

5608M
HP 2007
Pearl St

**PHASE 1A
ARCHAEOLOGICAL
DOCUMENTARY STUDY**

**LOWER MANHATTAN
DEVELOPMENT
CORPORATION
FULTON STREET
REDEVELOPMENT PROJECT
PEARL STREET
PLAYGROUND
MANHATTAN, NEW YORK**

RECEIVED
ENVIRONMENTAL REVIEW

SEP 04 2007

LANDMARKS PRESERVATION
COMMISSION



996
~~986~~

PHASE 1A ARCHAEOLOGICAL DOCUMENTARY STUDY

**LOWER MANHATTAN DEVELOPMENT CORPORATION
FULTON STREET REDEVELOPMENT PROJECT
PEARL STREET PLAYGROUND
MANHATTAN, NEW YORK**

Prepared for:

AKRF, Inc.
440 Park Avenue South, 7th Floor
New York, NY 10016

Prepared by:

Historical Perspectives, Inc.
P.O. Box 3037
Westport, CT 06880

Primary Author:

Faline Schneiderman-Fox, MA, RPA

Research:

Nancy Dickinson
Christine Flaherty

August, 2007

EXECUTIVE SUMMARY

The City of New York proposes to enhance Fulton and Nassau Streets and their environs into a vibrant retail corridor serving the surrounding commercial and residential sectors as well as the burgeoning visitor market. As the proposed project is necessary to the continued revitalization of Lower Manhattan, the Lower Manhattan Development Corporation (LMDC) would provide a portion of the funding. The core components of the proposed project include improvements to the streetscape and to the storefronts and facades of buildings that contribute to the heritage and experience of the corridor, as well as the creation, expansion or improvement of open space within the project area. The proposed project centers on the Fulton Street Corridor (Corridor). Based on the most current design plans for the Corridor, there are five (5) areas within the project bounds that must be evaluated for potential archaeological resources. These include two areas of proposed open space, a park, a playground, and the Corridor streetbeds (Figure 2). This report solely addresses a triangularly shaped open space area located at and around the Pearl Street Playground from the center of Fulton Street to a point east of Beekman Street, including the Pearl Street roadbed and adjacent sidewalks.

The proposed project requires review under the National Environmental Policy Act (NEPA), the State Environmental Quality Review Act (SEQRA), and New York City Environmental Quality Review (CEQR), all of which require the consideration of potential impacts to historic resources. In addition, potential effects on historic resources are considered in conformance with Section 106 of the National Historic Preservation Act of 1966 (NHPA) and the New York State Historic Preservation Act of 1980 (SHPA). The New York City Landmarks Preservation Commission (LPC) *Guidelines for Archaeological Work in New York City* outlines specific steps to determine whether a proposed action could affect areas of potential archaeological sensitivity. The Area of Potential Effect (APE) for the Pearl Street Playground open space is defined as the portion of the Corridor project site that will experience subsurface impacts that may disturb areas of potential archaeological sensitivity.

Documentary research concluded that the Pearl Street Playground APE has little or no potential for precontact archaeological resources, although there is the remote possibility that a precontact surface may exist beneath approximately 18' of fill beneath Little Pearl Street. Research also concluded that portions of Fulton Street and Lots 5, 6, and 10 through 14 on Block 95 may be sensitive for historical fill and fill retaining devices dating to between 1719 and 1730. Additionally, where former lots existed on Block 95 in the Pearl Street Playground APE, there may be potential sensitivity for 18th and early 19th century domestic and commercial deposits and features that would predate the availability of municipal sewer and water (ca.1830s to 1840s). These resources would be found below the basements of later 19th and 20th century structures, the depths of which are unknown.

The proposed playground to be created on former Block 95 within the Pearl Street Playground APE is anticipated to involve grading to create a modest variation of the ground plane. In the Pearl Street Playground, excavations are not anticipated to extend more than four feet below current grade. The potential depths of proposed impacts outside of the playground are currently unknown.

