E. Block	J. Wiechmann	7/14/1891	3/344	13	Lease
R.W., J., and E. Block	J.P. Block	9/15/1892	21/392	13	
Trustees for A. Block	J.P. Block	11/14/1892	22/35	13	
J.P. Block	R.W. and E. Block	5/23/1894	24/189	13	
E. Block	R.W. Block	11/25/1901	63/473	13	
Z.J.H. Schierenbeck	I. Hicks	3/11/1902	67/475	13	
R.W. and J.C. Block	I. Hicks	3/11/1902	67/476	13	
I. and S.M. Hicks	The Roosevelt Hospital, City of New York	4/12/1909	121/226	13	
Executor of I. Cock	C. Smith	4/27/1816	115/232	14	
Executor of C.S. Smith	I. Brown	5/7/1828	235/241	14	
P.T. Ruggles (Master in Chancery) D.S. Brown et al Defendants	J. Frost	9/29/1842	428/533	14	
Executor of J. Frost	E. Wade	5/6/1850	541/408	14	
Heirs of E. Wade	I. Hicks	2/27/1902	69/140	14	
I. and S.M. Hicks	The Roosevelt Hospital, City of New York	4/12/1909	121/225	14	
B. and E. Andariese	W. Seaman	11/11/1815	113/45	15	
J. Herriman (Devisee of W. Seaman)	H.A. Seaman (Trustee for J.E. Herriman)	3/3/1847	485/584	15	Trust Deed See L535 Cp192
Executor of W. Seaman	J. Sullivan	3/4/1850	535/192	15	
E.B. Shafer (Referee) E. Williams et al Defendants	A.S. Underhill	12/1/1877	1441/96	15	
Executors of A.S. Underhill	C. Underhill	4/17/1886	1939/275	15	

East River Waterfront Access Project – Peck Slip Phase 1A Archaeological Documentary Study

Table B-3
Deeds: Block 106, Lots 1 through 16

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
C. Underhill	I. Hicks	6/11/1888	2155/17	15	
I. and S.M. Hicks	The Roosevelt Hospital, City of New York	8/9/1888	2156/168	15	
J.C. Roosevelt Brown	J.H. Roosevelt	4/10/1849	518/251	16	
J.H. Roosevelt	J.C. Roosevelt Brown	4/11/1849	519/221	16	
J.C. Roosevelt Brown	J.H. Roosevelt	12/24/1859	800/175	16	
T. Hayack	Executor of H. Hayeck	3/10/1931	4107/108	16	Mortgage on Lease 3259 cp 262
Helena Kip (exrs of)	Frederick Davone	5/11/1803	64/5	1, 26, 27	
Benita Blanco y Vilela de Garcia; Dominga Blanco y Vilela de Lopez; Josefa, Manuel A., Dolores and Victoria Blanco y Vilela; Mauela and Maria Blanco, heirs of Bartolome Blanco, Josefa Blanco y Vilela de Rodriguez, Santiago Alonzo de Rodriguez, and Balbina Barreras Blanco	Maria Josefa Garcia, Manuel de Lastres, Francisca Garcia Blanco de Curras, and Joaquin and Jose Garcia Curras y Rivas	9/8/1876	1398/118	1, 27	
Heir of J. Roosevelt (A. Van Ranst)	J.R. Van Ranst	5/31/1831	275/303	12, 13	
S. De Windt	J. Lenox	5/26/1834	312/415	12, 13	
S. Cambreleng (Master in Chancery) J.C. Roosevelt et al Defendants	J.P. Smith	12/22/1836	366/375	12, 13	See L260, mp 320
J.A., S., H.M., and H.S. (Guardian of) Lispenard	J.P. Smith	5/7/1839	395/519	12, 13	
J.P. and S.H. Smith	R.C. Cornell	3/28/1843	435/131	12, 13	
R.C. and A. Cornell	J.S. Shotwell	3/29/1843	432/550	12, 13	
Executor of J.S. Shotwell	S. Michel	4/29/1867	1014/421	12, 13	
Edward M. Pier, heir of Benjamin S. and Elizabeth Pier	William E. Pier	5/9/1864	914/5	2, 3, 26	1/4 interest
William E. and Jane E. Pier	Sylvester Pier	1/28/1868	1044/60	2, 3, 26	1/4 interest
William E. and Jane E. Pier	Emily M. Hughes	1/28/1868	1044/82	2, 3, 26	1/4 interest
Charity, Abraham, Ann and John Franklin; William T. Robinson	Cornelius Ray, Matthew Clarkson, and Joshua Sands, trustees	12/12/1807	79/1	3, 20, 21	
Benjamin and Mary Hildreth (exrs of)	Nathaniel Haexhurst	3/17/1795	50/314	3, 21	
Stephen Cambreleng (Master in Chancery) Alfred C. Post et al Defendants	Winifred Post	6/27/1846	481/194	3, 21, 24, 25, 26	
Alfred C., Harriet B., Edward and Clementine Post; John A., Winifred and Mary Post	George D. Post	8/3/1846	480/313	3, 21, 24, 25, 26	
George D. Post	Bartolome Blanco	8/3/1846	480/321	3, 21, 24, 25, 26	

Appendix B: Deeds

Table B-3
Deeds: Block 106, Lots 1 through 16

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Joel and Elizabeth Post	John B. Lawrence	1/31/1814	104/371	3, 26	
Bartolome Blanco	Benjamin S. Pier	11/15/1854	673/665	3, 26	
Augustus Van Cortandt	Augustus Van Horne	3/29/1759	35/138	4, 20	
Augustus Van Cortandt	Augustus Van Horne	3/29/1759	35/139	4, 20	
Samuel V. and Catherine Bayard; Augustus C. Van Horne	Richard Ward	2/18/1797	55/337	4, 20	
Augustus and Cornelius Van Horne, devisees of Cornelius Van Horne	Augustus Van Cortandt	3/19/1759	35/125	4, 5, 19, 20	
Augustus and Cornelius Van Horne, heirs and devisees of Cornelius and Elizabeth Van Horne	Augustus Van Cortandt	3/19/1759	35/126	4, 5, 19, 20	
Clement and Mary Elsworth	Joseph Latham	2/28/1716	28/284	4, 5, 6, 18 1/2, 19, 20	
Joseph and Jean Latham	Cornelius Van Horne	9/25/1717	28/329	4, 5, 6, 18 1/2, 19, 20	lease
Thomas Richardson	Joseph Latham	11/6/1717	28/349	4, 5, 6, 18 1/2, 19, 20	
Augustus Van Cortandt	Augustus Van Horne	3/21/1759	35/132	5, 19	
Augustus Van Cortandt	Augustus Van Horne	3/21/1759	35/133	5, 19	
Thomas H. Smith	Benjamin Clark	10/12/1824	181/150	5, 19	
Sarah F. Willets (widow of Edward B. Willets); Emil and Gisella Friedman; Mary C. Schultz; Gertrude Baxter; Kate C. Richardson; Harold Strebeigh; Adabel S. North; Frederick C. Thomas (exr and trust of); and Farmers Loan and Trust Company	Agreement	8027	3256/326	5, 19	
Jacob and Sarah Walton	Abraham Bloodgood	1/12/1832	280/385	6, 18 1/2	
John M. Bloodgood, heir of Abraham B. Bloodgood	William A. Bloodgood (sic)	8/19/1854	676/19	6, 18 1/2	
Joseph H. Youle	John Youle	2/9/1820	142/21	7, 7 1/2	
Bank of Washington, Warren J. Barker, Peter Schermerhorn and Sons	John Youle	2/9/1820	142/22	7, 7 1/2	
Joseph H. Youle	John Youle	2/9/1820	142/24	7, 7 1/2	
Samuel Richards	John Youle	2/9/1820	142/24	7, 7 1/2	
Gerardine Guilbert, Sarah and Georgette Walton, Catharine J.E. Ward (legatees of William Walton and Edmund Guilbert)	William Walton (exrs of)	5/5/1874	1285/433	7, 7 1/2	
Charles J. Walton	Sarah and	12/6/1878	1464/478	7, 7 1/2	

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Table B-3
Deeds: Block 106, Lots 1 through 16

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
	Georgette Walton				
Joseph S. Auerbach (referee) Charles J. Walton et al Defendants	William P. Low	6/21/1879	1505/114	7, 7 1/2	
Joseph and Jean Latham	Cornelius Turck	3/14/1717	28/380	7, 18	
Cornelius and Elizabeth Turck	Benjamin Herring	2/28/1772	39/240	7, 18	
William P. Low (exrs of)	James Adair	9/3/1885	1908/23	7, 7 1/2	
James Adair	Joseph D. Eldredge	9/3/1885	1908/26	7, 7 1/2	
Joseph D. and Henrietta Eldredge	Van Wyck Brinckerhoff	5/1/1886	1959/191	7, 7 1/2	
Mary E. Brinkerhoff (sic) (admr of); Edward S. and Theodore S. Avery; Helen F. Avery Tucker, devisees of Mary E. Brinckerhoff	Brittania Realty Company	5052	145/331	7, 7 1/2	
Brittania Realty Corporation	William M. Lawson	11972	3845/148	7, 7 1/2	
William M. Lawson	Jacob Lawson Bag Company	11972	3845/149	7, 7 1/2	
Joseph and Jean Latham	Claes Bogard	3/12/1717	28/375	7, 7 1/2, 18	
William Walton	Charles J. Walton and Edgar Logan	4/15/1874	1278/684	7, 7 1/2, 18	receipt of payment
F. Smith, J.P. Douglass, J. Post (Trustees)	C. Postley	3/14/1835	530/110	8, 9	
C. Postley	S. Thomson, C.A. Bandoine, G. Hopkins	11/29/1836	570/75	8, 9	
R.C. Wheeler (Master in Chancery) C. Postley et al Defendants	The Manhattan Fire Insurance Company	1/25/1843	433/309	8, 9	
Pat-Bee Hotel Corporation	Consent	2/16/1950	5132/484	8, 9	
Pat-Bee Hotel Corporation	Title Guarantee and Trust Company	2/16/1950	5132/544	8, 9	Discharged 3/13/1990 R 1675 pg 951
Pat-Bee Hotel Corporation	Consent	3/8/1950	5137/506	8, 9	
Pat-Bee Hotel Corporation	Title Guarantee and Trust Company	3/8/1950	5137/534	8, 9	Discharged 3/13/1990 R 1675 pg 951
Title Guarantee Trust Company and Pat-Bee Hotel Corporation	Extension of Agreement	3/8/1950	5137/513	8, 9	
Title Guarantee Trust Company	Bankers Trust Company	8/10/1950	5176/666	8, 9	Am. 5137/534, 5132/544
Floyd Smith, John P. Douglass and John Post (trustees)	Charles Postley	3/14/1835	330/110	8, 9	
Charles Postley	Samuel Thomson, Charles A. Bandoine and Gilbert Hopkins	11/28/1836	370/75	8, 9	
Russell C. Wheeler (Master in Chancery) Charles Postley et al Defendants	The Manhattan Fire Insurance Company	1/25/1843	433/309	8, 9	
G.P. Ledig and J.N. Eitel	Agreement	2/9/1874	1272/430	9, 10	

Appendix B: Deeds

Table B-3
Deeds: Block 106, Lots 1 through 16

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
No instruments of record 1654- 1715					
No instruments of record 1718- 1758					
No instruments of record 1760- 1771					

East River Waterfront Access Project – Peck Slip Phase 1A Archaeological Documentary Study

Table B-4
Deeds: Block 107, Lots 10 through 26, 28 through 26, and 38 through 51

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
T. Wills (Master in Chancery), J. Ward et al Defendants	B. Osborn and P. Hanford	8/25/1827	224/427	10	
P. and E. Handford	B. Osborn	1/16/1836	350/63	10	
B. and L. Osborn	C.H. Pratt	5/2/1836	351/541	10	
C.H. Pratt	E.H. Roberts	6/6/1837	377/176	10	1/2 Interest
C.H. Pratt and E.H. E.M. Roberts	R. Miller and A.H. Mickle	6/13/1844	451/157	10	
A.A. Redfield (Referee) A.M. Lamene et al Defendants	P.W. and G.W. Hoeft	6/5/1873	1258/152	10	
G.W. Hoeft	P.W. Hoeft	2/14/1876	1371/126	10	1/2 Interest
P.W. Hoeft	S. Hoeft	7/24/1878	1462/138	10	
P.W. and L.B. Hoeft	H.F. Harris	6/13/1884	1806/363	10	
H.F. and A. Harris	L.B. Hoeft	6/30/1884	1806/370	10	
H.F. and A. Harris	P.W. Hoeft	1/6/1886	1927/68	10	
P.W. and L.B. Hoeft	H.F. Harris	1/6/1886	1927/70	10	
Hoeft, Schierenbeck, Schottler, Cassebeer	F. Glover	4/30/1894	23/447	10	
J.H. Stoutenburgh (Referee) L.H. Hoeft Plaintiff against Z.H.J. Schierenbeck Defendant	F. Glover	4/30/1894	23/445	10	
F. Glover	H. Michaels and Michaelis (signs)	10/25/1894	26/485	10	
F. Glover	L. Juskowitz	5/20/1903	73/435	10	Lease
J. and A. Ward	J. Benedict	5/12/1819	136/149	11	
Executor of J. Benedict	M.H. Meyer and J.C. Skaden	8/31/1853	645/199	11	
J.C. and H.C. Skaden	N. Kane	4/29/1865	938/69	11	1/2 Interest
Executor of N. Kane	B.J. Byrne	9/24/1891	6/257	11	Lease
M. Davidson (Referee) F. Glover, Plaintiff against J. Power et al Defendants	D.J. Kane	2/26/1909	121/79	11	
Executor of D.J. Kane	A.K. Shanley	5/3/1955	5538/672	11	Am. 140/246
Trustees of N. Kane and D.K. Shanley	A.S. Doelger	6/29/1955	5552/681	11	Am. 140/246
Trustees of N. Kane and D.K. Shanley	D.J. Kane	6/29/1955	5552/693	11	Am. 140/246
Executor of A.K. Shanley	D.K. Shanley	6/29/1955	5553/54	11	Am. 140/246
Executor of A.K. Shanley	E.S. O'Shea	6/29/1955	5553/49	11	Am. 140/246
Executor of A.K. Shanley	A.S. Doelger	6/29/1955	5553/59	11	Am. 140/246
Trustees of N. Kane and W.J. O'Shea	A.G. Daly	6/29/1955	5553/40	11	Am. 140/246
Trustees of N. Kane and W.J. O'Shea	A.K. Shanley	6/29/1955	5553/37	11	Am. 140/246

Appendix B: Deeds

Table B-4
Deeds: Block 107, Lots 10 through 26, 28 through 26, and 38 through 51

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Trustees of N. Kane and W.J. O'Shea	F.N. Glover	6/29/1955	5553/46	11	Am. 140/246
Trustees of N. Kane and W.J. O'Shea	M.G. Conton	6/29/1955	5553/34	11	Am. 140/246
Trustees of N. Kane and D.K. Shanley	M.G. Conton	6/29/1955	5553/64	11	Am. 140/246
Trustees of N. Kane and D.K. Shanley	E.S. O'Shea	6/29/1955	5553/22	11	Am. 140/246
Trustees of N. Kane and D.K. Shanley	D.K. Shanley	6/29/1955	5553/19	11	Am. 140/246
Trustees of N. Kane and D.K. Shanley	A.K. Shanley	6/29/1955	5552/696	11	Am. 140/246
Trustees of N. Kane and D.K. Shanley	A.R. Daly	6/29/1955	5553/7	11	Am. 140/246
Trustees of N. Kane and D.K. Shanley	F.N. Glover	6/29/1955	5553/4	11	Am. 140/246
J. and A. Ward	B. Osborn	3/14/1816	116/49	12	
W. Kowwenhoven	B. Osborn	7/2/1816	117/536	12	Release of Judgement
B. and L. Osborn	J. Barker	3/24/1826	200/539	12	
N.J. Waterbury (Referee) R.P. Barker et al Defendents	P. White	5/30/1864	904/370	12	
M. White	Central Fish Company	3/10/1905	93/3	12	Lease
Lay Fish Company, Inc.	Corn Exchange Bank	9/15/1924	3498/255	12	Discharged 8/22/1961, 1049/242
Lay Fish Company, Inc.	Certificate	9/15/1924	3498/254	12	
Executor of B. Egbert	W.B. Cooper	3/24/1845	456/483	13	1/2 Interest
J. and A. Ward	B. Egbert	3/24/1845	324/485	13	
Executor of B. Egbert	W.B. Cooper	5/19/1845	46/391	13	Correction Deed, See L456, Cp483
W.B., M., and M. Cooper	G. Hopkins	1/16/1849	512/300	13	
G. And D. Hopkins	N.S. Day	4/2/1849	519/98	13	
G. and D. Hopkins	N.S. Day	5/3/1853	635/225	13	
W.B., M. and M. Cooper	N.S. Day	5/3/1853	635/336	13	
N.S. Day	M.H. Meyer and J.C. Skaden	5/3/1853	635/383	13	
J. Mott	E. Bishop	7/23/1819	139/19	14	
E. and E. Bishop	C. Morgan	2/5/1820	141/415	14	
J. and D. Mott	E. Bishop	2/5/1820	141/418	14	
C.I.E. Morgan	J.T. Wright	8/18/1853	633/679	14	
J.T. Wright	M.H. Meyer and J.C. Skaden	9/10/1853	652/104	14	
J.C. and H.C. Skaden	F. Glover	5/20/1867	1005/627	14	
F. Glover	M. Friedsan	4/4/1870	1149/12	14	
J.C. Skaden	A.C. Skaden	3/11/1878	1481/401	14	

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Table B-4
Deeds: Block 107, Lots 10 through 26, 28 through 26, and 38 through 51

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
A. and F. Glover	H. Morris, Jr.	11/15/1884	1827/444	14	
H. Morris, Jr.	F. Glover	11/15/1884	1827/447	14	
A.C. Skaden	H. Wilson	12/14/1891	7/242	14	
H. Wilson	A.S. Wilson	4/25/1893	18/130	14	
A.S. Wilson	H. Wilson	6/20/1893	18/298	14	
F. Pollack and M. Cohen	A.S. Wilson	6/10/1920	3146/411	14	Discharged 4/11/1951, 902/636
F. Pollack and M. Cohen	Bek Realty Corporation	8/4/1923	3375/450	14	Dishcharged 12/1/1924, 698/498
F. Pollack and M. Cohen	Modern Mercantile Company Inc.	12/29/1923	3426/53	14	Discharged 12/14/1924, 699/33
F. Pollack and M. Cohen	D. Rosen	12/1/1924	3509/308	14	Discharged 12/14/1924, 699/167
A.S. Wilson	Bond Mortgage Guarantee, Company	4/7/11925	3547/311	14	Am. 3146/411
Bond Mortgage Guarantee, Company, F. Pollack and M. Cohen	Agreement	4/11/1925	3560/189	14	Am. 3146/411
B.H. Cohen	H. Berse	6/19/1925	3592/389	14	Am. 3597/17
Arthurette Holding Company, F. Pollack and P. Greenstein	Maro Realty Company, Inc.	7/12/1927	3810/181	14	
Arthurette Holding Company	Certificate	7/12/1927	3793/427	14	
Arthurette Holding Company, F.P. Rassan (formerly Pollack)	Maro Realty Company, Inc.	10/19/1928	3923/309	14	Discharged 12/27/1933, 754/45
Arthurette Holding Company	Certificate	10/19/1928	3923/309	14	
Maro Realty, Inc.	Tilbee Realty Corporation	10/21/1929	3997/265	14	Am. 3923/409
Executor of L. Shannon	J.H. Behrens, Central Hanover Bank and Trust Company (Trustees of)	4/23/1935	4225/271	14	Am. 3146/411
D. and M.R. Shepherd	J.S. Harris	4/30/1852	600/490	15	Asst. of Lease
J.F. Pierce (Referee) A.E. Cook et al Defendents	I.T. and J.G. Frost	5/8/1867	1000/594	15	
I.T. and J.G. Frost	I.T. Frost, Jr.	6/25/1886	1957/416	15	
I.T. Frost (Individual and Devisee of) J.G. Frost and I.T. Frost, Jr.	E.A. Verity	8/1/1888	2154/212	15	
E.A. Verity	E.G. Wilson	8/1/1888	2154/213	15	
A.W. Pine	A.S. Wilson	8/18/1921	3216/309	15	Dishcharged 8/16/1924, 696/379

Appendix B: Deeds

Table B-4
Deeds: Block 107, Lots 10 through 26, 28 through 26, and 38 through 51

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
A.W. Pine	Railroad Company Operative Building and Loan Association	8/16/1924	3492/335	15	Discharged 4/4/1950, 887/510
Railroad Federal Savings & Loan Association (successor to Railroad Company Operative Building & Loan Association	A.C. Stewart	4/3/1945	4375/545	15	Am. 3492/335
Thomas Buckley and Peter Stagg	John Brown	5/1/1816	119/4	16	
Samuel Cowdrey (Master in Chancery) Abijah Brown et al Defendants	Charles Trinder	3/30/1832	283/153	16	
Charles Trinder (exr of)	Charles T. Middlebrook	4/13/1880	1544/123	16	
Charles Trinder (exrs of)	Charles T. Middlebrook	12/19/1887	2087/406	16	
C. Trinder and Emily C. Middlebrook	William Pettit	3/10/1891	1/349	16	
William Pettit	Henry Wilson	6/20/1893	18/299	16	
Anna S. Wilson (exr of)	Gilbert and Brenner Company, Inc.	2/5/1930	3790/51	16	
Gilbert and Brenner Company, Inc.	Gilber-Casing Company, Inc.	12/28/1932	3852/198	16	
Gilber-Casing Company, Inc.	Big Bear Food Stores, Inc.	11/28/1945	4392/249	16	
Jersey District Realty Company, Inc.	Food Fair Stores Corporation	2/24/1949	4611/695	16	
Big Bear Food Stores, Inc.	Jersey District Realty Company, Inc.	2/24/1949	4611/699	16	
Food Fair Stores Corporation	Fre-Mar Properties, Inc.	1/21/1958	5027/340	16	
Fre-Mar Properties, Inc.	Milton Rabinowitz	3/5/1958	5032/5	16	
Thomas Buckley (exrs of)	John D. Phoenix	5/1/1858	758/488	17	
John D. Phoenix (exrs of)	John H. Williams	2/1/1866	959/303	17	
Anne F.C. Williams, widow of John H. Williams	Mary B. O'Donnell; John H. and Catharine P. Williams	7/13/1874	1292/380	17	release of dower
John H. and Catharine P. Williams, heirs of John H. Williams	Mary B. O'Donnell	10/25/1876	1378/492	17	
John H. Williams	Mary B. O'Donnell	8/11/1877	1430/481	17	
William C. Gulliver (referee), Mary B. O'Donnell et al Defendants	Stephen Whitney Phoenix	7/14/1881	1609/208	17	
Stephen Whitney Phoenix	Charles E. Larned	10/10/1881	1614/419	17	
Charles E. Larned	Jacob H. Woolley	6/22/1894	24/452	17	

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Deeds: Block 107, Lots 10 through 26, 28 through 26, and 38 through 51