The Pearl Street Playground APE was found to have little or no potential for deeply buried precontact archaeological resources, but it may be potentially sensitive for historical archaeological deposits. Potential historical resources, depths of potential resources, and potential impacts from the proposed project are summarized below:

Location	Potential Resource	Depth of Prior Disturbance	Anticipated Depth of Potential Resource	Potential Impacts by Proposed Project
Pearl Street Playground	Mid 18 th – mid 19 th century Domestic and Commercial Features	5' (estimated)	5' + below grade (or below the depth of later 19 th century basements, if that can be established)	None (impacts to only 4' below grade)
Little Pearl Street	Wood mains 1799-1827; historic hydrants, wells, sidewalk vaults; street cisterns	3' (estimated)	3' + below grade	Depth of impact unknown. If greater than 3', then potential impact to historical resources
Fulton Street over former Block 95	Mid 18 th – mid 19 th century Domestic and Commercial Features	5' (estimated)	5' + below grade (or below the depth of later 19 th century basements, if that can be established)	Depth of impact unknown. If greater than 5', then potential impact to historical resources
Fulton Street – outside of former Block 95, southwest of Little Pearl Street	ca.1720 wharves; landfill & fill retaining devices 1767-1789; wood mains 1799-1827; historic hydrants, wells, sidewalk vaults; street cisterns	3' (estimated)	3' + below grade	Depth of impact unknown. If greater than 3', then potential impact to historical resources
Beekman Street at Pearl Street	Mid 18 th - early 19 th century Domestic and Commercial Features	3' (estimated)	3' + below grade	Depth of impact unknown. If greater than 3', then potential impact to historical resources

When development plans are finalized, if impacts will extend more than the anticipated depths of potential resources identified in the above table, then an archaeological field testing program would be required. This would be designed in coordination with the SHPO and LPC. Furthermore, if impacts extend more than 5' below grade in the Pearl Street Playground itself, the assumption of prior disturbance depths for Lots 5 and 6, and 10 through 21 on Block 95 would require field verification via a series of test trenches. In that scenario, an archaeological field testing program would also be designed in coordination with the SHPO and LPC.

TABLE OF CONTENTS

INTRODUCTION	1
RESEARCH GOALS AND METHODS	1
PEARL STREET PLAYGROUND SITE LOCATION AND CONDITIONS.....	3
Site Location	3
Predevelopment Conditions	3
Current Conditions and Prior Disturbance.....	4
PEARL STREET PLAYGROUND ARCHAEOLOGICAL POTENTIAL.....	5
Precontact Land Use	6
Precontact Archaeological Potential	6
Historical Land Use	8
Lot Histories.....	10
Historical Resources in the Vicinity	39
Historical Archaeological Potential	42
PEARL STREET PLAYGROUND POTENTIAL IMPACTS	47
PEARL STREET PLAYGROUND CONCLUSIONS AND RECOMMENDATIONS ..	48
BIBLIOGRAPHY	
FIGURES	
PHOTOGRAPHS	
APPENDICES	
A. CONVEYANCE, TAX, DIRECTORY, AND CENSUS RECORDS	

FIGURES

1. *Pearl Street Playground APE. U.S.G.S. Jersey City Quadrangle, 1981.*
2. *Pearl Street Playground Archaeological APE. Source: AKRF, Inc.*
3. *Pearl Street Playground APE Boundaries. Sanborn, 2007.*
4. *Map of the City of New York from the Battery to 80th Street Showing the Original Topography of Manhattan Island. Viele, 1865.*
5. *RD 352, Registers Office, New York County, Re-indexing Department, Map Division, J. B. Gill, Chief Surveyor, 10 December 1917.*
6. *A Plan of the City of New York. John Carwitham, 1740.*
7. *A Plan of the City of New York from an actual Survey. Lyne, 1730.*
8. *A Plan of the City and Environs of New York as they were in the years 1742, 1743, and 1744. Grim, 1813.*
9. *A Plan of the City of New York from an actual Survey, 1754. Maerschallck, 1755.*
10. *The New York Directory and Register for the Year 1789. McComb, 1789.*
11. *Map of the City of New-York Extending Northward to Fiftieth Street. Dripps, 1852.*
12. *Maps of the City of New-York. Perris, 1852.*
13. *Maps of the City of New-York. Perris, 1857-1862.*
14. *Atlas of the City of New York. Robinson, 1885.*
15. *Atlas of the City of New York, Borough of Manhattan. Bromley, 1891.*
16. *Insurance Maps of the City of New York: Borough of Manhattan. Sanborn, 1894.*
17. *Tax Lot Map, 1916. City Register's Office.*
18. *Insurance Maps of the City of New York: Borough of Manhattan. Sanborn, 1923.*
19. *Insurance Maps of the City of New York: Borough of Manhattan. Sanborn, 1951.*

PHOTOGRAPHS

1. Pearl Street Playground APE facing east from the corner of Pearl and Fulton Streets.
2. Pearl Street Playground APE facing south from the north side of Pearl Street.
3. Pearl Street Playground APE facing northwest from the southeast side of Pearl Street.
4. Pearl Street Playground APE facing southwest from the northeastern end of the playground.
5. Fulton Street roadbed in Pearl Street Playground APE, facing northwest from the south side of Pearl Street.
6. Little Pearl Street and northern sidewalk in Pearl Street Playground APE, facing northeast from Fulton Street.

INTRODUCTION

The City of New York proposes to enhance Fulton and Nassau Streets and their environs into a vibrant retail corridor serving the surrounding commercial and residential sectors as well as the burgeoning visitor market. As the proposed project is necessary to the continued revitalization of Lower Manhattan, the Lower Manhattan Development Corporation (LMDC) would provide a portion of the funding. The core components of the proposed project include improvements to the streetscape and to the storefronts and facades of buildings that contribute to the heritage and experience of the corridor, as well as the creation, expansion or improvement of open space within the project area.

The proposed project centers on the Fulton Street Corridor (Corridor), which includes Fulton Street bounded by Broadway to the west and Water Street to the east; streets intersecting Fulton Street up to a three block area north and south, including John Street from William Street to South Street; and Pearl Street Playground, located on Fulton Street between a "V" formed by two divergent lanes of Pearl Street (Figures 1, 2).

The proposed project centers on the Fulton Street Corridor (Corridor). Based on the most current design plans for the Corridor, there are five (5) areas within the project bounds that must be evaluated for potential archaeological resources. These include two areas of proposed open space, a park, a playground, and the Corridor streetbeds (Figure 2). This report solely addresses a triangularly shaped open space area located at and around the Pearl Street Playground from the center of Fulton Street to a point east of Beekman Street, including the Little Pearl Street roadbed and adjacent sidewalks (Figure 3; Photographs 1-6).

The proposed project requires review under the National Environmental Policy Act (NEPA), the State Environmental Quality Review Act (SEQRA), and New York City Environmental Quality Review (CEQR), all of which require the consideration of potential impacts to historic resources. In addition, potential effects on historic resources are considered in conformance with Section 106 of the National Historic Preservation Act of 1966 (NHPA) and the New York State Historic Preservation Act of 1980 (SHPA). The New York City Landmarks Preservation Commission (LPC) *Guidelines for Archaeological Work in New York City* (2002) outlines specific steps to determine whether a proposed action could affect areas of potential archaeological sensitivity. The first step in this process is an initial review of the affected area, in this case the Corridor, to define the Area of Potential Effect (APE). Since this report is to be reviewed by both SHPO and LPC, this first step, normally undertaken by LPC, has been completed by HPI. The APE is defined as the portion of the Corridor that will experience subsurface impacts that may disturb areas of potential archaeological sensitivity. Once the APE has been defined, an Archaeological Documentary Study – frequently referred to as a Phase 1A Study – must be undertaken to establish the potential effects of the project on potential archaeological resources.

RESEARCH GOALS AND METHODS

This Archaeological Documentary Study, as clarified by the LPC guidelines (2002), addresses only those land areas within the proposed Corridor that will be subject to direct construction activities, which is defined as the APE. As noted above, this study solely addresses one portion

of the APE: the triangular shaped open space area located at and around the Pearl Street Playground from the center of Fulton Street to a point east of Beekman Street, including the Little Pearl Street roadbed and adjacent sidewalks

In order to address the archaeological potential of the Pearl Street Playground APE, sufficient information was gathered to assess the subsurface disturbance record, both horizontally and vertically, and to establish the potential for precontact period and historical archaeological resources. Prior archaeological studies and surveys that were undertaken for areas either within or directly adjacent to the Pearl Street Playground APE provided an invaluable data base from which to complete the current assessment.

This documentary study, which also entails a cartographic analysis of the Pearl Street Playground APE through time, is designed to determine areas of possible precontact and historical archaeological sensitivity as well as areas unlikely to produce archaeological materials due to prior disturbance from the installation of underground piping, extreme landscape manipulation for road and/or park construction, previous construction and demolition cycles, etc.

HPI's protocol adheres to a conservative and phased approach. It relies on a series of tasks to identify which – if any – of the Pearl Street Playground APE parcels would require invasive testing to satisfy the applicable environmental review regulations. These tasks are described below.

Task 1:

Primary source material, which helps to establish a site-specific framework in which to assess the Pearl Street Playground APE, was reviewed to identify historic land use through time. This includes reviewing the Minutes of the Common Council, conveyance records on file at the City Register's Office, tax, directory, and census records, where relevant, and Street Improvement maps and Water Lot Grants recorded at the Office of the Manhattan Borough President's Topographical Bureau. Atlases, maps, and other pertinent primary records were also reviewed.