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Jacob H. and Hannah Woolley	William Pettit	6/23/1894	24/470	17	
Greco Realty Corporation	Hudson Releasing Corporation	8/22/1950	4688/437	17	
Daraphim Associates: Jacob Irving, David Little, and Philip Gustin (co- partners)	Irvin L. Freeman	3/18/1955	4915/504	17	
Irvin L. Freeman	Inamly Corporation	9/1/1961	5161/215	17	
William Van Hook (Master in Chancery) Thomas Stagg, Jr. et al Defendants	Patrick Monahan	2/4/1824	173/82	18	
Patrick Monahan	John Clarke	6/24/1824	178/393	18	
Patrick and Margaret Monahan	John Clarke	6/24/1824	178/394	18	
John Clarke	Charles White, Jr.	5/25/1825	191/157	18	
William Walton	Charles J. Walton and Edgar Logan	4/15/11874	1278/684	18	
Gerardine Guilbert; Sarah and Georgette Walton; Catharine J.E. Ward, legatees of William Walton, Edmund Guilbert, and Sylvester L.H. Ward	William Walton (exrs of)	5/5/1874	1285/433	18	
Charles J. Walton	Edgar Logan	12/6/1878	1464/476	18	
Edgar and Charlotte E. Logan	Edgar Logan, Jr.	12/22/1882	1702/246	18	
Edgar, Jr. and Emilie Louise Logan	Ira O. Miller	4/24/1884	1786/347	18	
Ira O. and Annie S. Miller	William Pettit	11/6/1893	22/12	18	
Eliza Clark	William B., John H. and Louisa Ann White; Mary R. Shepherd	5/6/1848	503/608	19	
John H. White	Daniel Shepherd	7/21/1848	504/240	19	
Louisa A. White	Daniel Shepherd	11/27/1848	509/631	19	
William B. and Emilie White	Daniel Shepherd	9/22/1851	585/275	19	1/4 interest
Daniel and Mary Shepherd	John Keese Bailey	10/4/1851	586/217	19	asst of lease
John Keese Bailey	John S. Harris	10/11/1851	586/262	19	asst of lease
Abner and Betsey Thurber	John S. Harris	10/15/1851	589/147	19	
Daniel and Mary R. Shepherd	John S. Harris	4/30/1852	600/490	19	asst of lease
William and Anne Staltonstall Walton	John S. Harris	8/7/1852	610/535	19	
John S. and Lydia A. Harris	William W. De Forest	6/29/1855	682/575	19	
Louisa A. Maxwell (formerly White)	James H. Banker	12/8/1874	1305/299	19	correction deed

Appendix B: Deeds

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Deeds: Block 107, Lots 10 through 26, 28 through 26, and 38 through 51

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Alfred G. Vanderbilt (exrs of); Henry B. Anderson; Frederick L. Merriam; Reginald C., Frederick W. (trust), William K. and Anna H. Vanderbilt	210 West 56th Street Company	1/2/1920	3128/13	19	
210 West 56th Street Company	Clark F. Whittacker and Am./Sm. (?) Daniels	1/2/1920	3124/197	19	
Whittacker, Clark and Daniels, Inc.	Jack Sehres	5/14/1953	4833/462	19	
Jack Sehres	Jack and Emily Sehres	12/26/1957	5023/372	19	
Alfred G. Vanderbilt (exrs of); Henry B. Anderson; Frederick L. Merriam; Reginald C., Frederick W. (trust), William K. and Anna H. Vanderbilt	210 West 56th Street Company	1/2/1920	3115/498	20	
210 West 56th Street Company	John Damery	1/2/1920	3124/189	20	
Bertha B. Damery (devisee of John Damery)	Matteo Rinaldi and Frank Francavilla	4/11/1929	3706/265	20	
Perry Gottlieb (referee) Matteo Rinaldi et al Defendants	Irene Goldman	6/29/1944	4294/618	20	foreclosure 3106/283
Irene Goldman	Ralph Rossini	6/29/1944	4294/614	20	
Ralph Rossini	Matteo A. Rinaldi	1/10/1951	4709/507	20	
Joshua Jones (exrs of)	Helen Langdon	4/1/1889	2206/279	21	
Woodbury G. and Sophia E. Langdon	Woodbury G. Langdon Company, Inc.	11/28/1913	146/288	21	
Woodbury G. Langdon Company, Inc.	Ensign Realty Company	6/16/1914	148/462	21	
Ensign Realty Company	Anna Hollander	10/9/1914	153/19	21	
Anna Hollander	Thomas N. Dunn Company	2/17/1920	3133/167	21	
Thomas W. Dunn Company	Matteo A. Rinaldi	12/6/1944	4323/168	21	
Matteo A. Rinaldi	Matteo A. and Clara Rinaldi	1/10/1951	4709/503	21	
Matteo A. and Clara Rinaldi	Druth Corporation	12/4/1961	5170/130	21	
John Lorimer Graham, Joseph B. Varnum, assignees of John F. and Elijah P. Delaplaine	John V. Machett	2/21/1834	308/490	22	
Robert, Harriette L., Ogden, Mary R., and Juan B. Golet; and Hannah G. Gerry	Partition deed: Robert Golet	3/12/1881	1587/125	22	
Golden State Vineyards	George H. Walter	5/24/1904	85/169	24	lease
David and Maria Lydig	William Turpin	1/28/1825	184/419	25	

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Deeds: Block 107, Lots 10 through 26, 28 through 26, and 38 through 51

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Charles S. and Hannah M. Webb	John S. Jenness	3/23/1866	958/490	25	
Ida M. Otz	release of lien, estate tax	8/7/1942	3.JJ.293 (?)	27	
Ellen and Mary Fleming; Calixte and Cecilia Harvier; Thomas and Frances Fleming; John and Catharine Colvill	Partition: Cecilia Harvier	3/20/1849	516/414	28	
Ellen, Mary, Thomas, and Frances A. Fleming; John and Catharine Colvill	Cecilia Harvier	7/2/1850	550/19	28	
Calixte and Cecilia Harvier	Thomas Fleming	7/3/1850	546/550	28	
Thomas Fleming (exrs of), Frances S. Fleming	Anna Sutherland	3/23/1893	17/179	28	
Bank of Metropolis	Anna Sutherland (formerly Fleming or Kimball)	3/25/1893	17/203	28	release of mortgage, 9/205 and 210
Anna Sutherland, widow of Robert Sutherland	Charles M. Cannon	9/30/1893	19/206	28	
Charles M. and Edith C. Cannon	Harriet L. Galletin	6/28/1895	29/376	28	
Harriet Lawrence Galletin	Edwin A. Cruikshank	9/11/1896	37/427	28	
Edwin A. and Susie Cruikshank	Ernest Harvier	3/5/1902	68/234	28	
Ernest Harvier	Michael McCormack	6/11/1928	3664/175	28	
Michael McCormack (ex of)	Johanna McCormack	8/25/1938	3989/187	28	
Johanna McCormack	Catherine Johnson	6/20/1939	4007/327	28	
Catherine and Leonard Johnson	Anna C. Bryan	4/21/1961	5147/79	28	
Elizabeth, John and Margaret E. Nitchie, heirs of John Nitchie	Sophia N. Lewis	8/12/1828	240/193	29	
William B. Lewis (exrs and trusts of); Charlotte L. Luris and Alfred Edwards (trusts)	Elias H. Van Benschoten	3/18/1850	537/342	29	
Eliza S. Waterbury; John S. Lewis; Sophia M Edwards; Sarah L. Wesson; Edward S. Lewis, heirs of Zachariah Lewis, Jared B. Waterbury, Sarah H. Lewis, Alfred Edwards, Andrew Wessant, and Sarah A. Lewis	Elias H. Van Benschoten	3/18/1850	537/344	29	5/7 interest
Edward Z. Lewis, trust. For Mary C. and Augustus C. Richards	Elias H. Van Benschoten	3/21/1850	539/76	29	1/7 interest

Appendix B: Deeds

Table B-4
Deeds: Block 107, Lots 10 through 26, 28 through 26, and 38 through 51

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Mary C. Richards	Elias H. Van Benschoten	3/21/1850	539/79	29	ratification of deed, 1/7 interest, see 240/193
Elias H. Van Benschoten	Benjamin H. Howell	2/1/1866	959/130	29	
Marganna Realty Corporation	Anna Pasquale; Anna M. and Margaret P. Viane	10/9/1961	5164/671	29	
Thomas C. Taylor, Edward Lyde and Ludlow Dashwood (Commissioners in Partition), estate of Gerard Walton	Joshua and Walter Underhill	7/7/1823	167/389	30	
Joshua and Walter Underhill	Thomas H. and John F. Smith	4/14/1825	192/8	30	
Thomas H. Smith	John MacGregor	3/10/1828	233/236	30	
Charles M. O'Reilly	Benjamin H. Howell	5/31/1867	1020/122	30	
Harriet, Aurelia and Elizabeth Silliman; Laura S. Blagden, heirs of Augustus E. Silliman, will of Mary MacGregor	Benjamin H. Howell	11/7/1871	1186/460	30	
Mary MacGregor (exr of)	Benjamin H. Howell	11/7/1871	1186/462	30	
Thomas H. Smith	John MacGregor	3/10/1828	233/234	31	
Mary MacGregor (exr of)	Charles M. O'Reilly	11/1/1871	1189/466	31	
Augustus E. Silliman	Harriet, Aurelia and Elizabeth Silliman	11/1/1871	1189/468	31	
Harriet, Aurelia and Elizabeth Silliman; Laura S. Blagden	Charles M. O'Reilly	11/1/1871	1189/471	31	
Margaret J. O'Reilly	William L.H. Gallin	12/18/1919	3122/87	31	lease
Margaret J. O'Reilly	Alice T. Gallin	8/25/1920	3177/324	31	
Alice J. Gallin	John Gallin and Son, Inc.	5/3/1951	4728/310	31	
Albert L. and Bessie M.H. Nichols	Winifred L. Rodriguez	12/30/1944	4328/503	32	
Winifred L. Rodriguez	271 Water Street Corporation	4/5/1946	4423/471	32	
271 Water Street Corporation	Laurence and Richard Timmons	7/23/1946	4450/439	32	
Richard J. and Evelyn A. Chard	Seth M. Miliken and Henry A. Willis	12/23/1898	50/333	33	
Seth M. (exr of), Alida K.L., Gerrish H. and Agnes G. Millikan; Margaret M. Hatch (heirs and devisees of)	William H. and Thomas M. Claflin (trust of), and Thomas Mack (dec'd)	3/4/1921	3202/458	33	
William H. and Thomas M. Claflin (trust of), and Thomas Mack (dec'd)	David Kleckner	6/19/1922	3299/21	33	
David Kleckner	Sadie Kleckner	8/15/1930	3770/303	33	

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Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Sadie Kleckner	Archibald D. MacDougall; J.H. Braselmann; and O.S. Gunprich	9/22/1931	3807/477	33	
Sadie Kleckner	Archibald D. MacDougall; J.H. Braselmann; and O.S. Gunprich	9/22/1931	3807/479	33	release of dower
Archibald MacDougall; J.H. Braselmann; O.S. Gumpnich, as individuals and as trustees for the benefit of creditors of David Kleckner	Title Guarantee and Trust Company	6/26/1935	3903/446	33	
Francis J. Mahoney (referee) John A. Braselmann et al Defendants	Title Guarantee and Trust Company	9/28/1935	3915/137	33	foreclosure 3775/471
Title Guarantee and Trust Company	Municipal Mortgage Company	10/21/1935	3914/201	33	
Municipal Mortgage Company	Title Guarantee and Trust Company	10/24/1935	3914/217	33	
Title Guarantee and Trust Company	Edward A. Zibell	3/7/1939	4003/248	33	
Edward A. Zibell (exrs of), Edward A. Zibell, Jr. and Jules S. Zibell	Harry J. Simoncini and Harry Ristuccia	8/26/1955	4934/554	33	
Harry J. Simoncini and Harry Ristuccia	248 Front Street Corporation	12/6/1956	4985/269	33	
248 Front Street Corporation	Yanni Vavavea	5/2/1960	5113/695	33	
Yanni Vavavea	Jack Costa	4/4/1961	5145/499	33	
Isaac S. Mettler (exr of)	Mary V. and Carrie L. Butler and Edna J. Mettler	4/16/1926	3542/132	35	
Carrie L. Butler (exrs of)	Mary V. Butler	2/15/1927	3593/28	35	
Carrie L. Butler (exrs of)	Edna J. Mettler	2/15/1927	3503/30	35	
Nat Brown, Albert Schwartzman, and Joseph Loff	Gertzer Packing and Cropering (?) Company, Inc.	3/24/1953	4826/166	35	lease
William and Sarah Willcocks	Andrew Morris	11/15/1813	103/603	36	
Andrew and Ellinor Morris	William Agnew	5/8/1818	124/127	36	
William and Eliza Agnew	John C. Merritt	5/3/1828	236/416	36	
Thomas and Anna Buckley	John C. Merritt	7/2/1828	239/48	36	
William Walton	Elizabeth Gumhs	9/8/1849	524/564	36	lease
Emily A. Merritt, widow of John C. Merritt	Henry Rowland and Obadiah W. Jones	2/7/1850	533/520	36	1/3 interest, release of dower
John C. Merritt (exrs of)	Henry Rowland and Obadiah W. Jones	2/7/1850	533/521	36	

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Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
John Winslow (adm of)	Henry Rowland and Obadiah W. Jones	3/24/1852	596/267	36	surrender of lease
Executor of C. Kissam	F.A. Livingston	2/17/1824	173/282	38	
Heirs of F.A. Livingston and J. and H. McCracken	C. Roosevelt	1/11/1842	422/115	38	
Trustee of Livingston, McCracken, Heirs of Smith	C.R. Livingston	10/14/1850	550/325	38	See L440, Cp325
McCrackens, Livingstons and Knox	J.H.L. McCracken, M. Livingston and Trustee will of E.C. Smith	10/19/1850	550/385	38	
Trustees of E.C. Smith and C.R. Livingston	J.S. Harris	7/10/1851	578/641	38	
J.S. and L.A. Harris	G.C. Stone	11/23/1852	615/533	38	1/2 Interest
G.C. and S.W. Stone	J.S. Harris	11/20/1856	713/641	38	1/2 Interest
Executor of H. Rowland	H.E. and A.E. Rowland (Trustees for R.T. Forbes) will of H. Rowland	12/31/1889	2265/481	38	1/4 Interest
H.E. Rowland (Agent) and W.E. Rowland	J. and J. Kohn	3/29/1895	28/363	38	Lease
T.A. Ward	S.L.H. Ward	6/19/1847	492/219	38.5	
H.E. Rowland	Firm of E.M. Moers Sons	3/29/1895	28/365	38.5	Lease
T.A. Ward	S.L.H. Ward	3/13/1845	456/418	39	
Executor of O.W. Jones	H.E. and A.E. Rowland	7/18/1889	2239/264	39	1/2 Interest
Executor of H. Rowland	Trustee of R.T. Forbes	12/31/1889	2265/476	39	1/4 Interest
H.E. Rowland (Agent) and W.E. Rowland	Samuel C. Boehm and Co.	3/29/1895	28/368	39	Lease
H.E. Rowland	J. Carrano	3/16/1910	127/164	39	Lease
R. Cunningham	J.R. Murray	7/26/1814	107/343	40	
Executor of G. Cunningham	J. Gray, Jr.	12/11/1830	268/193	40	
A. Crommelin	R. Manning	4/8/1831	270/526	40	2/7 Interest
M. and A. Hoyt	R. Cunningham	4/19/1831	271/615	40	Quit Claim
J., Jr. and H. Gray	R. Gedney	4/20/1831	272/179	40	
E. Crommelin	R. Manning	6/27/1831	272/567	40	Correction Deed
R. and S. Gedney	P. Spofford and T. Tileston	8/1/1832	288/191	40	
R. Manning	P. Spofford and T. Tileston	8/12/1843	437/528	40	
A. Van Ranst	J.R. Van Ranst	5/31/1852	275/303	40	
Heirs of J. Roosevelt	M. Hoyt	1/24/1820	141/318	41	
J.R. and A. Van Ranst	R. Gedney	5/21/1832	286/241	41	
S. De Windt	J. Lenox	5/26/1834	312/415	42	

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Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
J. Westervelt (Sheriff) in the interest of E. Crommelin	A. Crommelin	8/1/1835	340/402	42	
S. Cambreling (Master of Chancery) and J.C. Roosevelt et al Defendents	J.C. Roosevelt	11/7/1836	366/200	42	
Van Rans, Bache, Kissam, Morris, McEvers, Stewart	J.C. Roosevelt	3/14/1837	372/376	42	
Morris, Stevens, Kemble, Van Cortlandt, White Bibby, Myers, Bayley	J.C. Roosevelt	3/14/1837	372/379	42	
J. Lenox	J.C. Roosevelt	3/14/1837	372/383	42	
Trustees for D.M. and S. Hitchcock	J.C. Roosevelt	3/14/1837	372/384	42	
A. Crommelin	J.C. Roosevelt	3/14/1837	372/386	42	
J. and S. Bleeker	J.C. Roosevelt	3/14/1837	372/387	42	
J.B. Roosevelt	J.C. Roosevelt	3/14/1837	372/388	42	
J.W.H., S.H. and M. Webb, C.S. and S.A. Stewart, and E.R., L. and L. Stewart	J.C. Roosevelt	3/14/1837	372/389	42	
S.H. and M.I. Webb	J.C. Roosevelt	3/14/1837	372/390	42	
M.W. Stewart	J.C. Roosevelt	3/14/1837	372/408	42	
A. and H. Schermerhorn	J.C. Roosevelt	11/23/1837	382/435	42	
J.P.F. and J. Clark	J.C. Roosevelt	11/23/1837	382/436	42	
J. and F. Meyers	J.C. Roosevelt	11/23/1837	382/437	42	
M.A. Lisenard	J.C. Roosevelt	5/2/1839	399/12	42	Release of Dower
Guardians of S., H. and M. Lisenard	J.C. Roosevelt	5/2/1839	399/13	42	
J.C.R. Brown	J.H. Roosevelt	4/10/1849	518/251	42	
C. Roosevelt	J.H. Roosevelt	4/21/1849	520/104	42	
Brockholst and Catharine Livingston	Samuel Read	10/28/1817	124/121	43	
Jeremiah and Hannah Vanderbilt; Charles B. and Maria Reed	Edward G. and Thomas H. Falle	6/21/1836	359/279	43	
William D. Gaillard, trustee of Charlotte Otis Le Roy	United Lead Company	2/9/1916	158/284	43	lease
National Lead Company	Charles H. Demarest, Inc.	11/2/1942	4177/441	43	
Edward D. O'Donnell	Joe Dittmar	12/18/1945	4396/662	43	
Charles H. Demarest, Inc.	Edward D. O'Donnell	12/18/1945	4396/658	43	
Joe Dittmar	Herman Hollander, Inc.	3/5/1946	4415/153	43	
Herman Hollander, Inc.	Holliglove Corporation	2/15/1951	4715/363	43	

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Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
William and Sarah Willcocks	Howard Furman	5/28/1818	127/555	43 1/2	
Jarret and Mary Furman	Howard Furman	5/12/1832	284/594	43 1/2	
Thomas and Anna Buckley	Howard Furman	3/11/1836	350/149	43 1/2	
Howard Furman	Edward G. and Thomas H. Faile	3/11/1836	350/150	43 1/2	
Nathan Sayre and Ephraim Force	George Youle	2/25/1822	158/71	44	asst of lease
William Walton	Henry Rowland and Obadiah W. Jones	8/14/1851	581/117	44	
Carrie L. Butler (exrs of)	Harold S. Butler	2/15/1927	3593/29	44	
Edward Van Horne	William Lawrence	1/7/1815	108/262	46	
Samuel M. and Hannah Thompson	Henry Summons	4/23/1818	126/490	46	
Francis V. and Jane Morrell; Abraham and Rachel Ann Walsh	James Simmons	5/12/1843	437/154	46	
James and Ann Simmons	Walter F. Brush	5/1/1848	505/112	46	
Walter F. and Almira F. Brush	William A. Hilt	2/4/1852	595/72	46	
Philo T. Ruggles (referee) Augustine N. Lawrence et al Defendants	Joshua Jones	6/20/1864	911/261	46	
William A. Hilt (exr of)	William H. Whitney	11/12/1901	67/166	46	
William H. and Esther A. Whitney	Mary Healy	1/9/1902	70/76	46	
Mary Healy	? and William Hann	3/10/1905	91/136	46	
William Hamilton (exrs of); Adolph E. Hann; Kraats, Louise H., and Nicholas C. Vander; Ottile H. and Albert L. Weiss; Julia N. and Nathaniel L. Frankel	Nathaniel L. and Julia N. Frankel	7/19/1944	4298/336	46	
Nathaniel L. and Julia N. Frankel	V.A. Pugliese and Sons, Inc.	2/14/1946	4410/474	46	
V.A. Pugliese and Sons, Inc.	Marika Giata	7/13/1946	4448/143	46	
Peter Giata	Richard, Lawrence, and William Timmons	7/16/1952	4791/653	46	
Elisha W. (exr of) and Theodore F. King, trustee for Josephine Lambert (formerly King), Margaret and Theodore F. and Sarah Ann King; Alexander T. and Helen F. Watson; Peter V. and Eliza A. King	Benjamin W. Bournay, trustee for Helen F. Watson	8/21/1852	605/541	47	

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Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Thomas C. Taylor, Edward Lyde and Ludlow Dashwood (Commissioners in Partition), estate of Gerard Walton	John Suydam	9/15/1823	170/23	48	
Henry and Margaret Walton	John Suydam	6/18/1824	179/27	48	
Joseph Rose	Elisha W. King	3/11/1837	371/211	48	
Francis B. Bangs	Hiram Ketchum	3/25/1850	536/582	48	
Augustine N. and Francis Lawrence	Henry C. Simms	12/8/1861	850/151	48	
Helen F. Watson and Peter V. King (trust)	William H. Book	5/29/1873	1260/38	48	direction to sell
Helen F. Watson and Peter V. King (trust)	William H. Boole	5/29/1873	1260/44	48	
William H. and Eunice C. Boole	Helen F. Watson	6/25/1877	1424/61	48	
Harry W. and Henrietta E. Shelton	Helen King Luquer	5/4/1882	1664/19	48	
Helen F. Watson (exr of)	Rose Smith	3/6/1882	1713/66	48	
Helen King Luquer	Rose Smith	3/7/1882	1707/275	48	
Rose Smith	A. Veronica Smyth	3/9/1883	1699/460	48	
A. Veronica Smyth	Ann Callaghan	6/21/1883	1726/351	48	
Ann Callaghan	Jefferson M. Levy	12/4/1883	1767/236	48	
Jefferson M. Levy	William S. Kane	12/9/1887	2104/100	48	
William S. and Gertrude Kane	Jefferson M. Levy	6/5/1888	2146/129	48	
Jefferson M. Levy	John J. Costello	3/27/1889	2213/20	48	
Henry D. Hotchkiss (referee) Stephen H. Olin Plaintiff vs. John J. Costello et al Defendants	Julius A. Zibell	12/15/1892	14/156	48	
Maurice J. Kerbel (referee) Henrietta Zibell, as individual and as exr of Julius A. Zibel et al Defendants	Central Savings Bank in the City of New York	6/15/1943	4215/65	48	
Central Savings Bank in the City of New York	William Engels	2/14/1944	4263/382	48	
William Engels	Jacob Friedus and Samuel E. Aaron	3/12/1947	4501/17	48	
Jacob Friedus and Samuel E. Aaron	Vincent J. Vaccaro	1/7/1949	4605/185	48	
Vincent J. Vaccaro	William Lawrence and Richard Timmons	4/5/1950	4667/468	48	
Stephen Whitney (exrs of)	George R.J. Bowdoin, Francis M. Babcock, and Samuel Suydam	1/6/1862	849/316	49	approval of commissioners