Task 2:

In order to place the Pearl Street Playground APE in a broader historical context, local and regional histories were reviewed.

Task 3:

Paralleling the research to determine the archaeological and historical sensitivity was research to determine the likelihood that resources are extant, having survived the normal destructive forces of urban development. Building records were sought as episodes of late 19th and 20th century construction may have eradicated archaeological potential in discrete locations.

Historical atlases and Sanborn Fire Insurance Maps were reviewed to establish construction episodes, building heights, and the presence of basements, which are indicators of subsurface disturbance. Cartographic comparisons were critical in demonstrating elevation changes over the last 150 years.

Task 4:

Pertinent archaeological reports for the surrounding vicinity were reviewed to establish a comparative framework for potential archaeological resources.

Task 5:

A walkover of the Pearl Street Playground APE and a photographic record of the current conditions were completed in August 2006 and July 2007. Anomalies and areas of obvious ground disturbance were noted on the site sensitivity map.

PEARL STREET PLAYGROUND SITE LOCATIONS AND CONDITIONS

Site Location: The Pearl Street Playground APE encompasses a triangularly shaped block that was formerly part of rectangular Block 95, and is now occupied by a playground. The playground, together with abutting sidewalks, is bounded by Fulton Street on the west, Little Pearl Street on the north, and Pearl Street on the south. The APE also incorporates a portion of the Fulton Street roadbed at its intersection with Pearl Street, and Little Pearl Street from Fulton Street to a point east of Beekman Street (Figure 3; Photographs 1-6). Both the roadbeds and adjacent sidewalks fall in the APE.

Predevelopment Conditions: The precontact period and historical development of Manhattan has been influenced, in part, by topographic and ecological conditions. Establishing the project site's geological and ecological history is necessary toward understanding land-use history.

Manhattan Island lies within the Hudson Valley region and is considered to be part of the New England Upland Physiographic Province (Schubert 1968:10). The underlying geology, much like that of the Bronx and lower Westchester County, is made up of "gneiss and mica schist with heavy, intercalated beds of coarse grained, dolomitic marble and thinner layer of serpentine" (Scharf 1886:6-7). During the three known glacial periods, ice was periodically as thick as 1,000 feet over Manhattan. Advancing and retreating glaciers carved, scraped, and eroded the land surface in the Northeast. With the final retreat during the Post-Pleistocene, glacial debris, a mix of sand, gravel, and clay, formed the many low hills or moraines that constitute the present topography of the New York City area. Along these low hills many rivers, streams, lakes, and ponds were formed. The constant flow of these rivers and streams as well as the corresponding rise in sea level continued to mold the landscape. Manhattan, a low-lying island marked by hills, is surrounded by rivers and a large, protected deep water bay, and was formed following the last of the three glacial periods.

The project site falls within the embayed section of the Coastal Plain, which extends along the Atlantic Coast and ranges from 100 to 200 miles wide. The Manhattan prong, which includes southwestern Connecticut, Westchester County, and New York City, is a small eastern projection of the New England uplands, characterized by 360 million year old, highly metamorphosed bedrock (Schubert 1968:11). The Manhattan ridge generally rises in elevation toward the north, and sinks toward the south. South of 30th Street, the bedrock dips down several feet beneath the earth's surface, and south of Washington Square Park it plunges down below 100 feet, forming a subterranean valley.

The prevalent gneissoid formation underlying the project site is Hudson River metamorphosed rock. Manhattan is characterized by a group of gneissoid islands, separated from each other by depressions which are slightly elevated above tide and filled with drift and alluvium. The area consists of drift with underlying crystalline rocks including stratified gneiss, mica schist, hornblende gneiss, and hornblende schist with some feldspar and quartz (Gratacap 1909:27).

Historical development has altered many of the natural topographic features that once characterized Manhattan, including the early historic shoreline (Gratacap 1909:5). During the late precontact and early historical periods, portions of the project site were submerged under the East River and the coastline staggered between present day Pearl and Water Streets, immediately adjacent to and within the Pearl Street Playground APE. In the early 17th century, the Pearl Street Playground APE was situated partially between the high and lower water marks of the East River, but largely on upland (Viele 1865; *RD 352, Registers Office* 1917; Figures 4 and 5). Later the southern corner of the APE was filled and the site was developed.

Current Conditions and Prior Disturbances: The current conditions in the Pearl Street Playground APE vary, and are a direct result of historical and recent development. The streets and sidewalks in the APE are currently open to pedestrian and vehicular traffic.