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Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
George R.J. Bowdoin, Francis M. Babcock, and Samuel Suydam (Commissioners in Partition), estate of Stephen Whitney	Report of the Commissioners in the partition	1/6/1862	849/350	49	examine 50
George R.J. Bowdoin, Francis M. Babcock, and Samuel Suydam (Commissioners in Partition), estate of Stephen Whitney	Maria Whitney	1/6/1862	849/466	49	
Maria Whitney and Robert C. Livingston	Edward S. Dakin	4/27/1880	1538/38	49	
Edward S. Dakin	Robert Cambridge Livingston	4/27/1880	1538/384	49	
Robert Cambridge and Maria W. Livingston	George W. and Abby C. Christopher	5/1/1884	1796/341	49	
George W. Christopher	Abby C. Christopher	1/31/1896	34/204	49	
Abby C. Christopher	John Pettit (trust)	5/13/1896	35/416	49	
John and Alida R. Pettit	William Calhoun	1/8/1897	39/264	49	
John and Alida R. Pettit	Alexander C. Quarrier	7/23/1898	49/381	49	
William and Carrie I.H. Calhoun	John Pettit	7/23/1898	49/479	49	
George M. Van Hoesen (referee) Helen D. Adams et al Plaintiffs vs. William Calhoun et al Defendants	Helen D. Adams, trustee of Patrick Dickie	11/18/1899	56/327	49	
Farmers Loan and Trust Company, trustees of Patrick Dickie	Julius A. Zibell	3/19/1907	109/449	49	
Julius A. Zibell (exrs of); Henrietta Zibell; John Schlegel; Anita Z. Hiller, Emma Sotchek; Johanna C. Bedinger; Jules W. Schwenker; Marjorie G/ Stalter; Muriel Zibell, all heirs and devisees of Julius A. Zibell	Anna M. Harris	11/4/1938	3994/137	49	
Anna M. Harris	Nyack National Bank and Trust Company	11/4/1938	3994/136	49	asst of rents
Anna M. Harris	Nyack National Bank and Trust Company	6/25/1940	4066/373	49	
Anna M. Harris	Nyack National Bank and Trust Company	7/3/1940	4067/582	49	correction for 4066/373
Nyack National Bank and Trust Company	Shingleside Corporation	3/31/1942	4152/356	49	
Shingleside Corporation	Nesler Realty Corporation	6/9/1944	4290/479	49	
Nesler Realty Corporation	H.C.L. Realty Corporation	3/12/1946	4416/598	49	

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Deeds: Block 107, Lots 10 through 26, 28 through 26, and 38 through 51

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
271 Water Street Corporation	Nil-Sir Realty Corporation, Inc.	7/16/1946	4448/494	49	
Nil-Sir Realty Corporation, Inc.	William H. Siegmann Company, Inc. and Arthur Leslie Sauce Company, Inc.	2/27/1947	4497/53	49	
William H. Siegmann Company, Inc. and Arthur Leslie Savee (?) Company, Inc.	Helen Siegmann	12/31/1954	4905/242	49	
Helen Siegmann	275 Water Street Corporation	3/3/1961	5142/493	49	
Thomas and Ann White	John Seger	1/11/1811	90/137	50	
James Hall	William Jackson	6/14/1826	205/533	50	
William A. Jackson and Elizabeth A. Evans, heirs of William and Georgianna Jackson	Jane Jackson	3/27/1857	735/30	50	
Jane Jackson	James Damery	3/8/1881	1571/356	50	
David McClure (referee) James Damery Plaintiff vs. Eliza Farr et al Defendants	Eliza Damery	12/1/1897	44/272	50	
Andrew G., John, Ida V., James H. and Matilda P. Damery; and Eliza A. Tarr, heirs of Eliza Damery	William Floyd	9/30/1903	80/89	50	
William and Elizabeth W. Floyd	Edward E. Androvette	4/6/1920	3149/16	50	
Edward E. Androvette	Herman and Laurence Leben and Marcia L. Kahn, co-partners in Leben and Kahn	8/6/1957	5011/59	50	
Jessie F. Androvette	Herman and Laurence Leben and Marcia L. Kahn, co-partners in Leben and Kahn	8/6/1957	5011/63	50	
Edward E. Androvette (est. of)	release of lien of New York estate tax	8/12/1957	misc. 617/47/49 (?)	50	
Helena Kip (exrs of)	Peter Laing	6/16/1807	76/470	51	
Pater Laing (adm of)	Charles G. Ferris	8/7/1826	296/417	51	
Johanna McCormack	John McCormack	6/17/1947	4517/537	51	
Philip M. Lydig (exrs of)	Conrad F. and Elben F. Meyer	2/3/1875	1324/43	1,26,27	
Emma Moller, devisee of Conrad F. Meyer	Eibe N.F. Meyer	4/3/1891	2/381	1,26,27	
Ida M. Otz	Frederick W. Fieder, Jr.	11/10/1908	118/327	1,26,27	see will of E.M.F. Meyer 849/132
Frederick W. Jr. and Ada B. Fieder	Floyd H. Crane and William F. Proctor	11/10/1908	118/326	1,26,27	

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Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Thomas L. Hurley (referee) Floyd H. Crane (exrs of) et al Defendants	Ida M. Otz	12/22/1919	3115/418	1,26,27	
Ida M. Otz	Howard A. Raymond	11/19/1925	3509/257	1,26,27	
Howard A. Raymond	Samuel Kilpatrick	11/19/1925	3509/256	1,26,27	
Samuel Kilpatrick	423 2nd Avenue Realty Corporation	1/19/1926	3519/282	1,26,27	
423 2nd Avenue Realty Corporation	Karis Realty Company, Inc.	8/3/1926	3552/114	1,26,27	
423 2nd Avenue Realty Corporation	Edgar Grearson	4/13/1927	3587/475	1,26,27	lease
Karis Realty Company, Inc.	160 South Street Realty Corporation	5/28.1935	3906/187	1,26,27	
Nathaniel Phillips (referee) Florence R. MacAvoy Plaintiff vs. 160 South Street Realty Corporation et al Defendents	Ida M. Otz	7/9/1942	4165/215	1,26,27	foreclosure 3615/289
Florence R. MacAvoy	Salvatore and Mariano Durante	8/7/1942	4168/195	1,26,27	
Salvatore Durante	William P. Durante	5/14/1951	4729/691	1,26,27	
Salvatore Durante	William P. Durante	5/19/1953	4879/348	1,26,27	
M.H. and A.M. Meyer	J.C. Skaden	10/24/1857	744/215	10, 11, 14	
J. and M.E. Roosevelt	J. Ward	3/11/1802	61/475	10-13 incl.	
H. and M. Walton	G. Storm	6/18/1824	179/29	10-13 incl.	
The Mayor, Alderman, and Commonality of the City of New York	J. Barker, Executor of J. Benedict and Executor of B. Egbert	12/1/1842	432/127	10-13 incl.	
Heirs of C.C. Roosevelt	J. Roosevelt	4/14/1796	51/258	14, 15	
A.S. Wilson	S.P. Sturges	4/2/1918	3041/331	14, 15	Discharged 4/5/1921, 672/189
H. Wilson	A.S. Wilson	7/25/1893	20/209	14, 16	
Henry Wilson	Anna Snedeker Wilson	7/25/1893	20/209	14,16	
Milton Rabinowitz	Milton Phillips	10/17/1960	5129/356	15,16	
Milton Phillips	Milton Rabinowitz	10/18/1960	5129/373	15,16	
Milton Rabinowitz	Inamly Corporation	1/17/1962	5175/620	15,16	
John Pettit (trust), devisee of William Pettit	Alida R. Pettit	4/2/1896	33/402	17,18	
Mabel S. and Herbert S. Carter; Harriet and John S. Pettit; Marie H. and Arthur H. Colby	Morton B. Smith Company	11/27/1917	3029/375	17,18	
Forsyth and Marian H. Wickes	Morton B. Smith Company	11/27/1917	3045/55	17,18	
John J. Pettit	Forsyth Wickes	11/27/1917	3025/300	17,18	
Leo N. and Roland S. Pettit	Morton B. Smith Company	12/1/1917	3034/114	17,18	r.d.

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Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Morton B. Smith Company	Jacob W. Straub	11/7/1928	3686/99	17,18	
Jacob W. and Jeannette R. Straub	A. Schrader's Sons, Inc.	3/26/1930	3754/337	17,18	
Scovill Manufacturing Company	Greco Realty Corporation	2/3/1948	4554/190	17,18	
Caroline and Reinhold Von Walbrunn	Mary Haliburton Jenness	2/24/1897	40/104	17,18,29,30	
Roland S. Pettit	Marie-Henrietta Colby	8/11/1914	150/288	17,18,29,30	
John H. or J. Stewart Pettit	Forsyth Wickes	10/28/1915	156/317	17,18,29,30	
Roland S. Pettit	Marie-Henrietta Colby	8/8/1914	149/479	17,18,30	
Matthew A. Henkel (trust) and John S. Pettit (bankrupt)	Forsyth Wickes	11/27/1917	3035/43	17,18,30,39	
Sinclair Richardson	Forsyth Wickes	11/27/1917	3011/352	17,18,30,39	r.j.
A. Schrader's Sons, Inc.	Scovill Manufacturing Company	1/3/1935	3892/340	17,19	
The Mayor Alderman and Commonality of the City of New York	Dominick Lynch Lawrence and William W. De Forest	12/21/1857	747/321	18,19	
Cornelius Vanderbilt (exr and trust of); Alice G., William K., Alfred G. Vanderbilt; Chauncey M. Depew; and Edward V.W. Rossiter (trust)	Alfred G. Vanderbilt	11/23/1907	114/285	19,20	1/2 interest
Henry C. and Marie O. Simms	Augustine N. Lawrence	7/23/1862	856/675	2,25	
Abel Maurice	John S. Jenness and Charles S. Webb	2/1/1866	959/253	2,25	
John S. and Mary E. Jenness	Richard Jenness	11/14/1867	1026/400	2,25	
Annah St. Clair Gerry (exr of); Eldredge Jr. and Jessie S. Gerry	Alice Gerry Stewart and Elizabeth Pangiris	1/12/1899	50/380	2,25	
Ogden Goelet (exrs and trust for); Mary R. Goelet; George De Witt (trusts); Harriet W., Mary R. and Robert Goelet	Ogden Goelet (exrs and trust for); Mary R. Goelet; George De Witt (trusts); Harriet W., Mary R. and Robert Goelet	4/21/1898	47/283	22,23,24	
Robert and Roberta W. Goelet	Wishnick-Jumper, Inc.	11/1/1941	4431/143	22,23,24	
Witco Chemical Company and Wishnick- Jumper, Inc. (formerly)	Witco Foundation	7/9/1956	4970/422	22,23,24	
Wishnick-Jumper, Inc.	name changed to Witco Chemical Company	7/9/1956	misc. 58 M55 (?)	22,23,24	
Witco Foundation	Rappa's Transfer, Inc.	4/3/1958	5034/378	22,23,24	

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Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Rappa's Transfer, Inc.	Rappa Realty Corporation	11/1/1960	5130/622	22,23,24	
Rappa Realty Corporation	Rappa's Transfer, Inc.	6/19/1961	5153/428	22,23,24	
Rappa's Transfer, Inc.	Druth Corporation	9/6/1961	5161/518	22,23,24	
Robert Goelet; Edward DeWitt; Rory C. Gasser, trustees of Ogden Goelet	George V.R.J. Innes-Ker, "Duke of Roxburghe"	6/2/1939	4013/399	22-24	
Robert and Roberta W. Goelet and George V.R.J. Innes-Ker, "Duke of Roxburghe"	Partition Deed	6/2/1939	4013/410	22-24	
Jacob Walton, John Johnson and Jacob, Ann, Sarah and Susan Morriss (sic)	Peter Lorillard	3/6/1834	307/631	23,24	
John Lorimer Graham, Joseph B. Varnum, assignees of John F. Delaplaine	Peter Lorillard, Jr.	3/6/1834	307/633	23,24	
Louis L. and Katharine B. Lorillard	Robert and Ogden Goelet	12/8/1886	2004/226	23,24	1/6 interest
Peter, Emily T., Jacob, and Fanny W. Lorillard; Catherine A. and James P. Kernochan; Mary L. and Henry J. Barbey; and Eva L. and Lawrence Kip	Robert and Ogden Goelet	12/8/1886	2004/229	23,24	5/6 interest
Thomas C. Taylor, Edward Lyde and Ludlow Dashwood (Commissioners in Partition), estate of Gerard Walton	Henry Walton	7/15/1823	167/389	23,24,48	
Henry and Margaret Walton	John F. and Elijah P. Delaplaine	6/30/1824	190/485	23-24 incl.	
George W. and Eliza M. Browne	Thomas Fleming	5/11/1818	126/583	28,53	
Sebe Browne	Thomas Fleming	5/12/1818	127/463	28,53	
Ann Eliza Brown (guardian of)	Thomas Fleming	5/12/1818	127/465	28,53	
Benjamin H. and Elizabeth Howell	August Schand	4/11/1855	1858/225	29,30	
August Schand	William Pettit	4/11/1855	1858/295	29,30	
Alida R. Pettit	John Pettit (trust)	4/2/1896	33/396	29,30	lease
John Pettit (trust), devisee of William Pettit	Alida R. Pettit	4/2/1896	33/400	29,30	
Marie H. Colby; Forsyth and Marian H. Wickes; Mabel I. Carter (formerly Pettit); and Harriet S. Greeff (formerly Pettit)	Paul Viane	6/24/1919	3095/29	29,30	
Paul and Mary L. Viane	Marganna Realty Corporation	6/2/1932	3834/226	29,30	

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Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Thomas Arden (exr of)	Thomas White	5/26/1800	58/216	29,50	
Mordecae M. Noah (Sheriff) and William W. Morris (Interests of)	Henry Walton	6/18/1824	179/24	3,18,19,23,24	
The Mayor Alderman and Commonality of the City of New York	Gerard Walton	11/5/1823	170/112	3,23,24	
The Mayor Alderman and Commonality of the City of New York	John H. Howland	6/6/1843	434/443	3,23,24	
J. Latham	B. Hildreth	4/21/1769	3/320	30, 49	
Globe Insurance Company	Thomas H. Smith	3/10/1822	233/231	30,31	release of mortgage
Abraham and Phoebe Fardon	Thomas H. Smith	10/30/1824	182/367	30,31	
Mary MacGregor	Henry Rowland and Obadiah W. Jones	6/17/1853	637/272	30,31	lease
John Latham	Benjamin Hildreth	4/21/1769	38/320	30,49	
Benjamin Hildreth (exrs of)	Gerard Walton	9/21/1796	53/64	30,49	
Henry and Margaret Walton	Stephen Whitney	2/15/1827	213/502	30,49	
Henry Rowland and Obadiah W. Jones	Charles M. O'Reilly	3/14/1866	976/56	31,32,33	asst of lease
Joshua Jones (exrs of)	Henry and Nicholas Brewer	4/15/1889	2205/496	32,33,47	
Henry, Isabella L., Nicholas and Elizabeth L. Brewer	Richard J. Chard	6/2/1890	2331/158	32,33,47	
Richard J. and Evelyn A. Chard	William G. Hoople and E. Everet Androvette	10/7/1902	73/6	32,47	
Edward E. and Jennie Guyon Androvette	William G. Hoople	8/17/1905	96/180	32,47	
Agnes B., William Howard, and Victoria I. Hoople; Mary E.H. Staebler; Bessie M.H. Nichols, heirs of William G. Hoople	Bessie M. Nichols, Mary E.H. Staebler, and William H. Hoople	3/7/1911	132/180	32,47	
William H. and Victoria J. Hoople	Bessie M. Nichols and Mary E.H. Staebler	5/2/1917	3018/161	32,47	
Harry Aronson, Inc.	Alf Realty Company, Inc.	1/6/1921	3199/221	32,47	
Bessie M. Nichols and Mary E.H. Staebler	Harry Aronson, Inc.	1/6/1921	3202/43	32,47	
Alf Realty Company, Inc.	264 Canal Street Corporation	11/23/1921	3253/214	32,47	
264 Canal Street Corporation	James S. and Daniel L. Reardon	5/25/1922	3280/497	32,47	
James S., Daniel L., and Daisy Reardon	J.S. and D.L. Reardon Realty Company, Inc.	1/28/1925	3460/90	32,47	

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Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
J.S. and D.L. Reardon Realty Company, Inc.	James S. Reardon	1/30/1929	3700/120	32,47	
James S. and Rose M. Reardon	Albert J. Nichols	3/13/1933	3858/114	32,47	
James and Maria Eliza Roosevelt; Abraham M., Margaret, Charles, and Sarah E. Walton; Edward Jr. and Grace Lyde; Charlotte E. Walton	Isaac Jones	9/22/1803	65/263	32-34 incl.	
Grace M. Lane (exrs of)	Dendron Corporation	2/26/1946	4413/92	34,35	
Joshua Jones (exrs of)	William E. Treadwell	4/1/1889	2199/390	34,45	
Dendron Corporation	Squaretop Realty Corporation	3/28/1958	5034/79	34,45	
William Walton	Henry Rowland and Obadiah W. Jones	5/24/1851	595/289	35,36	
Henry and Elizabeth T. Rowland; Obadiah and Elizabeth M. Jones	William E. Treadwell	7/1/1871	1170/507	35,44	
Mary V., Harold S., and Loretta D. Butler; and Edna J. Mettler	Baker and Williams (a corporation)	10/31/1929	3734/378	35,44	
Baker and Williams (a corporation)	Nat Brown, Albert Schwartzman, and Joseph Loff	3/13/1953	4824/630	35,44	
Albert Schwartzman and Joseph Loff	Nat Brown	3/23/1959	5071/353	35,44	
Nat Brown	Joseph Loff	4/3/1959	5072/462	35,46	
J.S. Harris, O.W. Jones, and H. Rowland	Party Wall Agreement	3/24/1852	596/269	36, 39	
Congregational Home Missionary Society	Ella L. Rowland	6/17/1919	3088/213	36,37,38,38 1/2, 39	
Berea College	Ella L. Rowland	6/17/1919	3088/211	36,37,38,38 1/2, 39	
Henry Rowland; Obadiah W. Jones; John S. Harris	Party Wall Agreement	3/24/1852	596/269	36,39	
John and Anne Lawrence	Jacob Latting	9/1/1796	53/19	36,43 1/2	
Jacob and Frelove Latting	Thomas Buckley	4/28/1797	54/263	36,43 1/2	
Executor of E.L. Rowland	Guarantee Trust Company (Trustee of Rowland)	4/11/1930	4039/81	36-39	Am. 3806/385
Guarantee Trust Company (Trustee of Rowland)	Agreement	4/11/1930	4039/82	36-39	Am. 3806/385
Morse, Guarantee Trust Company, Executor of the Rowland family, Belfein Realty Corp.	Agreement	9/16/1932	4175/227	36-39	Am. 3806/385

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Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
H. Rowland, L.R. Harris, E.P. Rowland (Executors and Trustees of H.E. Rowland)	Executor of E.L. Rowland	9/13/1946	4852/38	36-39	Am. 3806/385
R.J. Morse	M. Mizel	10/7/1946	4857/337	36-39	Am. 3806/385
L.R. Harris	M. Mizel	10/7/1946	4857/333	36-39	Am. 3806/385
M. Mizel	State of New York National Bank	10/7/1946	4857/326	36-39	Am. 3806/385
E.P. Rowland or E. Pierrepont	Sons of A. Behrer	4/13/1917	3017/103	36-39 incl.	
Zelfein Realty Corporation	Executor and Trustees of E.H. Rowland	9/3/1927	3806/385	36-39 incl.	Discharged 1/19/1968, 10/1057
Henry (exrs of) and Samuel Rowland, trustees for the benefit of Rebecca Forbes	Rebecca Forbes	5/1/1917	3008/403	36-39 incl.	
Henry Rowland	Howard M. Morse and Edward W. Harris	8/13/1926	3568/56	36-39 incl.	
Reba F. Morse, formerly Rebecca Forbes	Zelferin Realty Corporation	9/3/1927	3626/107	36-39 incl.	
Edward H. Rowland (exrs and trust of); Louise R. Harris; Henry, Edward P., and Ella L. (trust) Rowland	Zelferin Realty Corporation	9/3/1927	3626/109	36-39 incl.	
Ella L. Rowland	Zelferin Realty Corporation	9/3/1927	3626/108	36-39 incl.	
J. Roosevelt	B. Egbert	4/19/1798	52/448	37, 38.5, 39	
S. and C. Rowland	H.E. and A.E. Rowland (Trustees for R.T. Forbes) will of H. Rowland	12/31/1889	2265/474	37, 38.5, 39	1/4 Interest
Trustees of E.L. Lawrence	W.L., E.L. and A.P. Breese	4/2/1890	2281/405	37, 38.5, 39	
G.C. and S.W. Stone	J.S. Harris	11/20/1856	713/640	38, 38.5, 39	1/2 Interest
J.S. and L.A. Harris	O.W. Jones and H. Rowland	3/25/1857	724/212	38, 38.5, 39	
Executor of H.E. Rowland, L.R. Harris, and Trustees of H. and E.P. Rowland	L.R. Harris	8/29/1946	4848/500	38, 39	Am. 3806/385
Executor of H.E. Rowland, L.R. Harris, and Trustees of H., E.P. Rowland, M.Harnwell, and L.J. Rowland	L.R. Harris	8/29/1946	4848/504	38, 39	Am. 3806/385
Executor of H.E. Rowland, L.R. Harris, and Trustees of H., E.P. Rowland, M.Harnwell, and L.J. Rowland	L.R. Harris	8/29/1946	4848/508	38, 39	Am. 3806/385
L.R. Harris	E.W. Harris	8/29/1946	4848/531	38, 39	Am. 3806/385

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Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Executor of H.E. Rowland, L.R. Harris, and Trustees of H. and E.P. Rowland	H. Rowland	8/29/1946	4848/516	38, 39	Am. 3806/385
H. Rowland	L.R. Harris	8/29/1946	4848/520	38, 39	Am. 3806/385
H. Rowland	E.W. Harris	8/29/1946	4848/524	38, 39	Am. 3806/385
Executor of E. Williams	L.R. Harris	8/29/1946	4848/528	38, 39	Am. 3806/385
L.R. Harris	E.W. Harris	8/29/1946	4848/512	38, 39	Am. 3806/385
Guarantee Trust Company (Trustee of E. Rowland for the benefit of E.P. Rowland)	L.R. Harris	8/29/1946	4848/535	38, 39	Am. 3806/385
H. Rowland	H.E. Rowland (Executor of), H. Rowland, L.R. Harris, G.P. Rowland (Trustees)	8/29/1946	4848/539	38, 39	Am. 3806/385
L.R. Harris	H.E. Rowland (Executor of), H. Rowland, L.R. Harris, G.P. Rowland (Trustees)	8/29/1946	4848/543	38, 39	Am. 3806/385
Executor of B. Egbert	T.A. Ward	3/13/1845	456/414	38.5, 39	
T.A. Ward	J.S. Harris	11/21/1850	555/368	38.5, 39	
S.L.H. and M.H. Ward	J.S. Harris	11/21/1850	555/373	38.5, 39	
J.S. and L.A. Harris	G.C. Stone	1/21/1851	564/82	38.5, 39	
H. Rowlands	Main Paper Stock Company	9/23/1912	138/465	38.5, 39	Lease
B. Kane	General Fish Company	3/3/1913	145/1	38.5, 39	Lease
City of New York and J.L. Butterweiser	J.L. Butterweiser and R.F. Morse	9/6/1927	3816/302	38-39	Discharged 6/28/1932, 751/22
The Mayor Alderman and Commonality of the City of New York	Thomas Stagg, Jr.	5/1/1822	158/324	4, 22	
William Van Hook (Master in Chancery) Thomas Stagg, Jr. et al Defendants	John F. and Elijah P. Delaplaine	2/5/1824	173/103	4, 22	
Thomas and Mary Stagg	Samuel Thompson	1/18/1826	198/383	4, 5, 21, 22	
P.S. Spofford and T.M. Tileston	H. Rowland and E.M. Banks	2/24/1858	752/287	40, 41	
H. and E.T. Rowland and E.M. and M.F. Banks	I.H. Smith	4/3/1865	922/583	40, 41	
State Trust Company and W.F. Smith	L.E. Sears and P.A. Ijams	3/7/1894	23/150	40, 41	
State Trust Company and W.F. Smith, A.B. Havons, H.W. Beebe	L.E. Sears and P.A. Ijams	1/10/1894	25/267	40, 41	
L.E. Sears (formerly) and P.A. Ijams	A.C. Langsdorf	11/5/1906	107/284	40, 41	