Although there is a subway line that runs beneath Fulton Street (the 8th Avenue IND line built ca.1931), it is a twin tube tunnel that was built largely by shield tunneling under compressed air approximately 20' below existing grade (Hall 1945:8). This action would not have disturbed potential archaeological resources the Fulton Street roadbed in the APE since they would probably not be found at this depth.

A recent cultural resources assessment for the Fulton Street Transit Center (FSTC) project at the World Trade Center Memorial site identified known prior disturbances to Lower Manhattan streets caused by the installation of utilities, sidewalk vaults, subways, subway vents and shafts, and other subway-related features. A series of test trenches undertaken for investigation purposes found that utilities were generally shallow, with the exception of sewer lines, that tended to be deeply buried (ca.10-12' below grade) (Berger 2004:7). Water lines were reported down to roughly five feet below grade, with some electrical lines buried as deeply as six feet below grade – although these were more frequently found at shallower depths (less than two feet below grade). Utility lines encountered included water, telephone, electrical, and gas. Based on the information from the test trenches and previous research on utilities in Lower Manhattan (citing Geismar 2003), Berger concluded that the first three feet in depth below ground surface beneath the FSTC APE roadbeds was disturbed (Berger 2004:7). Beneath this, there were specific linear trenches of disturbance where sewer and water lines were buried at depths of between five and twelve feet below grade (*ibid.*). Excavations for the installation of these utilities would most probably have extended from one to two feet beyond the diameter of the utility pipe or conduit, both horizontally and vertically.

The Second Avenue Subway archaeological assessment for a portion of Fulton Street at Pearl Street entailed assessing subsurface disturbances (Historical Perspectives, Inc. 2003a: 6.1-APX-96). Utility plans and profiles reviewed for that project indicated that in 1937 subsurface utilities in Fulton Street were located in an area about 20 feet wide in what was then the roadbed (WPA

1937). These included: a 12" water pipe and a 12" high pressure water main; a 4'0" by 4'0" sewer line; a 12" gas pipe; and telephone and electrical ducts. Additional lines merged at intersections. Although there are a vast number of utility lines in this area, in 1937 they were portrayed as being tightly clustered in an approximately 20-foot-wide band in what was the original roadbed of Fulton Street, with no utilities beneath sidewalks (Ibid.).

Recent archaeological monitoring in Lower Manhattan by Alyssa Loorya of Chrysalis Archaeological Consultants – on Beekman Street between Water and Pearl Streets immediately south of the eastern end of the Pearl Street Playground APE – has found that the top two feet of the street corridor has been disturbed by the construction of the roadbed (personal communication, Cece Saunders, September 12, 2006). The FSTC Berger study, HPIs Second Avenue Subway study, and Loorya's observations strongly suggest that there are similar depths of prior disturbance in the roadbeds in the Pearl Street Playground APE: at least two feet below grade has been disturbed by the actual grading, regulating, and paving of the streets; and, at least another one foot below this has been disturbed by the installation of extensive utility networks. Deeper impacts have been caused in specific locations where sewer and water lines were buried.

In addition to the above-identified prior disturbances, new water mains and utilities have recently been installed in numerous Lower Manhattan streetbeds to depths of between five and six feet below grade as part of the Wall Street Area Water Main Project, on-going since 1998. Concurrently, the post-9/11 Emergency Roadway Reconstruction program, initiated in response to extensive damage to lower Manhattan Streets caused by the attack on the World Trade Center and subsequent rescue efforts, has disturbed specific locations as well. The two projects together entail installing new water mains and subsurface utilities, and undertaking road reconstruction or restoration. According to the City of New York Department of Design and Construction (Location Plan, June 27, 2006), a new water main was installed beneath both Pearl Street and Little Pearl Street (in the APE), and both roads have since been reconstructed and restored (Joshua Kraus, NYCDOT, personal communication to Anne Locke, August 10, 2006). Furthermore, Fulton Street between Water and William Street (in the APE) has had new utilities installed that disturbed approximately the first three feet below grade (Ibid.).

PEARL STREET PLAYGROUND ARCHAEOLOGICAL POTENTIAL

For ease of discussion, the APE boundaries are described as follows (see Figure 3):

- Beekman Street is considered to be just west of the eastern boundary of the Pearl Street Playground APE;
- The southern building line of Block 95 north of Little Pearl Street is considered to serve as the northern boundary of the APE;
- A line in the center of Fulton Street is considered to be the western boundary of the APE; and,
- The southern sidewalk line adjacent to the Pearl Street Playground is considered to be the southern boundary of the APE.