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Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
A.C. Langsdorf	P.A. Ijams	5/11/1907	110/288	40, 41	
P.A. Ijams	Main Paper Stock Company	9/23/1912	138/463	40, 41	Lease
Guarantee Trust Company (Trustee of Rowland)	Bowery Savings Bank	8/15/1931	4139/116	40, 41	Am. 100/159
J. H. Ijams and Bowery Savings Bank	Agreement	8/20/1931	4134/250	40, 41	Am. 100/159
J.H. and M. Ijams	K. Porter	2/8/1933	4188/55	40, 41	Discharged 6/14/1940, 115/561
Bowery Savings Bank	Agreement	10/20/1936	4269/32	40, 41	100/159
H.V. ad W.J. Willard and Bowery Savings Bank	Extension Agreement	6/20/1945	4751/401	40, 41	100/159
Turpin, Bowers, Howard and Gregory	T.W. Bayard and I.E. Berard	4/13/1859	781/304	40,41	
Louisa Le Roy	Charlotte Otis Le Roy	2/13/1868	1038/377	43, 43 1/2	
Jacob and Charlotte O. Le Roy	Louisa Le Roy	2/13/1868	1038/378	43, 43 1/2	
Louisa Le Roy	Charlotte Otis Le Roy (trust)	4/15/1885	1869/376	43, 43 1/2	authorization see 1038/377
Charlotte Otis Le Roy (exrs of)	American Shot and Lead Company	3/9/1891	1/314	43, 43 1/2	lease
Charlotte Otis Le Roy (exrs of)	American Shot and Lead Company	5/20/1896	35/471	43, 43 1/2	lease
American Shot and Lead Company	United Lead Company	11/3/1904	86/487	43, 43 1/2	asst of lease, 66/160
Jacob and Charlotte O. Le Roy	Thomas Otis Le Roy	1/17/1848	497/309	43,43 1/2	
Thomas Otis Le Roy	Jacob Le Roy	4/5/1848	500/260	43,43 1/2	
Charlotte Otis Le Roy (exrs of)	American Shot and Lead Company	5/13/1901	66/160	43,43 1/2	lease
Charlotte Otis Le Roy (exrs of)	United Lead Company	11/19/1906	107/294	43,43 1/2	lease
Charlotte Otis Le Roy (exrs of)	United Lead Company	2/4/1909	120/207	43,43 1/2	lease, 107/294
Charlotte Otis Le Roy (exrs of)	United Lead Company	2/28/1911	132/143	43,43 1/2	lease
Charlotte Otis Le Roy (exrs of)	United Lead Company	12/18/1912	141/453	43,43 1/2	lease, 132/143
William D. Saillard (trust of) and Charlotte Otis Le Roy	National Lead Company	12/31/1923	3396/73	43,43 1/2	
National Lead Company	Herbert L. Cassavant	3/4/1930	3741/421	43,43 1/2	
Herbert L. Cassavant	Moses Harris	3/4/1930	3741/423	43,43 1/2	
Moses Harris	Momin Realty Corporation	3/3/1932	3829/146	43,43 1/2	
Theodore Ornstein (referee) Herbert L. Cassavant et al Defendents	National Lead Company	3/25/1935	3893/452	43,43 1/2	foreclosure 4030/234

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Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Florence M.G. Graham	Mary V. and Carrie L. Butler and Edna J. Mettler	2/8/1926	3523/346	44,45	
Virginia Seaman	Mary V. and Carrie L. Butler and Edna J. Mettler	2/8/1926	3523/345	44,45	
Mary I. Mettler (exr of)	Mary V. and Carrie L. Butler and Edna J. Mettler	4/16/1926	3542/133	44,45	
William H. Zibell	Muriel Zibell	9/8/1932	3849/24	48,49	
Henrietta Zibell	Anita Z. Hiller	9/8/1932	3849/26	48,49	
Elise A. Schlegal	Henrietta Zibell	6/9/1937	3959/214	48,49	
James Damery and Robert Cambridge Livingston	Party Wall Agreement	4/25/1881	1591/229	49,50	
John Jacob and Sarah Astor	Thomas Stagg	1/26/1821	148/274	5,20,21	
The Mayor Alderman and Commonality of the City of New York	John Jacob Astor	3/16/1822	159/119	5,20,21	
The Mayor Alderman and Commonality of the City of New York	John Jacob Astor	5/1/1822	158/316	5,20,21	
William Van Hook (Master in Chancery) Thomas Stagg, Jr. et al Defendents	William Lawrence	12/5/1823	171/328	5,21	
Philo T. Ruggles (referee) Augustine N. Lawrence et al Defendents	Joshua Jones	6/20/1864	911/263	5,21	
Philo T. Ruggles (referee) William Lawrence et al Defendents	Eloise L. Lawrence	6/21/1864	908/410	5,21	
Allen McCullugh (referee) John K. Oakley et al Defendents	Margaret C. Hyland	7/9/1889	2243/210	51,52	
Margaret C. Hyland	Edward E. Androvette	4/12/1922	3262/245	51,52	
Edward E. and Jennie G. Androvette	Michael McCormack	9/22/1927	3627/280	51,52	
Michael McCormack (exr of)	Johanna McCormack	8/25/1938	3989/188	51,52	
Johanna McCormack	John J. McCormack	10/3/1950	4694/92	51,52	lease
Johanna McCormack	John J. McCormack	3/23/1955	4916/37	51,52	lease
Johanna McCormack	John J. McCormack	3/25/1960	5110/372	51,52	lease
William Van Hook (Master in Chancery) Thomas Stagg, Jr. et al Defendents	Joseph Foulke	12/5/1823	170/180	6,20	
Joseph Foulke (exrs of)	William W. De Forest	5/6/1853	646/81	6,20	
William W. De Forest (exrs of)	James H. Banker	5/2/1866	971/564	6,7,8,19,20	

East River Waterfront Access Project – Peck Slip Phase 1A Archaeological Documentary Study

Table B-4

Deeds: Block 107, Lots 10 through 26, 28 through 26, and 38 through 51

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
James H. and Ellen Josephine Banker	Cornelius Vanderbilt	10/16/1873	1260/697	6,7,8,19,20	
Alva E. Belmont	William K. Vanderbilt	12/26/1919	3119/190	6,7,8,19,20	
The Mayor Alderman and Commonality of the City of New York	William Walton	11/9/1859	787/552	7,18	
Thomas Buckley (exrs of)	William W. De Forest	3/22/1847	487/374	8,17	
Thomas and Ann White	John and Gerard De Peyster	6/26/1815	109/347	9,16	
Gerard and Mary De Peyster	John De Peyster	6/26/1815	109/352	9,16	
The Mayor Alderman and Commonality of the City of New York	John De Peyster	5/13/1824	175/321	9,16	
Alice G. Griswold	Mary M. Drischman	3/11/1919	3069/989	po (part of?) 2,25	
Mary M. Drischman and Alice G. Griswold (trust for)	Daniel Farrell, Jr.	3/12/1919	3078/124	po (part of?) 2,25	
Daniel Farrell, Jr.	Emme Knapp	5/31/1919	3083/395	po (part of?) 2,25	
Clare H. Eames, heir of Clara Hamilton	Daniel Farrell, Jr.	5/31/1919	3090/19	po (part of?) 2,25	
Mary J. de Garmedia	Daniel Farrell, Jr.	5/31/1919	3088/147	po (part of?) 2,25	
Josephine H. Maxim, heir of Clara Hamilton	Daniel Farrell, Jr.	5/31/1919	3080/286	po (part of?) 2,25	
Richard J. Hamilton; Julia H. Briscoe; Leonore Wilson; William T. Hamilton, Jr., heirs of Clara and Mary Hamilton	Daniel Farrell, Jr.	5/31/1919	3091/16	po (part of?) 2,25	
Clara Hamilton (exrs of) and Julia H. Briscoe (trust)	Daniel Farrell, Jr.	5/31/1919	3080/289	po (part of?) 2,25	
Samuel Kilpatrick	Mart J. Backert	11/2/1925	3515/17	po (part of?) 2,25	
Emma Knapp	Samuel Kilpatrick	11/2/1925	3515/18	po (part of?) 2,25	
Mary J. Backert	Board of Managers of the Diocesan Missionary and Church Extension Society of the Protestant Episcopal Church in the Diocese of New York	3/27/1941	4099/292	po (part of?) 2,25	

Appendix B: Deeds

Table B-4
Deeds: Block 107, Lots 10 through 26, 28 through 26, and 38 through 51

Grantor	Grantee	Date	Conveyance Liber/Page	Lot #	Remarks
Board of Managers of the Diocesan Missionary and Church Extension Society of the Protestant Episcopel Church in the Diocese of New York	Dendron Corporation	8/27/1943	4226/258	po (part of?) 2,25	
Dendron Corporation	Whitetop Realty Corporation	6/2/1954	4880/700	po (part of?) 2,25	
Whitetop Realty Corporation	Vogue Contracting Company, Inc.	12/15/1954	4903/361	po (part of?) 2,25	
Albert K? (referee) Vogue Contracting Company, Inc. et al Defendents	Tobias Heller	7/28/1959	5086/363	po (part of?) 2,25	mortgage foreclosure 5729/89
Tobias Heller	Druth Corporation	8/16/1961	5159/474	po (part of?) 2,25	
no instruments of record: 1654-1768					
no instruments of record: 1770-1792					
No instruments of record 1654-1768					

*

Appendix C: Tax Assessments

Appendix C:

Tax Assessment Records for Blocks 97 and 98

Years of Assessment	Owner's Name	Block Number	Historic Lot Number	Current Lot Number
1845-1853	Wm. Kevans	98	32, 33, 34	1 (part)
1845-1853	Samuel Jarvis	98	35	1 (part)
1845-1853	Jarvis Frost	98	36	1 (part)
1845-1853	Jno Donnell	98	37	1 (part)
1845-1853	Jno Brower	98	1	1 (part)
1845-1853	Saml Nichols	98	2, 4, 8	1 (part)
1845-1853	Jno Mott	98	3	1 (part)
1845-1853	Peter Annes	98	5	1 (part)
1845-1853	Gould Thorpe	98	6	1 (part)
1845-1853	Sylvester Pierre	98	7	1 (part)
1845-1853	John Hicks	98	9	1 (part)
1845-1853	Js W. Mott	98	10	1 (part)
1845-1853	Benj Aymar	98	11	1 (part)
1845-1853	Jno F. Seamen, Agent	98	12	1 (part)
1845-1853	Jno L. Brown	98	13	1 (part)
1845-1853	Abrhm Cargill	98	14	1 (part)
1845-1853	Benj. Stevens	98	15	1 (part)
1845-1853	J. & W. Townsend	98	16	1 (part)
1845-1853	Edwd G. Taile	97N	32	32 (part)
1845-1853	None	97N	59	32 (part)
1845-1853	Bane	97N	58	32 (part)
1845-1853	Chs Frost	97N	57	57
1845-1853	Cha Hillsborough	97N	56	7501
1845-1853	Wm Colgate	97N	55	55
1845-1853	Jane Creighton	97N	54	51 (part)
1845-1853	Edwd Jones	97N	56	51 (part)
1845-1853	Ebenezer Stevens	97N	52	51 (part)
1845-1853	Abhm Schermerhorn	97N	51	51 (part)
1845-1853	Wm Oglive	97N	50	49 (part)
1845-1853	Wm Oglive	97N	49	49 (part)
1845-1853	Peter McCarty	97N	48	7502 (part)
1845-1853	Sylas Carle	97N	46, 47	7502 (part)
1845-1853	David Lydig	97S	28	30 (part)
1845-1853	Robt W. Mott	97S	29	30 (part)
1845-1853	None	97S	30	30 (part)
1845-1853	Wm. H. [illegible]	97S	31	31
1845-1853	Robt W. Mott	97S	1	1 (part)

*

Appendix D:
Street Width and Elevation Changes

Appendix D:

Street Width and Elevation Changes throughout the Historic Period

Table D-1
Street Width Changes

Year/Source	Peck Slip	Pearl Street	Water Street	Front Street
1689 Stokes (1967)	No measurement provided	30 feet	No measurement provided	No measurement provided
1749 Map of Water Lot Grants	62 feet from Pearl Street to Front Street (projected)	No measurement provided	30 feet	Not extant (wharf is built in its place)
1772 Map of Water Lot grants	No measurement provided	No measurement provided	30 feet	40 feet
1857 Perris Atlas	Approximately 60 feet at Pearl Street Approximately 100 feet at Water Street – north side Approximately 110 feet at Front Street – north side Approximately 130 feet at Front Street – south side Approximately 140 at South Street – north side	Approximately 40 feet at Peck Slip – east side Approximately 38 feet at Peck Slip – west side	Approximately 40 feet at Dover Street Approximately 45 feet at Peck Slip – east side (+15 feet)	Approximately 45 feet at Dover Street Approximately 45 feet at Peck Slip – east side

**Table D-1
Street Width Changes**

Year/Source	Peck Slip	Pearl Street	Water Street	Front Street
1879 Bromley Atlas	62.4 feet at Pearl Street 109.2 feet at Water Street Approximately 125 feet at Front Street Approximately 150 feet at South Street	<i>No measurement provided</i>	45 feet at Dover Street 45.7 feet at Peck Slip	49.2 feet at Dover Street (+4.2 feet) 49.9 feet at Peck Slip (+4.9 feet)
1891 Sanborn Insurance Map	62 feet at Pearl Street 68 feet at Water Street – north side 107 feet at Water Street – south side (-2 feet) Approximately 120 feet at Front Street – north side Approximately 135 feet at Front Street – south side 156 feet at South Street	43 feet west of Peck Slip 47.6 feet east of Peck Slip	47 feet at Beekman Street 44 feet at Peck Slip – west side 45 feet at Peck Slip – east side	50 feet at Peck Slip – west side 48.6 feet at Peck Slip – east side

Appendix D: Street Width and Elevation Changes Throughout the Historic Period

Table D-1
Street Width Changes

Year/Source	Peck Slip	Pearl Street	Water Street	Front Street
1923 Sanborn Insurance Map	62 feet at Pearl Street 68 feet at Water Street – north side 107 feet at Water Street – south side 125 feet at Front Street – north side 140 feet at Front Street – south side 156 feet at South Street	43 feet west of Peck Slip 47.6 feet east of Peck Slip	47 feet at Beekman Street 45 feet at Peck Slip – west side (+1 foot) 45 feet at Dover Street	50 feet at Peck Slip – west side 49 feet at Peck Slip – east side 49 feet at Dover Street
1923, updated through 1951 Sanborn Insurance Map	62 feet at Pearl Street 68 feet at Water Street – north side 107 feet at Water Street – south side 125 feet at Front Street – north side 140 feet at Front Street – south side 156 feet at South Street	43 feet west of Peck Slip 47 feet east of Peck Slip	47 feet at Beekman Street 46 feet at Peck Slip – west side (+1 foot) 45 feet at Dover Street	50 feet at Peck Slip – west side 49 feet at Peck Slip – east side 49 feet at Dover Street
1976 Manhattan Land Book	60 feet at Pearl Street (-2 feet)	Approximately 85 feet	45 feet at Beekman Street	Approximately 50 feet at Dover Street

**Table D-1
Street Width Changes**

Year/Source	Peck Slip	Pearl Street	Water Street	Front Street
2005 Sanborn Insurance Map	52 feet at Pearl Street (-8 feet)	85 feet	47 feet at Beekman Street (+2 feet)	50 feet at Peck Slip – west side
	68 feet at Water Street – north side		45 feet at Dover Street	50 feet at Beekman Street
	107 feet at Water Street – south side			49 feet at Peck Slip – east side
	125 feet at Front Street – north side			49 feet at Dover Street
	140 feet at Front Street – south side			
	156 feet at South Street			
Notes: Street width changes of less than one foot may be attributed to map error and are not expected to have significantly affected archaeological resources.				

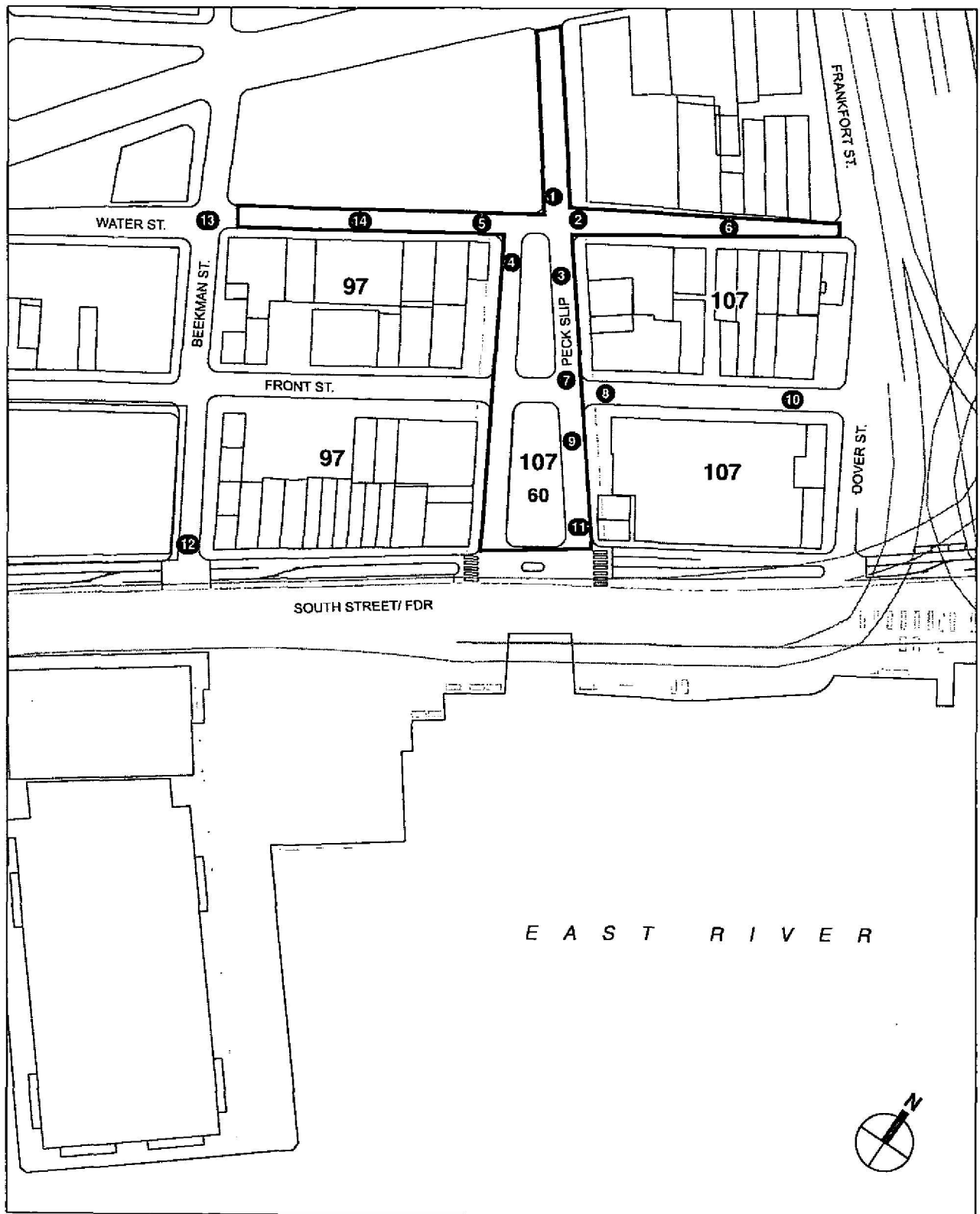
Appendix D: Street Width and Elevation Changes Throughout the Historic Period

**Table D-2
Street Elevation Changes**

Year/Source	Peck Slip	Water Street	Front Street
1864 Pulling Sanitary Map	11.75 feet at Pearl Street 4.75 feet at Water Street 3 feet at Front Street	4.75 feet at Peck Slip 5.5 feet at Dover Street	3 feet at Peck Slip 3.25 feet at Dover Street
1885 Robinson atlas	11.7 feet at Pearl Street 4.7 feet at Water Street 3 feet at Front Street	7.3 feet at Beekman Street 4.7 feet at Peck Slip 5.4 feet at Dover Street	4 feet at Beekman Street 3 feet at Peck Slip 5.4 feet at Dover Street (+2.15 feet)
1897 through 1936 Bromley atlases	11.9 feet at Pearl Street 4.9 feet at Water Street 3 feet at Front Street	7.4 feet at Beekman Street 4.9 feet at Peck Slip 8.5 feet at Dover Street (+3.1 feet)	4.1 feet at Beekman Street 3 feet at Peck Slip 5.5 feet at Dover Street
1922 and 1922 updated through 1951 Sanborn Insurance Atlases	12 feet at Pearl Street 5 feet at Water Street 4 feet at Front Street (+1 foot) 3 feet at South Street	7 feet at Beekman Street 5 feet at Peck Slip 8 feet at Dover Street	4 feet at Beekman Street 4 feet at Peck Slip (+1 foot) 5 feet at Dover Street
2005 Sanborn Insurance Atlas	12 feet at Pearl Street 5 feet at Water Street 4 feet at Front Street 3 feet at South Street	7 feet at Beekman Street 5 feet at Peck Slip 6 feet at Dover Street (-2 feet)	4 feet at Beekman Street 4 feet at Peck Slip 5 feet at Dover Street
Notes: Street elevation changes of less than one foot may be attributed to map error and are not expected to have significantly affected archaeological resources.			

*

Appendix E-1:
Con-Ed Test Pit Drawings



- Archaeological Resources APE
- ① Approximate location of Con Ed Test Pit Sites

0 200 FEET
SCALE

**Key to Con Ed
Test Pit Drawings**
Figure E-1



conEdison

JOB NO: HMMWTC6D PECK SLIP

SHEET NO. 1 OF 17

PREPARED BY: A. GRANDEZA

DATE: 03/20/06

CHECKED BY: P. INES

DATE: 03/20/06

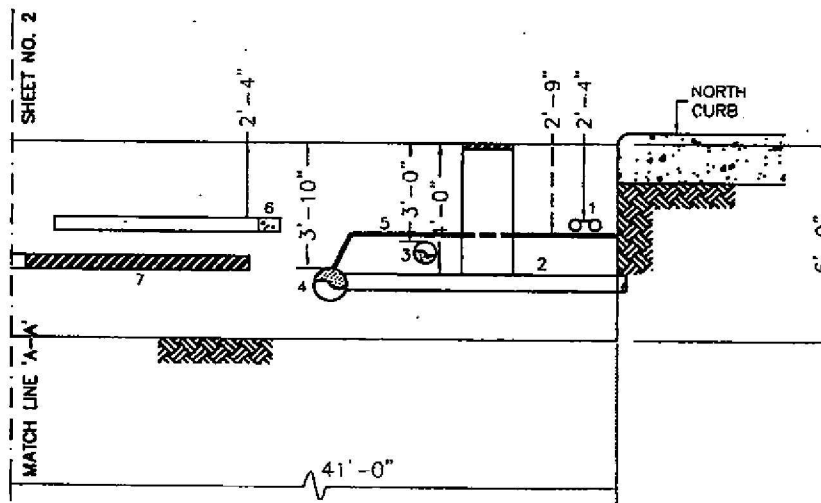
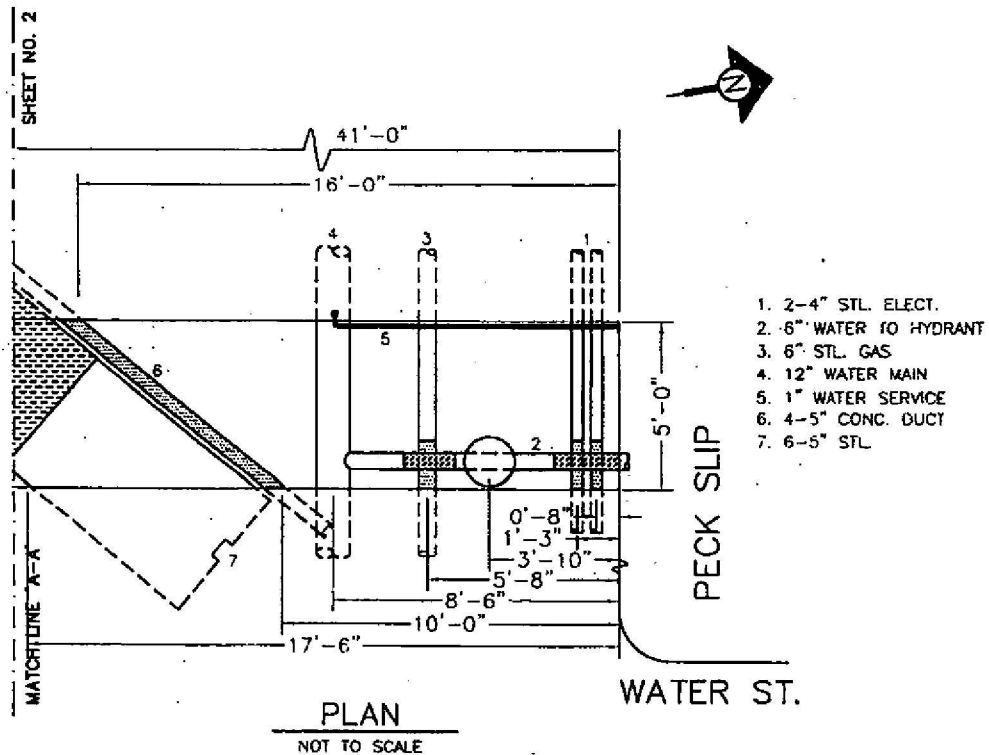
JOB: HMMWTC6D PECK SLIP

TEST PIT # 01

LOCATION: INT. PECK SLIP W/O WATER ST.

PURPOSE: FOR PECK SLIP RECONSTRUCTION PROJECT

SITE # 1





conEdison

JOB NO: HWMWTC6D PECK SLIP

SHEET NO. 2 OF 17

PREPARED BY: A. GRANDEZA

DATE: 03/20/06

CHECKED BY: P. INES

DATE: 03/20/06

JOB: HWMWTC6D PECK SLIP

TEST PIT # 01

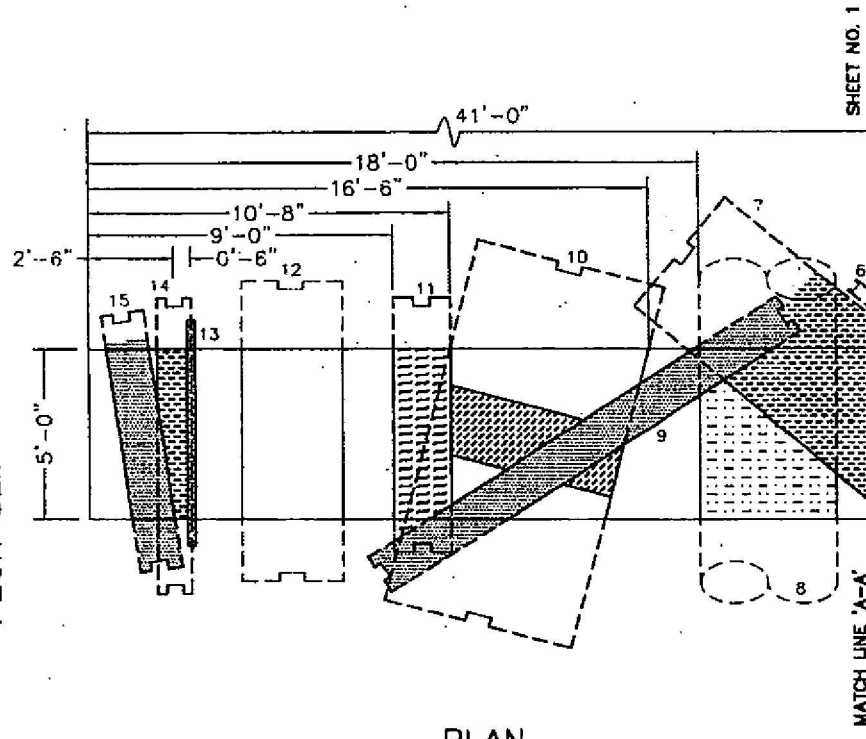
LOCATION: INT. PECK SLIP W/O WATER ST.

PURPOSE: FOR PECK SLIP RECONSTRUCTION PROJECT

SITE # 1

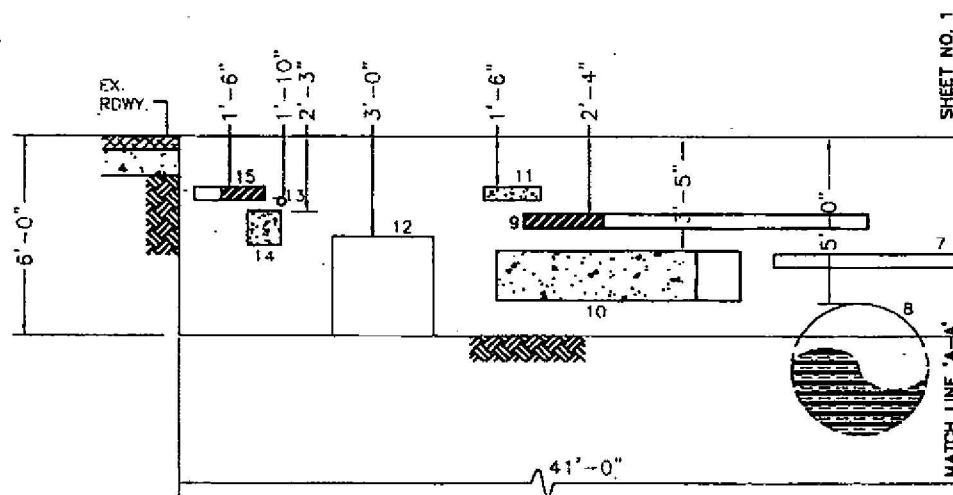
7. 6'-5" STL.
8. 4' WIDE SEWER
9. 6'-5" STL.
10. 18" CONC. ENC.
11. 4'-5" CONC. DUCT
12. 3' WIDE SEWER
13. 1'-3" STL.
14. 12" CONC. ENC.
15. 3'-5" STL.

PECK SLIP



PLAN

NOT TO SCALE



PROFILE - LOOKING WEST



conEdison

JOB NO: HMMWTC6D PECK SLIP

SHEET NO. 3 OF 17

PREPARED BY: A. GRANDEZA

DATE: 03/20/06

CHECKED BY: P. INES

DATE: 03/20/06

JOB: HMMWTC6D PECK SLIP

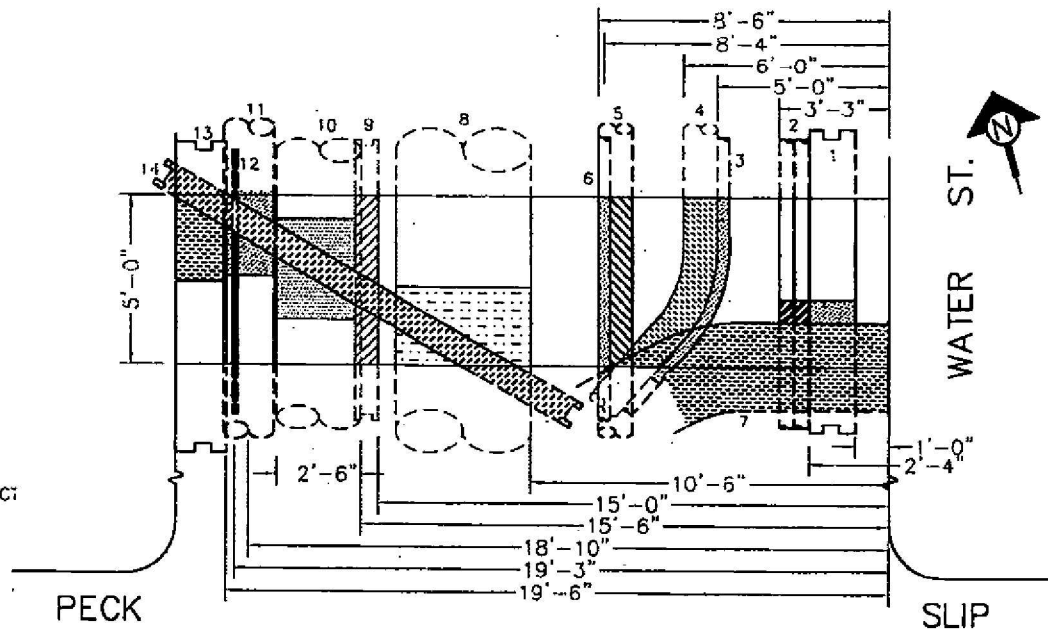
TEST PIT # 02

LOCATION: INT. WATER ST. N/O PECK SLIP

PURPOSE: FOR PECK SLIP RECONSTRUCTION PROJECT

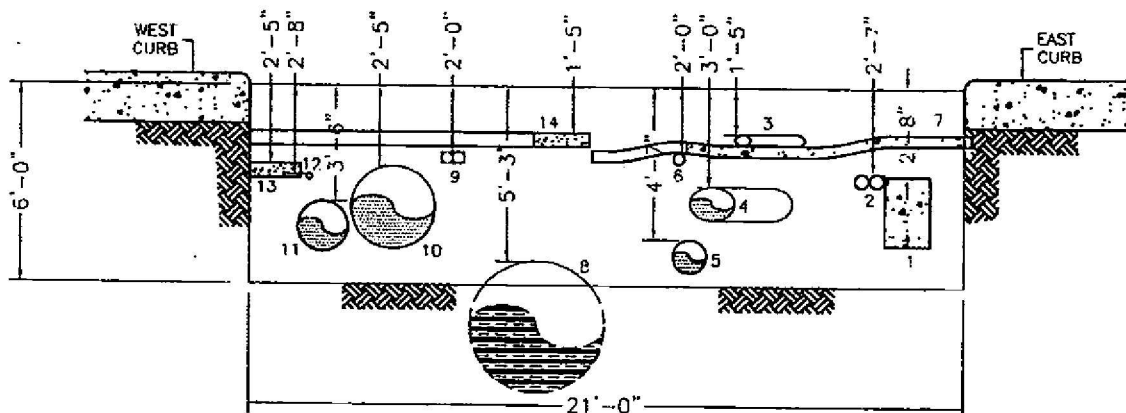
SITE #2

1. CONC. DUCT
2. 2-5" STL. ELECT.
3. 1-4" PVC
4. 12" GAS
5. 12" WATER
6. 1-4" STL. PIPE
7. 8-4" STL. ELECT.
8. SEWER
9. 2-4" PVC TEL.
10. 30" GAS MAIN
11. 18" WATER MAIN
12. 1-2" STL. ELECT.
13. STL. ELECT PIPE DUCT
14. 2-5" CONC. DUCT



PLAN

NOT TO SCALE



PROFILE — LOOKING NORTH

NOT TO SCALE



conEdison

JOB NO: HMMWTC6D PECK SLIP

SHEET NO. 4 OF 17

PREPARED BY: A. GRANDEZA

DATE: 03/20/06

CHECKED BY: P. INES

DATE: 03/20/06

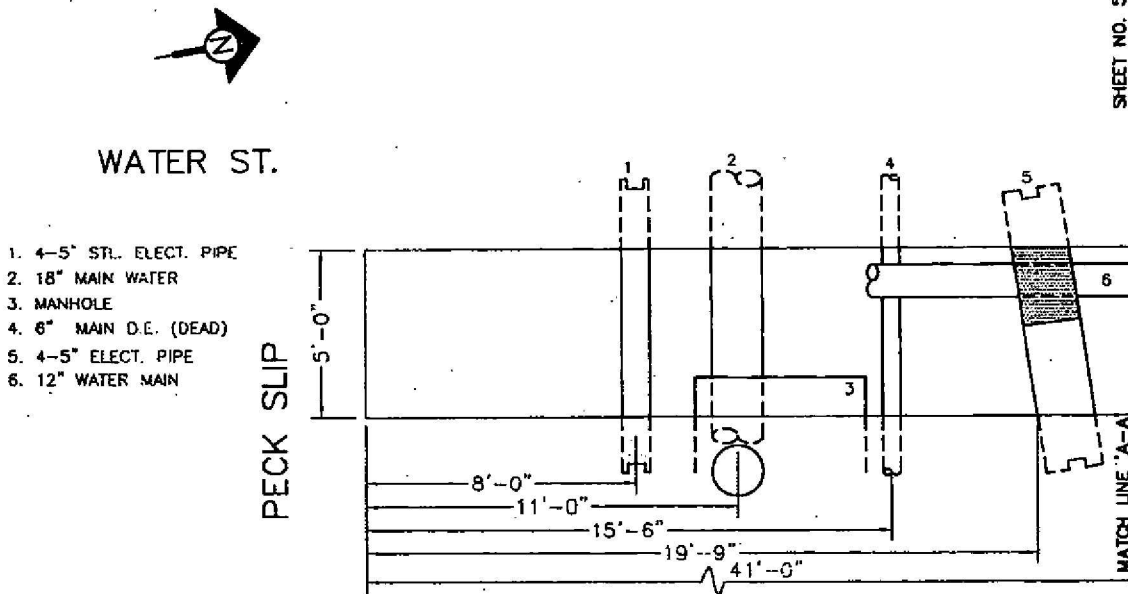
JOB: HMMWTC6D PECK SLIP

TEST PIT # 03

LOCATION: INT. N/S PECK SLIP E/O WATER ST.

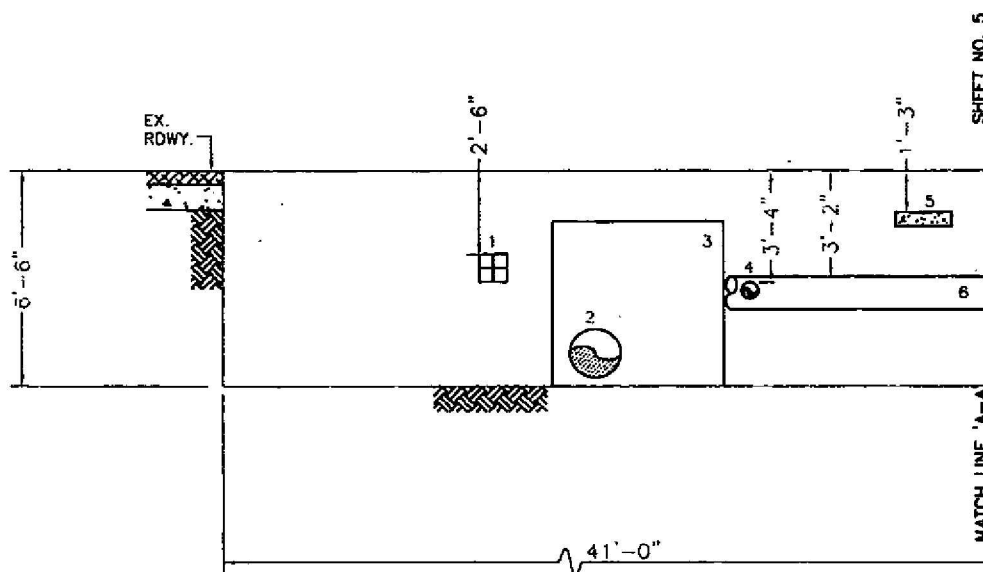
PURPOSE: FOR PECK SLIP RECONSTRUCTION PROJECT

SITE # 3



PLAN

NOT TO SCALE



PROFILE - LOOKING WEST



conEdison

JOB NO: HWMWTC6D PECK SLIP

SHEET NO. 5 OF 17

PREPARED BY: A. GRANDEZA

DATE: 03/20/06

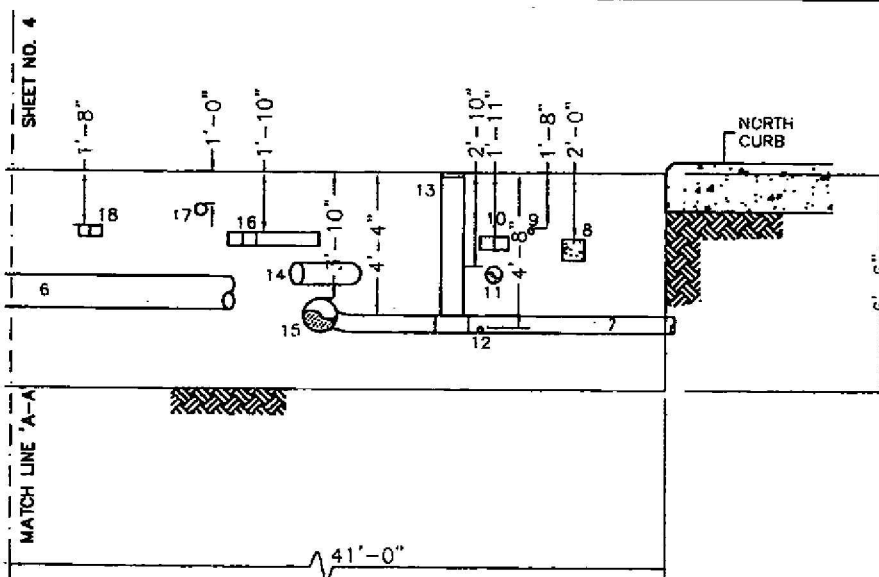
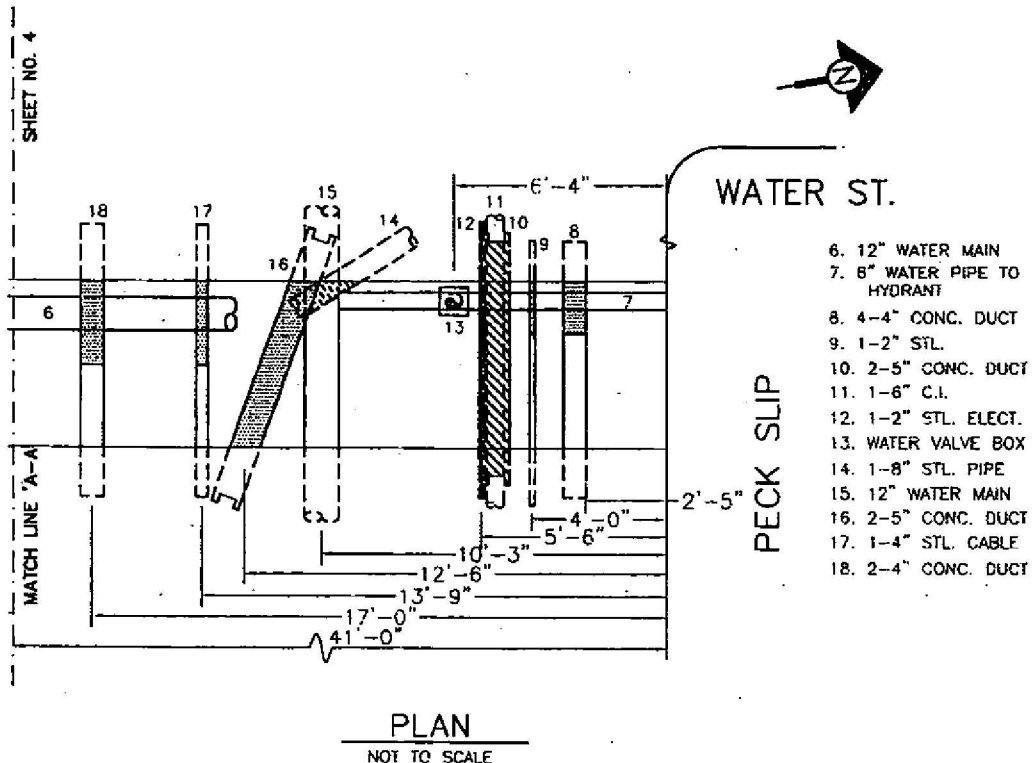
CHECKED BY: P. INES

DATE: 03/20/06

JOB: HWMWTC6D PECK SLIP TEST PIT # 03
PURPOSE: FOR PECK SLIP RECONSTRUCTION PROJECT

LOCATION: INT. N/S PECK SLIP E/O WATER ST.

SITE # 3





conEdison

JOB NO: HMMWTC6D PECK SLIP

SHEET NO. 6 OF 17

PREPARED BY: A. GRANDEZA

DATE: 03/20/06

CHECKED BY: P. INES

DATE: 03/20/06

JOB: HMMWTC6D PECK SLIP

TEST PIT # 04

LOCATION: INT. S/S PECK SLIP E/O WATER ST.

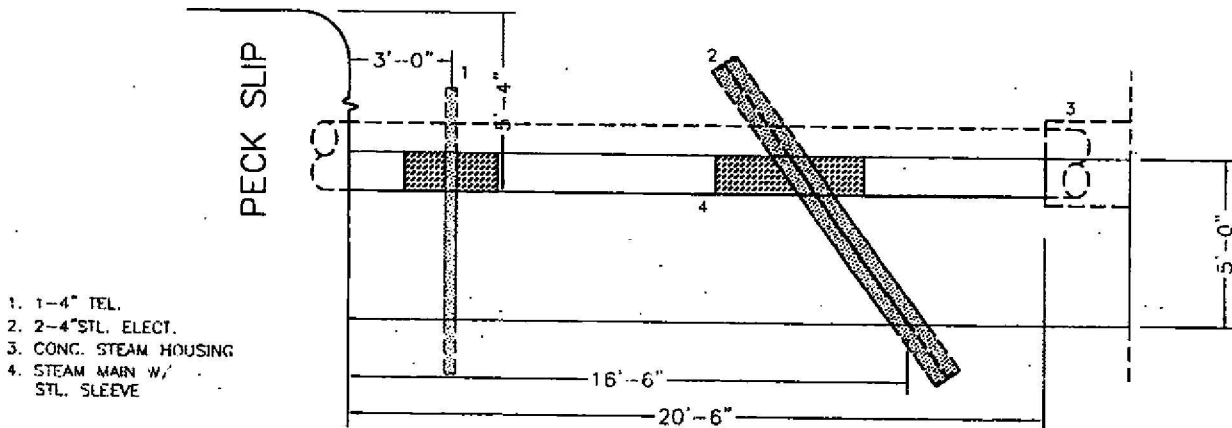
PURPOSE: FOR PECK SLIP RECONSTRUCTION PROJECT

SITE # 4



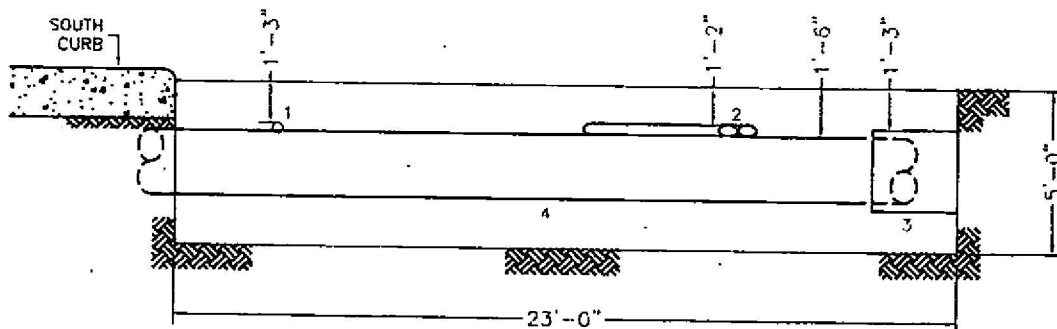
WATER

ST.