What is now the triangular-shaped Pearl Street Playground was formerly part of City Block 95, as was part of the route of Little Pearl Street. Both were laid out in the early 1960s when the

buildings on Block 95 were razed and Pearl Street was split into a V. The main portion of Pearl Street was created along the south side of the Pearl Street Playground, and what was originally the route of Pearl Street was designated as Little Pearl Street, and was left in place along the northern perimeter of the playground (compare Figures 3 and 19 of this report).

Precontact Land Use

Prior to the filling episodes along the Lower Manhattan shoreline that created the landscape evident today, the Pearl Street Playground APE was depicted as lying partially in and partially adjacent to the East River, with the southwestern corner of the APE lying between the high and low water marks (Viele 1865, *RD 352, Registers Office* 1917; Cartwitham 1740 [depicting 1730]; Figures 4, 5, and 6). Native Americans were actively utilizing resources in the area upland, northwest and northeast of the APE. According to researcher S. Grumet, the very southern tip of Manhattan was called Kapsee by Native Americans in the 17th century (Grumet 1981:68). This location was described as a ledge of rocks at the southernmost point of Manhattan Island, probably in the vicinity of what is now Battery Park (Ibid.:17). To the north was a landform termed Ashibic, which was probably a narrow ridge or ancient cliff bounded by marshland to the south; this landform was located east of Beekman Street, and, therefore, the APE (Ibid.:3). In addition, "Catiemuts" was the Native American term reportedly used to describe a "fort or hill located near Pearl Street and Park Row," about eight blocks northeast of the project site (Ibid.:8).

Researchers have noted that during the precontact era there were periods of time when a distinct rise and fall of water levels occurred. In some locations these fluctuations allowed native peoples access to formerly inundated areas - such as the East River shoreline - for resource procurement and temporary camps. These "drowned shorelines" (e.g., as documented along the Hudson River shoreline in Weiss 1988:3) are a topic of research interest to archaeologists who postulate that precontact peoples would have been exploiting these areas and, therefore, their potential archaeological sensitivity should be addressed.

Precontact Archaeological Potential

Previous research conducted for the Second Avenue Subway project (Historical Perspectives, Inc., 2003) concluded that sections of the East River shoreline were potentially sensitive for precontact resources beneath introduced fill, including the intersection of Pearl and Fulton Streets. However, the remainder of the APE has virtually no precontact archaeological potential.

Upland Areas: Upland portions of the Pearl Street Playground APE may have once been potentially sensitive for precontact resources due to its predevelopment topography and proximity to water, but historical and modern development has likely disturbed or even eradicated any potential resources. If any precontact resources were once deposited in the APE they were subjected to disturbance by multiple construction episodes on historical Block 95 (see Historical Land Use section below). The extent of disturbance in the upland portion of the two roadbeds, Little Pearl Street and Fulton Street, has also likely eradicated or severely diminished the potential for precontact archaeological sites as well (see Current Conditions and Prior Disturbance section above).

The documented disturbances to the portion of the APE that was formerly developed Block 95, including the construction of four, five, and seven-story buildings with basements in the latter half of the 19th century, indicates that this location probably has no sensitivity for precontact resources with research potential that would meet the criteria necessary for inclusion on the National Register of Historic Places. Episodes of construction, documented in the Historical Land Use Section of this report, have most likely eradicated any fragile precontact resources that may or may not have been deposited in the APE.

Both Little Pearl Street and Fulton Street in the APE have also experienced extensive disturbance when the roads were graded and created, and again when trenches were excavated for utility installation as described in the preceding section (e.g., sewer lines that were roughly 8-10' below grade). A soil boring taken halfway between Beekman Street and Fulton Street on Pearl Street reported fill/disturbed levels down to about 18.5' below grade (Boring MI-18, Raymond International Inc. 1974). Below the fill were layers of brown sand, and sand with silt (Ibid.). Although no evidence of a potential precontact living surface - a layer of peat, or evidence of a shell midden or deposit - was reported on the boring log, if the level of sand represents a potential precontact living surface, then it is remotely possible - but highly unlikely - that there is potential for precontact resources beneath the ca. 18' of fill.