PLAN

NOT TO SCALE



PROFILE - LOOKING WEST

NOT TO SCALE



conEdison

JOB NO: HWMWTC6D PECK SLIP

SHEET NO. 7 OF 17

PREPARED BY: A. GRANDEZA

DATE: 03/20/06

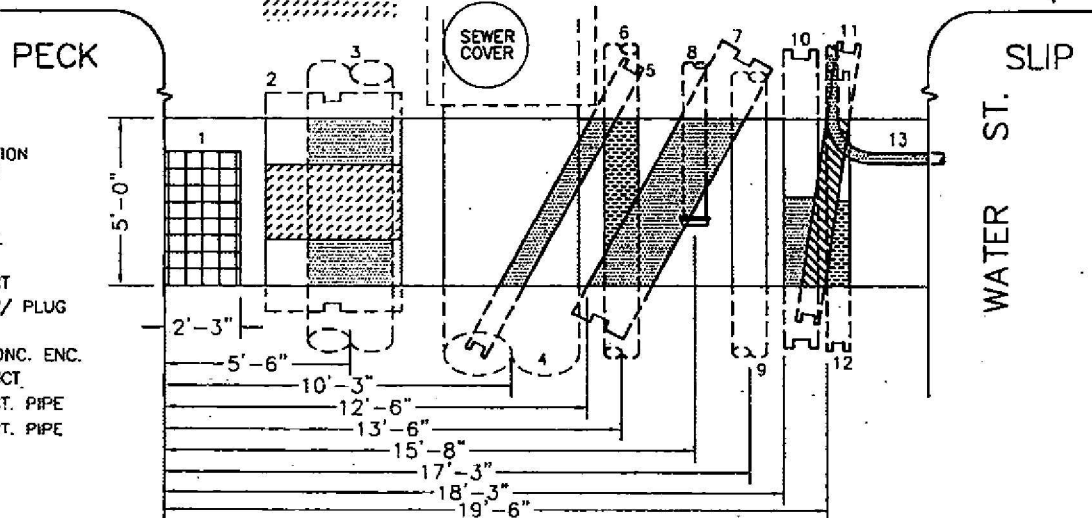
CHECKED BY: P. INES

DATE: 03/20/06

JOB: HWMWTC6D PECK SLIP TEST PIT # 05
PURPOSE: FOR PECK SLIP RECONSTRUCTION PROJECT

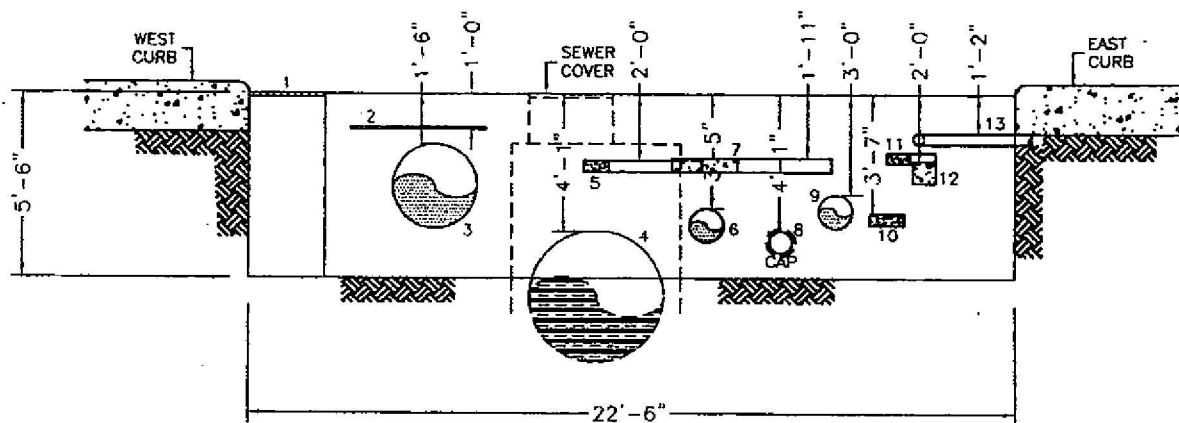
LOCATION: INT. WATER ST. S/O PECK SLIP
SITE # 5

1. CATCH BASIN
2. 1" THK. PROTECTION PLATE OVER GAS
3. 30" GAS MAIN
4. SEWER PIPE
5. 2-4" STL. ELECT.
6. 12" WATER MAIN
7. 4-5" CONC. DUCT
8. 8" WATER D.E. W/ PLUG
9. 12" GAS
10. ELECT. DUCT CONC. ENC.
11. 2-4" CONC. DUCT
12. 4-4" STL. ELECT. PIPE
13. 1-4" STL. ELECT. PIPE



PLAN

NOT TO SCALE



PROFILE - LOOKING NORTH

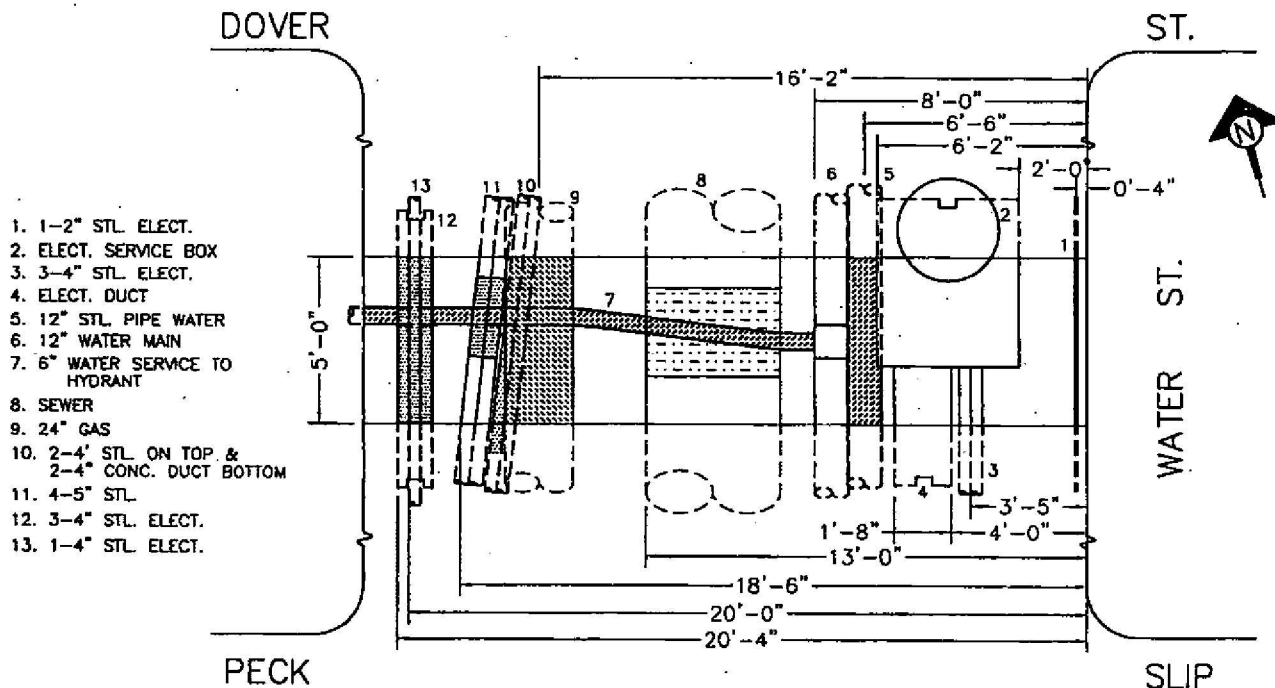
NOT TO SCALE



JOB NO: HMMWTC6D PECK SLIP
 PREPARED BY: A. GRANDEZA
 CHECKED BY: P. INES

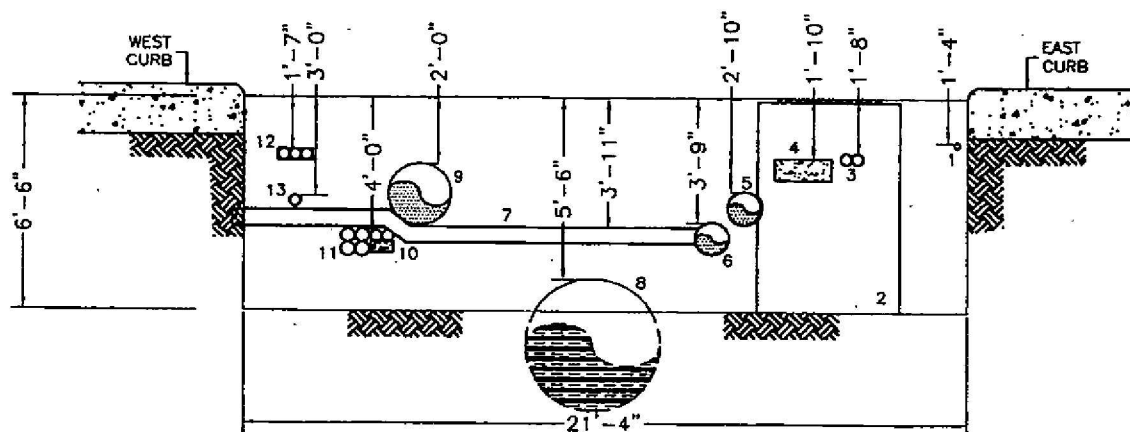
SHEET NO. 8 OF 17
 DATE: 03/20/06
 DATE: 03/20/06

JOB: HMMWTC6D PECK SLIP TEST PIT # 06 LOCATION: WATER ST. B/N PECK SLIP AND DOVER ST.
 PURPOSE: FOR PECK SLIP RECONSTRUCTION PROJECT SITE # 6



PLAN

NOT TO SCALE



PROFILE — LOOKING NORTH

NOT TO SCALE



conEdison

JOB NO: HMMWTC6D PECK SLIP

SHEET NO. 9 OF 17

PREPARED BY: A. GRANDEZA

DATE: 03/20/06

CHECKED BY: P. INES

DATE: 03/20/06

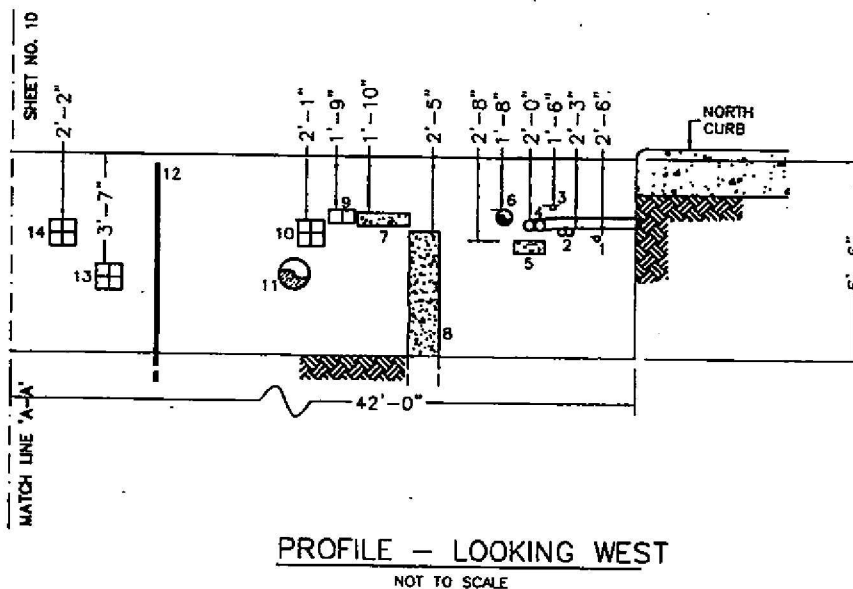
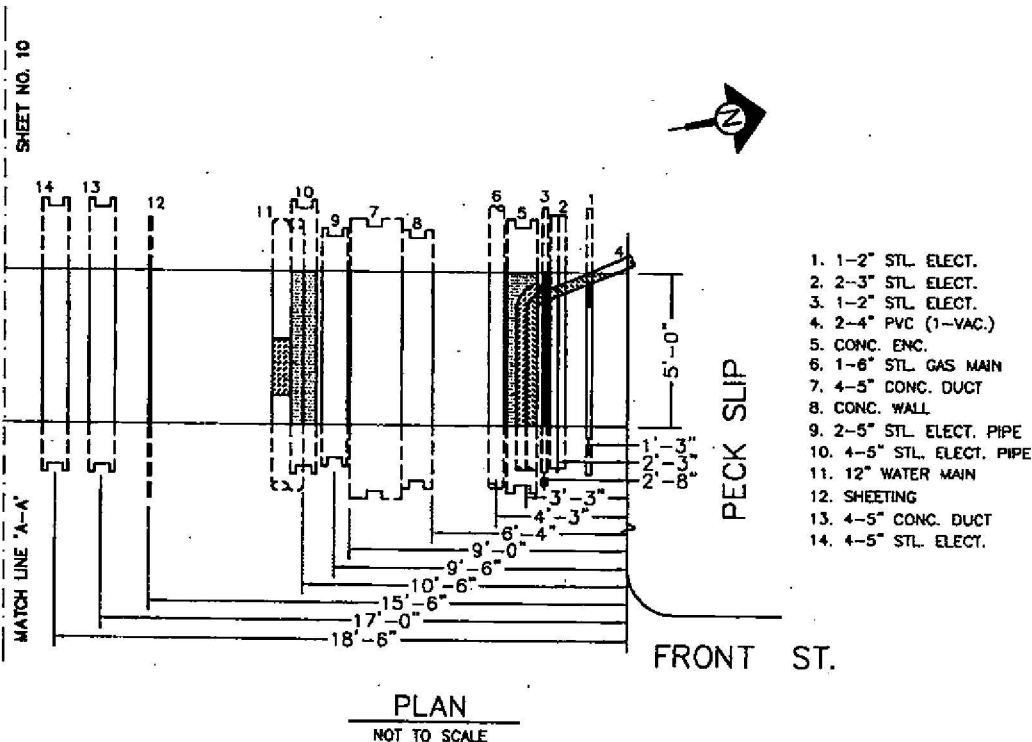
JOB: HMMWTC6D PECK SLIP

TEST PIT # 07

LOCATION: INT. N/S PECK SLIP W/O FRONT ST.

PURPOSE: FOR PECK SLIP RECONSTRUCTION PROJECT

SITE # 7





conEdison

JOB NO: HWMWTC6D PECK SLIP

SHEET NO. 10 OF 17

PREPARED BY: A. GRANDEZA

DATE: 03/20/06

CHECKED BY: P. INES

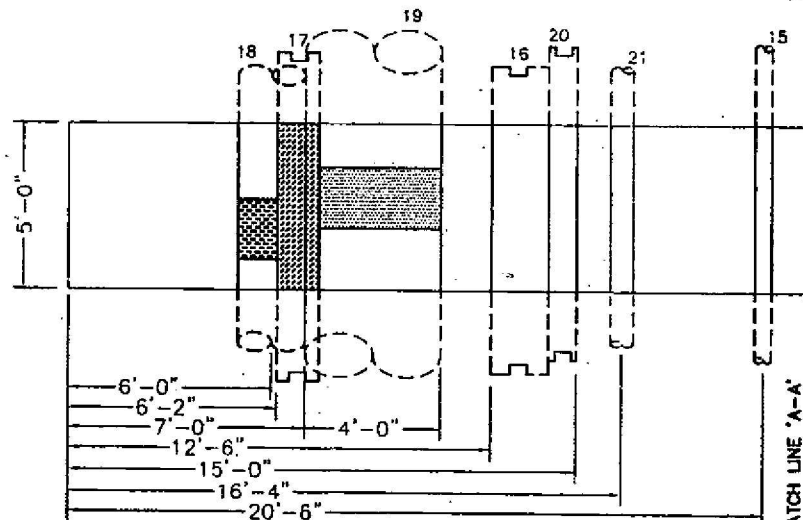
DATE: 03/20/06

JOB: HWMWTC6D PECK SLIP TEST PIT # 07 LOCATION: INT. N/S PECK SLIP W/O FRONT ST.

PURPOSE: FOR PECK SLIP RECONSTRUCTION PROJECT SITE # 7

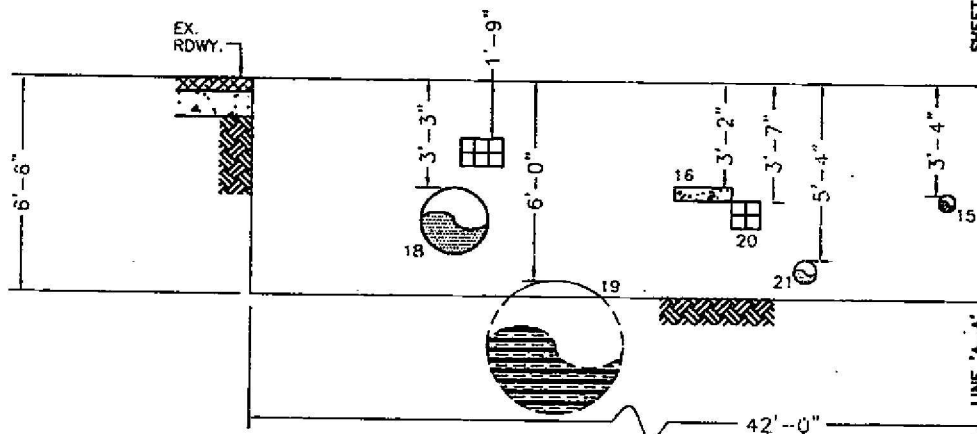
- 15. 1-6" STL. PIPE
- 16. 4-5" C.D.
- 17. 6-5" CONC. CUCT
- 18. 24" MAIN
- 19. 4' WIDE SEWER
- 20. 4-5" CONC. DUCT
- 21. 1-8" GAS

PECK SLIP



PLAN

NOT TO SCALE



PROFILE - LOOKING WEST

NOT TO SCALE



conEdison

JOB NO: HMMWTC6D PECK SLIP

SHEET NO. 11 OF 17

PREPARED BY: E. CARAGAN

DATE: 03/20/06

CHECKED BY: P. INES

DATE: 03/20/06

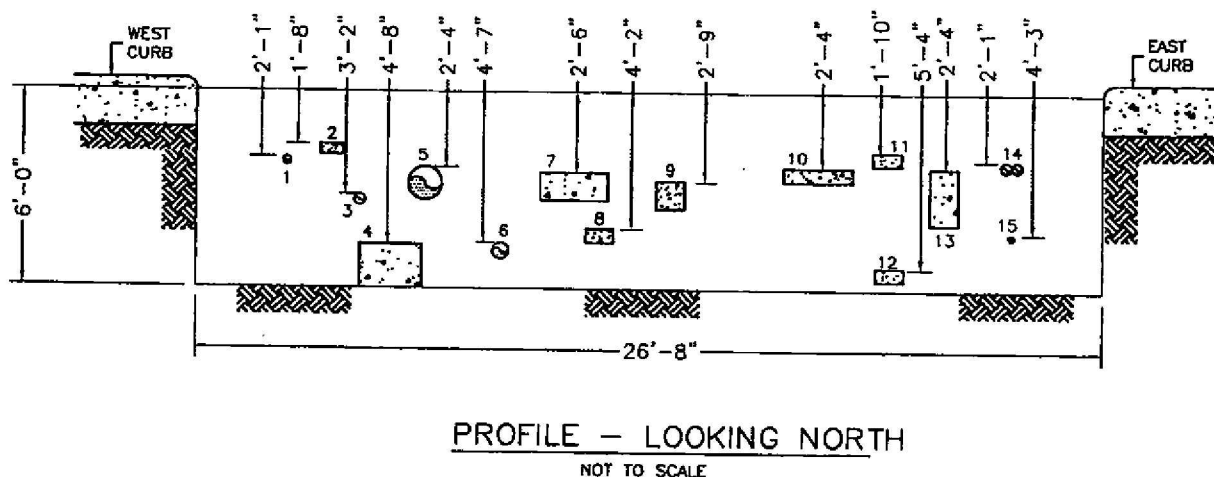
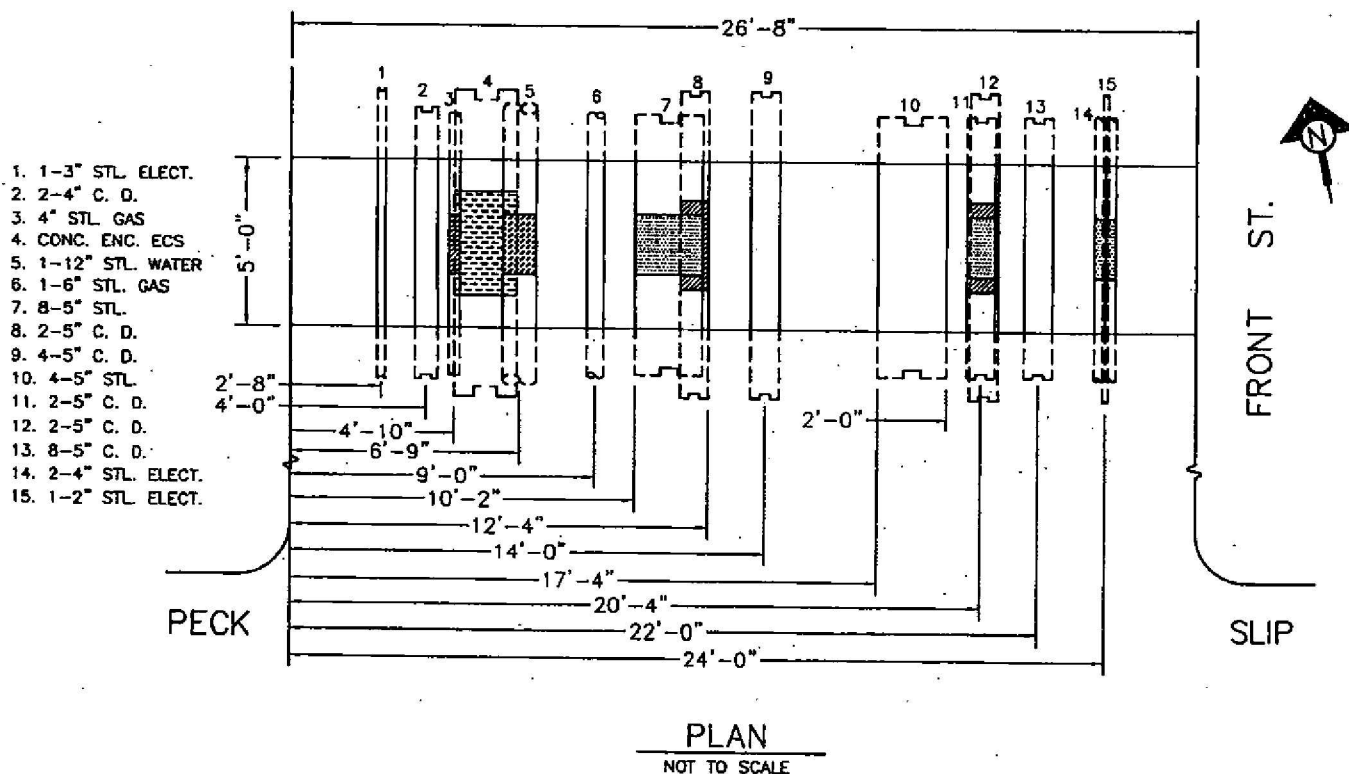
JOB: HMMWTC6D PECK SLIP

TEST PIT # 08

LOCATION: INT. FRONT ST. N/O PECK SLIP

PURPOSE: FOR PECK SLIP RECONSTRUCTION PROJECT

SITE # 8



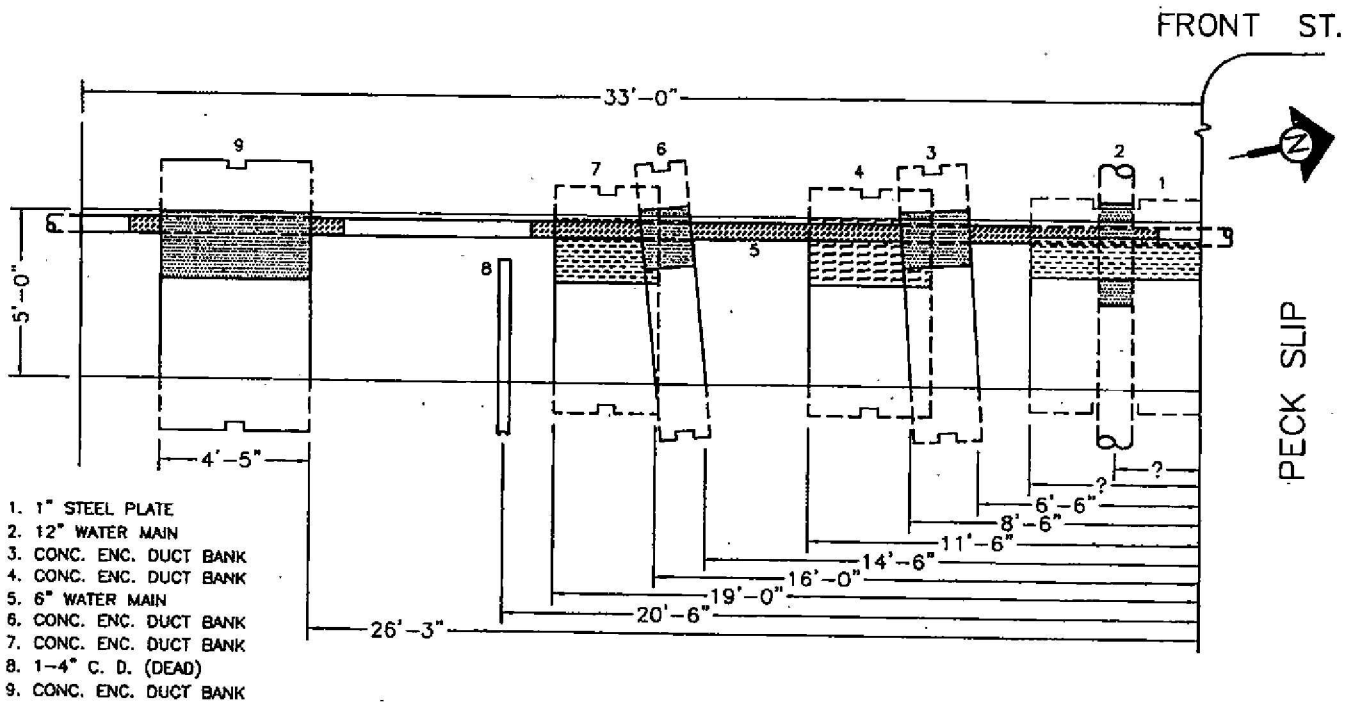
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TEST PIT # 09

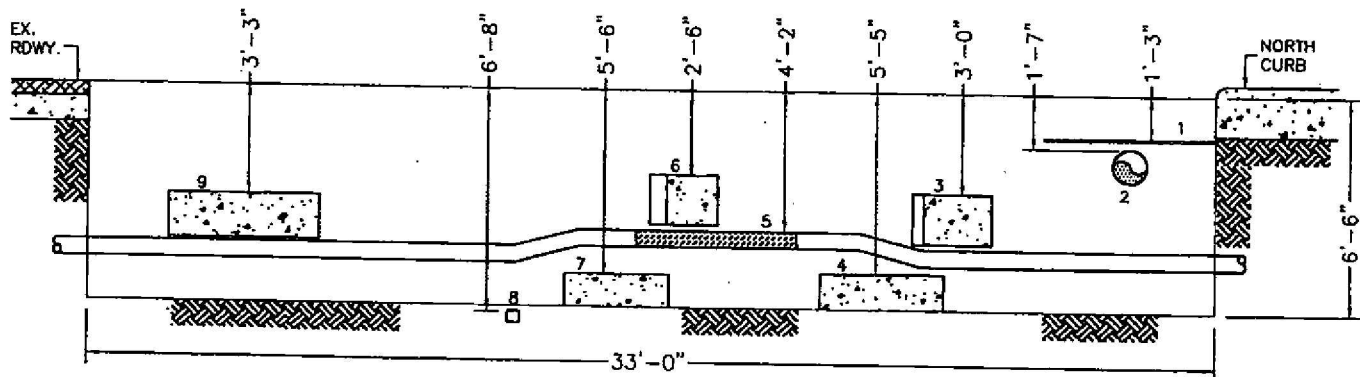
LOCATION: INT. N/S PECK SLIP E/O FRONT ST.

PURPOSE: FOR PECK SLIP RECONSTRUCTION PROJECT

SITE #9



PLAN
NOT TO SCALE



PROFILE - LOOKING WEST
NOT TO SCALE



conEdison

JOB NO: HWMWTC6D PECK SLIP

SHEET NO. 13 OF 17

PREPARED BY: E. CARAGAN

DATE: 03/20/06

CHECKED BY: P. INES

DATE: 03/20/06

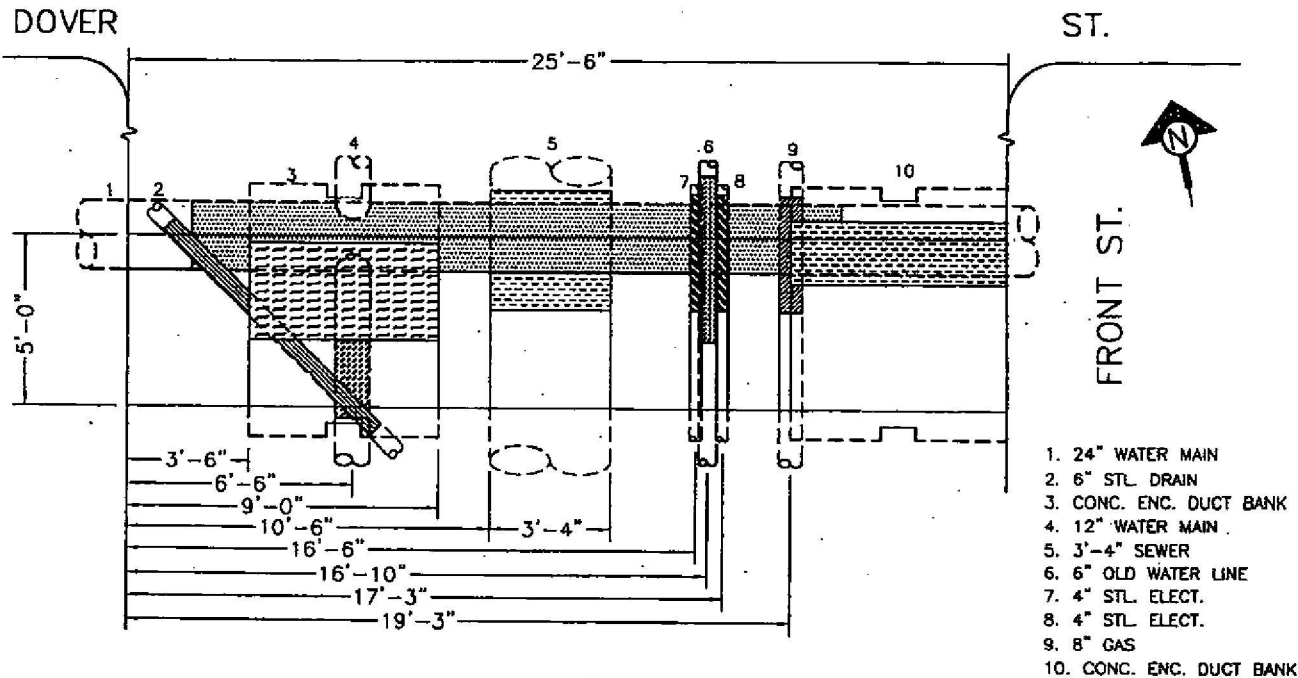
JOB: HWMWTC6D PECK SLIP

TEST PIT # 10

LOCATION: INT. FRONT ST. S/O DOVER ST.

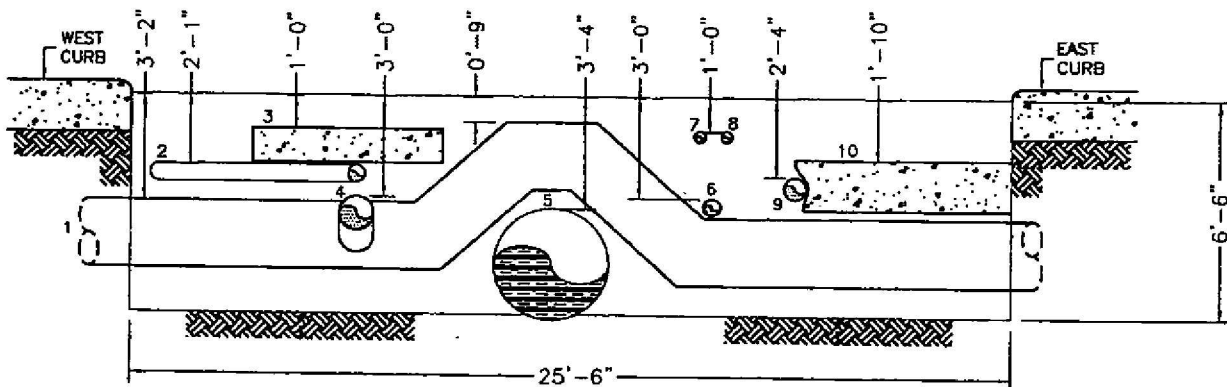
PURPOSE: FOR PECK SLIP RECONSTRUCTION PROJECT

SITE # 10



PLAN

NOT TO SCALE



PROFILE — LOOKING NORTH

NOT TO SCALE



conEdison

JOB NO: HWMWTC6D PECK SLIP

SHEET NO. 14 OF 17

PREPARED BY: E. CARAGAN

DATE: 03/20/06

CHECKED BY: P. INES

DATE: 03/20/06

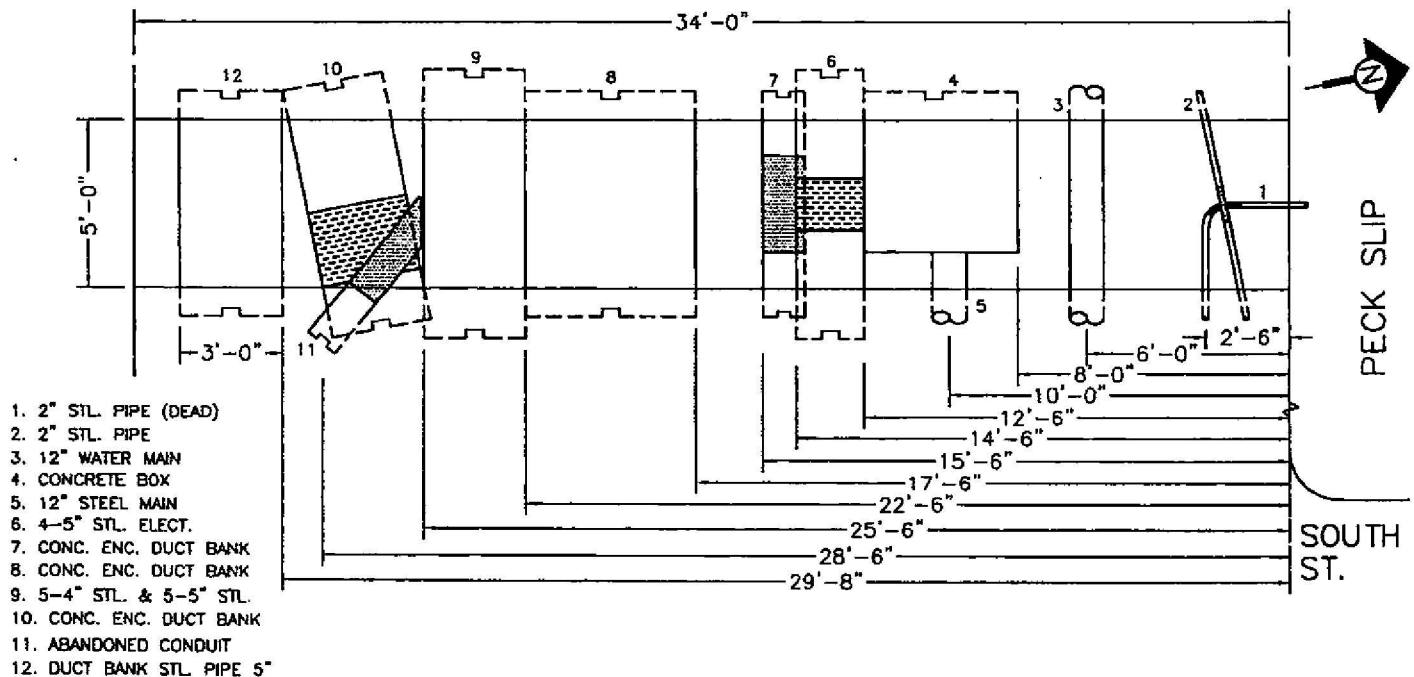
JOB: HWMWTC6D PECK SLIP

TEST PIT # 11

LOCATION: INT. N/S PECK SLIP W/O SOUTH ST.

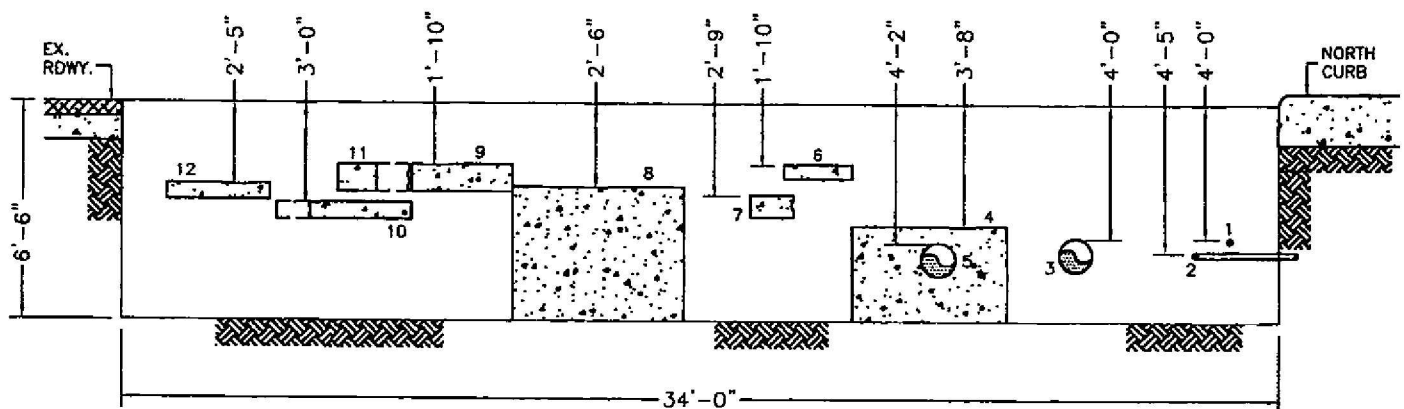
PURPOSE: FOR PECK SLIP RECONSTRUCTION PROJECT

SITE # 11



PLAN

NOT TO SCALE



PROFILE - LOOKING WEST

NOT TO SCALE



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JOB NO: HWMWTC6D PECK SLIP

SHEET NO. 15 OF 17

PREPARED BY: E. CARAGAN

DATE: 03/20/06

CHECKED BY: P. INES

DATE: 03/20/06

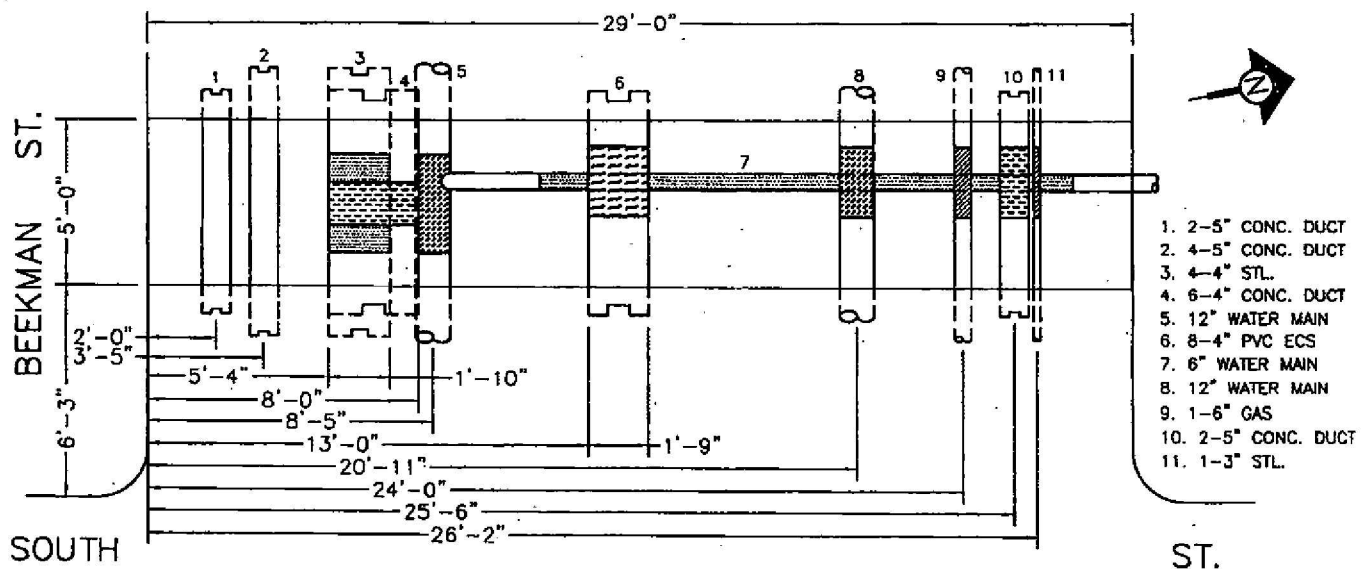
JOB: HWMWTC6D PECK SLIP

TEST PIT # 12

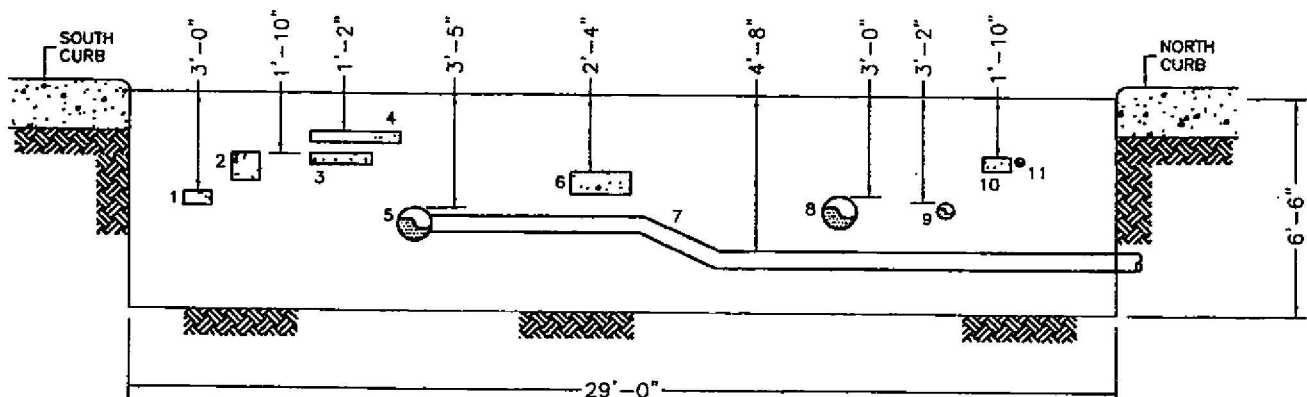
LOCATION: INT. BEEKMAN ST. W/O SOUTH ST.