Inundated Areas: As noted above, portions of the Pearl Street Playground APE were situated directly along the shoreline adjacent to and partially between the high and low water marks in the East River, and were filled in the early 19th century. While marshes or estuarial areas to the east of the APE were not necessarily suited for habitation immediately preceding European contact, their locations probably influenced the selection of precontact settlements, and may have served for resource procurement and as deposition areas where middens were created. Furthermore, when the East River was much lower and narrower during the precontact period, it is possible that the APE could have been well drained and suitable for habitation. Alternatively, it may have been a salt water marsh along the edge of the river. Regardless, a portion of the site was eventually filled to allow for historical development. The remnants of the land surface that may have been previously exposed now lie beneath deep layers of fill (ca. 12-19' below grade).

Where land was filled and then developed as Block 95, deep basements probably impacted any potentially sensitive precontact strata, if they existed. However, it is only *remotely* possible that beneath the depths of historical basements that supported four, five, and even seven story structures, precontact strata may lie deeply buried. More likely, if resources were deposited in this area, they were disturbed by subsequent building construction.

It is also remotely possible that precontact resources were once deposited in the vicinity of Fulton Street below introduced fill. A soil boring taken at the intersection of Fulton Street and Water Street outside of the Pearl Street Playground APE found that there was fill from the surface down to about 19' below grade, which resulted from filling water lots along the East River in the 18th century (Boring MI-17, Raymond International Inc. 1970s). An additional soil boring completed at the corner of Water and Fulton Streets, southwest of the APE, found 12' of fill below grade, underlain by four feet of coarse sand and clay, and then an additional 12' of fine sand (Boring #162, Rock Data Maps 1973).

Although it is possible that precontact resources were once present in and along the East River shoreline, the documentary research strongly suggests that if resources were once located where landfilling has occurred beneath Fulton Street, they were disturbed during the historical period. Because Fulton Street was the site of Beekman's Slip (Figures 6 through 9), it was dredged in the 18th and 19th centuries; a necessary measure to keep a slip passable. In 1729 the dockmaster was ordered by the Common Council to remove all hulks and ships that were left in public slips to ensure continued use, indicating that passage was of paramount importance (MCC 1729 3:477). According to one report,

In 1857, the scope of dredging technique was discussed and it was observed that the "deposits in the slips are removed to the channels of the North and East Rivers..."
(Grossman 1984:14)

Beekman's Slip was dredged periodically in order to keep it free from encumbrances prior to it being filled between ca. 1755 and 1766 (Maerschallck 1855; Ratzer 1766/67, 1867; McComb 1789, Figures 9, 10). Therefore, precontact strata in the vicinity of Beekman Slip that were first inundated, and then dredged, have been compromised. Therefore, Fulton Street to the southwest of the existing Pearl Street Playground lacks any potential for precontact resources.

Historical Land Use

As described above, the East River shoreline at the time of European contact and into the early 18th century was located in and adjacent to the Pearl Street Playground APE. Throughout the historical period, the desire for new commercial, waterfront real estate spurred the City of New York and entrepreneurs to enthusiastically support improvements to the East River shoreline. Filling episodes were also undertaken in an effort to support and maintain the thriving waterfront economy as the coastline became overburdened with haphazardly built piers and the natural accretion of river silt.

The majority of what is now the Pearl Street Playground, together with Pearl Street, and Fulton Street at its intersection with Pearl Street, was granted by Governor Willem Kieft to Philip De Truy in a ground-brief dated May 22, 1640 (Stokes Vol. VI. 1928:77). In 1647 de Truy conveyed the portion of his land between Pearl Street and the East River to Isaak Ollerton (a.k.a. Isaac Allerton) (Ibid.:78; Innes 1902). After DeTruy was murdered in 1653, his wife conveyed the remaining tract to Isaac de Forrest (Ibid.). The land was reconveyed by Gouverneur Richard Nicolls to Thomas Hall in 1667, whose widow, Ann, sold most of it to her son-in-law William Beekman in 1670 (Ibid.). Included in the transfer to Beekman was a brew house, horse mill, and other buildings at the easternmost end of the Smit's Vly (Smith's Valley), roughly in the vicinity of what is now the intersection of Maiden Lane and Wall Street (*Plan of New Amsterdam About 1644*, compiled by Innes 1902).

The Allerton parcel conveyed in 1647 included the land on Block 95 in the APE. Allerton reportedly built a warehouse and dock on his property on what is now Block 98 to the east of Beekman Street near Peck's Slip, out of the APE (Stokes Vol. III 1918:962). In approximately

1696, Johannes Beekman (a.k.a. Beckman) established a slaughterhouse on the same block, also east of the APE (Stokes Vol. IV 1922:396).