PURPOSE: FOR PECK SLIP RECONSTRUCTION PROJECT

SITE # 12



PLAN
NOT TO SCALE



PROFILE - LOOKING WEST
NOT TO SCALE



conEdison

JOB NO: HWMWTC6D PECK SLIP

SHEET NO. 16 OF 17

PREPARED BY: E. CARAGAN

DATE: 03/20/06

CHECKED BY: P. INES

DATE: 03/20/06

JOB: HWMWTC6D PECK SLIP

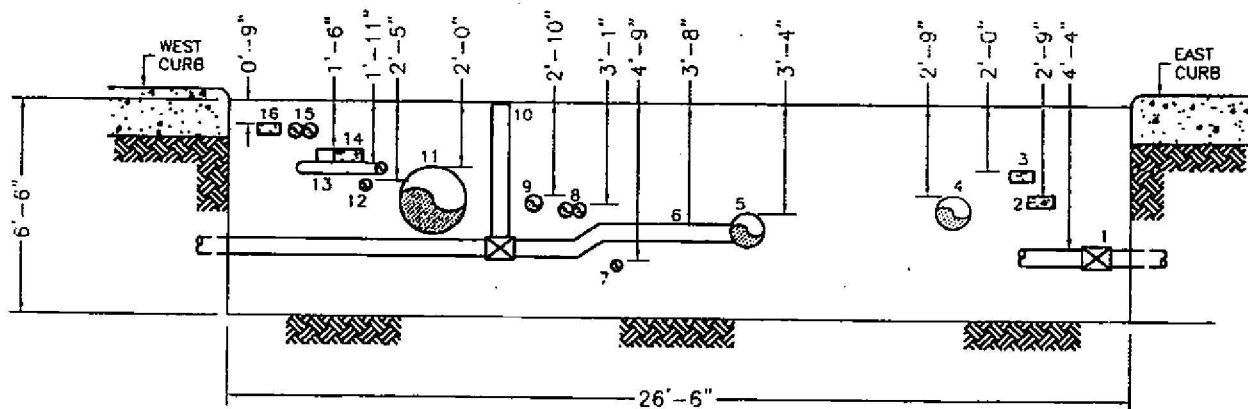
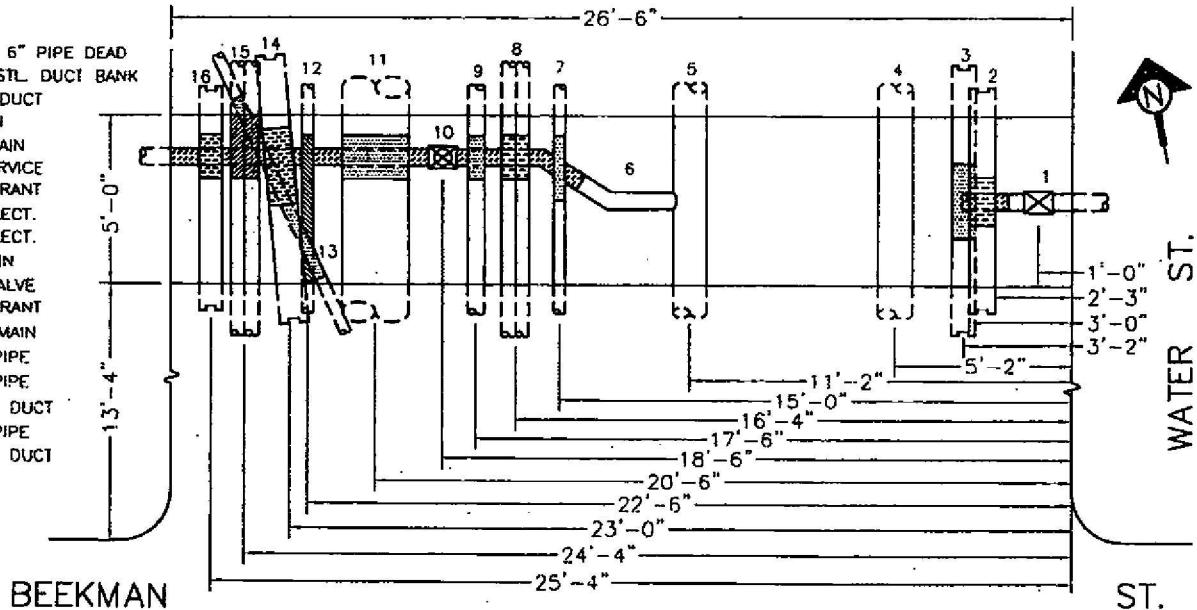
TEST PIT # 13

LOCATION: INT. WATER ST. N/O BEEKMAN ST.

PURPOSE: FOR PECK SLIP RECONSTRUCTION PROJECT

SITE # 13

1. 6" VALVE ON 6" PIPE DEAD
2. CONC. ENC. STL. DUCT BANK
3. 2-4" CONC. DUCT
4. 12" GAS MAIN
5. 12" WATER MAIN
6. 6" WATER SERVICE TO FIRE HYDRANT
7. 1-4" STL. ELECT.
8. 2-5" STL. ELECT.
9. 6" WATER MAIN
10. 8" WATER VALVE TO FIRE HYDRANT
11. 24" WATER MAIN
12. 1-4" STL. PIPE
13. 1-4" STL. PIPE
14. 2-5" CONC. DUCT
15. 2-5" STL. PIPE
16. 2-4" CONC. DUCT





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JOB NO: HWMWTC6D PECK SLIP

SHEET NO. 17 OF 17

PREPARED BY: E. CARAGAN

DATE: 03/20/06

CHECKED BY: P. INES

DATE: 03/20/06

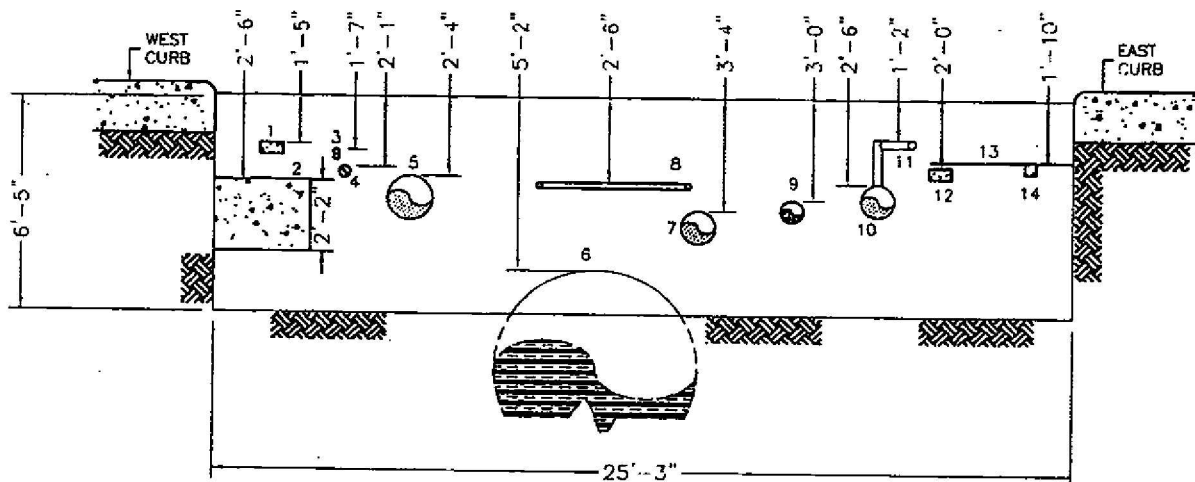
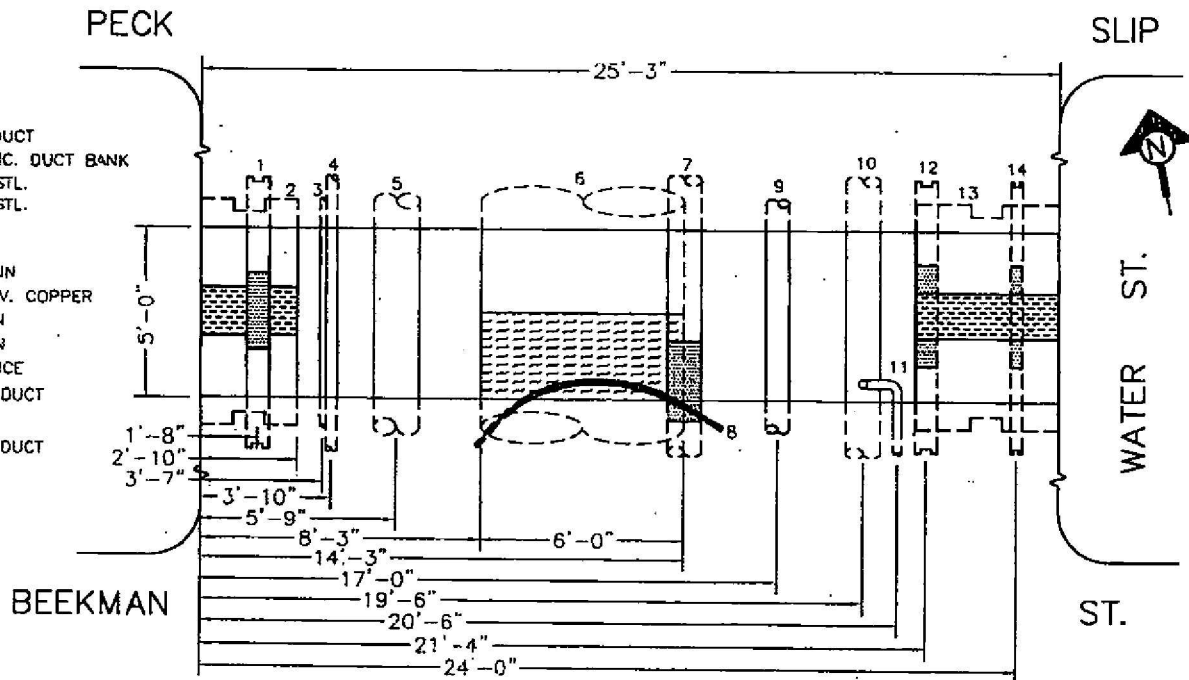
JOB: HWMWTC6D PECK SLIP

TEST PIT # 14

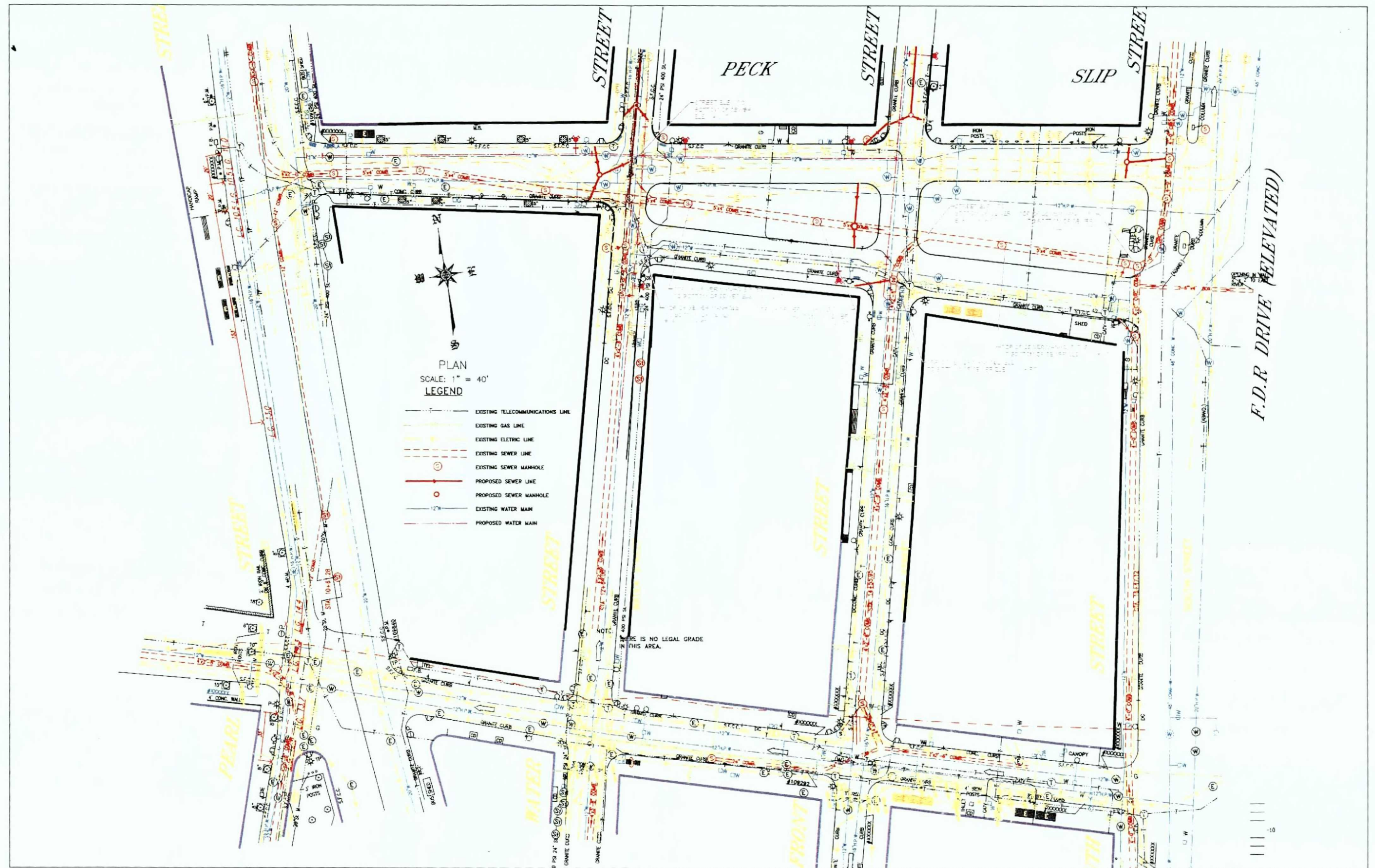
LOCATION: WATER ST. B/N BEEKMAN ST. & PECK SLIP

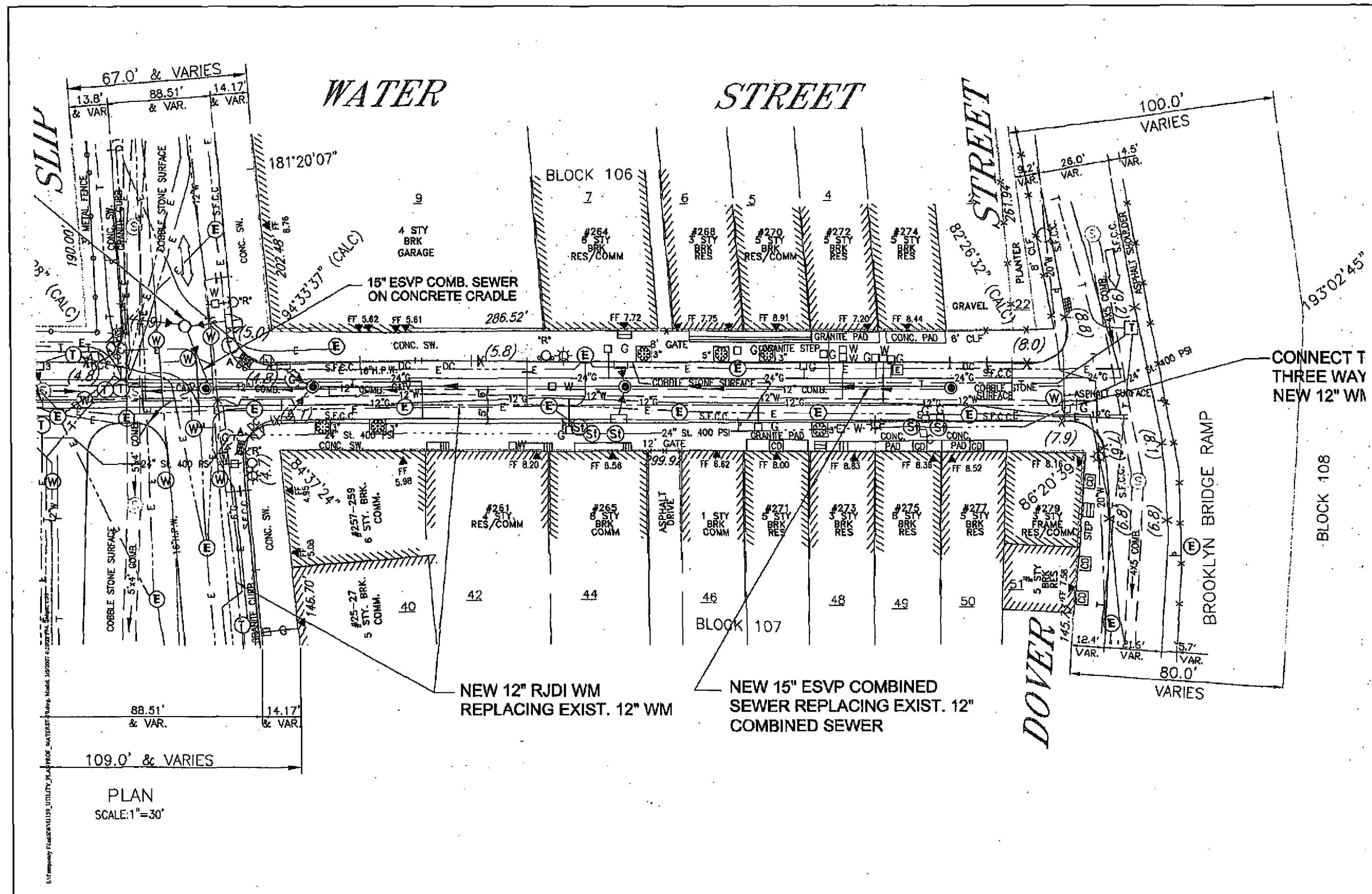
PURPOSE: FOR PECK SLIP RECONSTRUCTION PROJECT

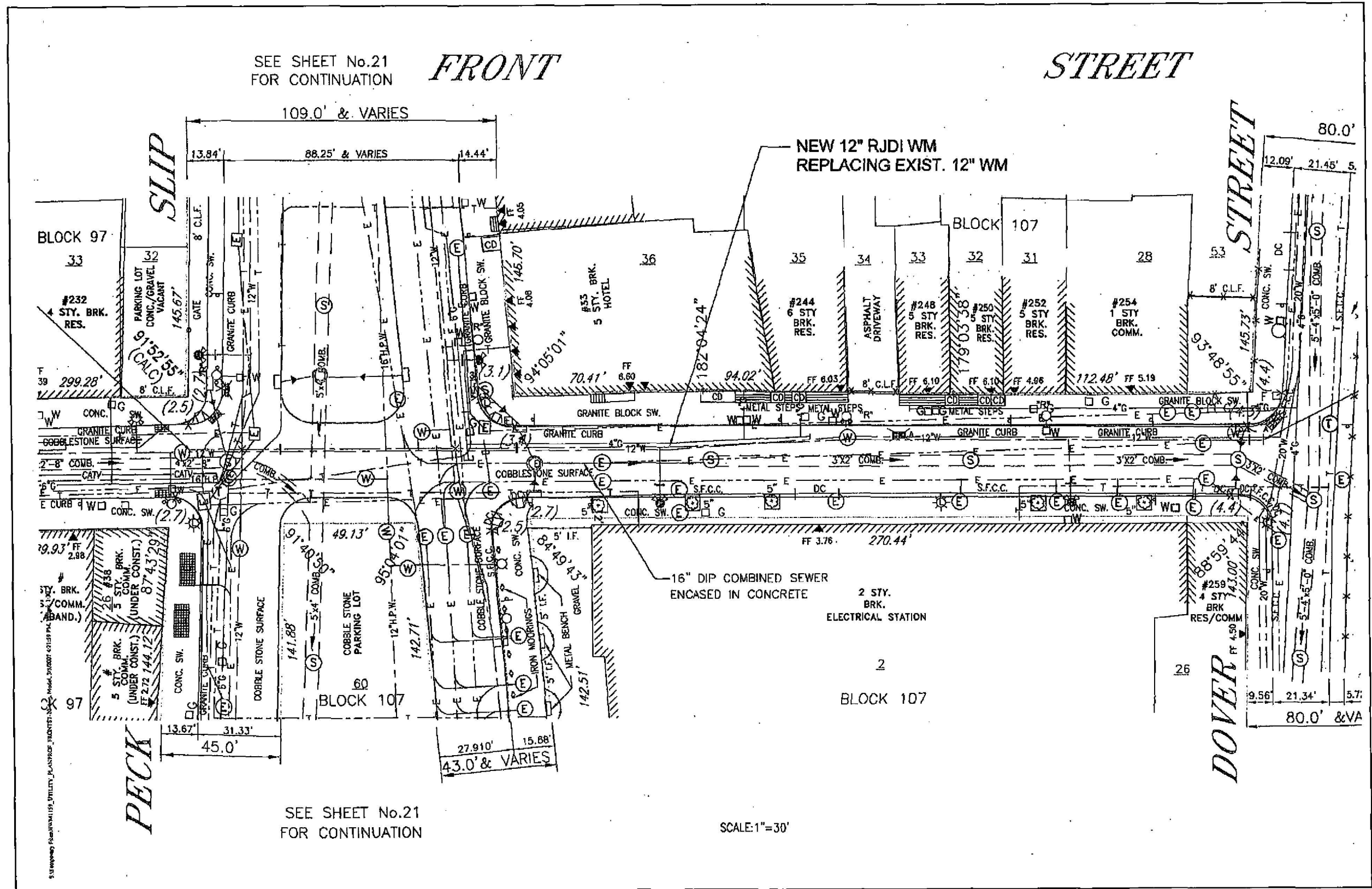
SITE # 14



Appendix E-2:
Existing and Proposed Utility Lines

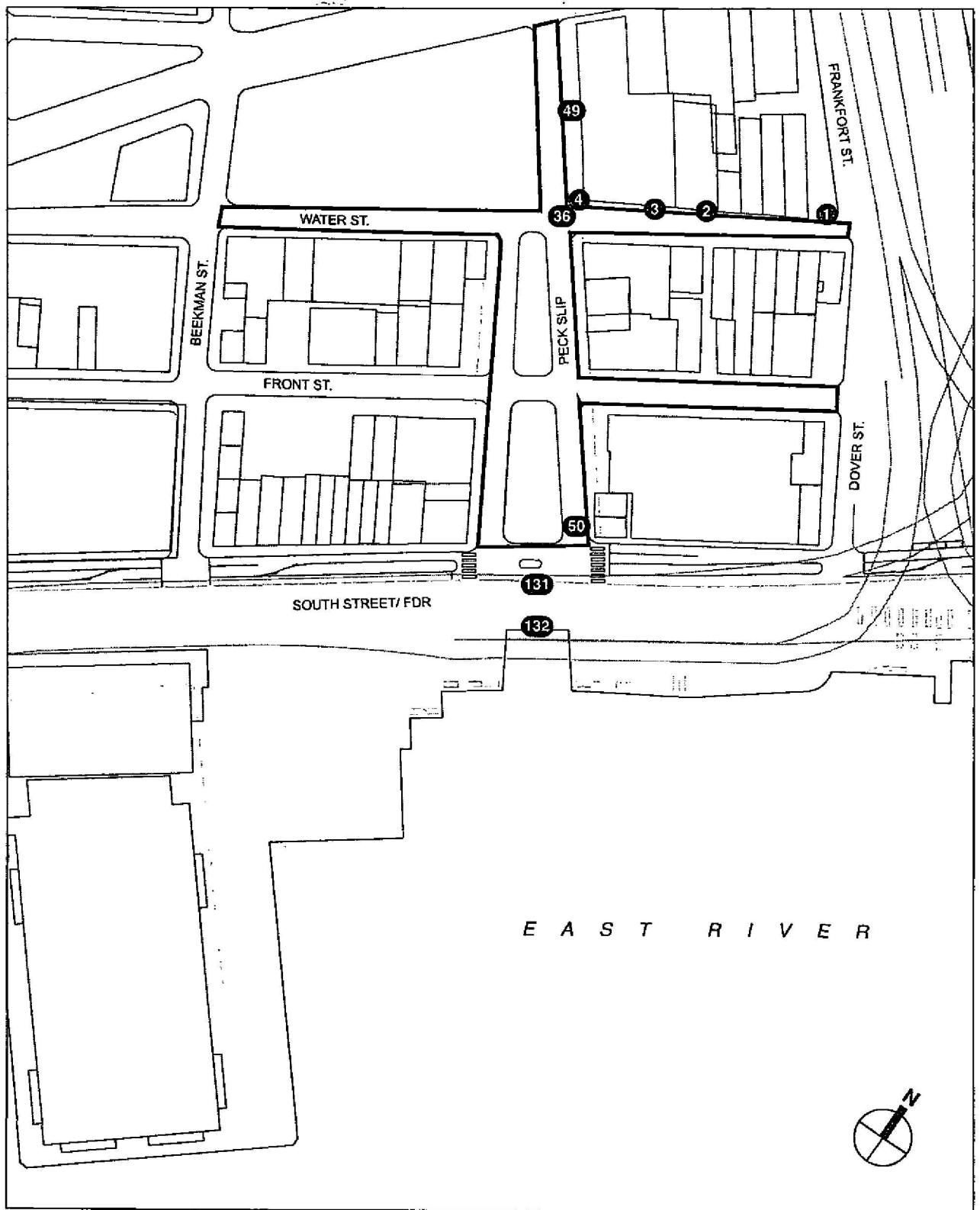






Existing and Proposed Utility Lines C
Appendix E-2

Appendix F:
Soil Borings



— Archaeological Resources APE

0 200 FEET
SCALE