The earliest maps of what is now lower Manhattan primarily focused on development south of Wall Street, which served as the northern boundary of the original settlement (e.g., Adams 1916 [Redraft of *The Castello Plan* 1660]; Nicolls 1664-1668). The City's growth was encouraged, in part, by the adoption of the 1687 Dongan Charter that transferred ownership of all unencumbered lands within the low-water mark, including the Pearl Street Playground APE, to the City of New York, and encouraged adjacent property owners to fill and develop their land along the waterfront (Buttenwieser 1987:27).

The 1696 Miller Plan, drawn from memory, extended as far north as Fulton Street along the shoreline and shows the approximate location of the APE (Miller 1696). At that time it appeared that the APE lots were vacant, with the exception of an individual structure shown on the south side of Pearl Street, then Queen Street. The development of the APE was bolstered by the 1692 selling of lots along the East River between Wall and Fulton Streets with the proviso that wharves be built adjacent to riverfront lots (Augustyn and Cohen 1997:52; MCC May 6, 1692, Vol. I:273). In 1703, water lots along the shoreline between what are now Fulton and Beekman Streets were also surveyed for sale (MCC April 17, 1719; Vol. III:200).

Further inciting the expansion of Lower Manhattan was the 1731 Montgomery Charter that expanded land-ownership privileges four hundred feet beyond the low water mark, or Water Street, on the Lower East Side (Ibid:34). Eventually the shoreline between what are now Fulton and Beekman Streets was moved further south toward to its current configuration.

Pearl Street, originally Queen Street or Smit's Vly (Smith's Valley), ran along the East River shore of Manhattan as it existed when the first European settlers and explorers arrived on the island. It was officially opened in 1707, and is estimated to have been approximately 30' wide when first laid out (NYCLPC 1982; WPA 1937).

A map of the Water Grants along Pearl Street indicates that three individuals were allotted land within the high and low water mark within or adjacent to the Pearl Street Playground APE (Map RD 352, 1917, Figure 5). The very southwestern corner of the APE along Fulton Street was granted to Gerardus Beekman, who acquired a 77' wide lot (Ibid). Directly to the west of the APE was Beekman's Slip, an open water slip that extended from the shoreline north to Pearl Street.

As the population in the city grew, so too did the extent of development and concurrent surveying and recordation efforts (e.g., Carwitham 1740; Lyne 1730; Grim 1813; Maerschalc 1755; and Ratzer 1766/67; Figures 6 through 10). Detailed accounts of how the shoreline was pushed south are documented in the minutes of the Common Council (Stokes 1922:372). As the shoreline pushed southward, it had the effect of lengthening slips, such as the one that formerly ran where Fulton Street now lies. Block 95 was bounded on the west by Beekman's Slip and on the east by Dally's Slip. Eventually these were filled, and Fulton and Beekman Streets were created.

The neighborhood around the project site was first developed as a mixed residential and commercial center due to its proximity to the shoreline. Furthermore, historian Stokes references a Revolutionary War period redoubt of earthwork on Block 95 in proximity to the Pearl Street Playground APE (Stokes' Landmark Map Vol. III, 1918). The development of this neighborhood was largely influenced by its location between two slips and its distance from the Fulton Market, two blocks to the south. This is borne out in the Lot Histories section detailing the development of the Pearl Street Playground APE below.

Lot Histories

After the streets to the north and south of the APE were laid out, the project site was situated on a portion of Fulton Street, part of the original route of Pearl Street (now Little Pearl Street), and a portion of what became City Block 95. Historically the site fell into the East Ward, the Montgomery Ward, and then the 2nd Ward. The following Lot Histories provide a detailed account of the development of each lot in the APE. Table 1 provides a list of historic lot numbers and addresses for these lots:

TABLE 1: BLOCK 95 LOT NUMBERS AND ADDRESSES IN THE APE

Lot Number¹ (ca. 1916-1958)	Lot Number² (1835-1845)	1857 Street Address	1951 Street Address
5 ³	970	208 Water Street	208 Water Street
6	969	206 Water Street	206 Water Street
10	965	31 Fulton Street	31 Fulton Street
11	964	33 Fulton Street	33 Fulton Street
12	963	33 ½ or 34 Fulton Street	33A Fulton Street
13	962	35 Fulton Street	35 Fulton Street
14	960 & 961	37 Fulton Street, 268-270 Pearl Street	37 Fulton Street 268-270 Pearl Street
15	988 & 989	272 and 272 ½ Pearl Street	272 and 272 ½ Pearl Street
16	987	274 Pearl Street	274 Pearl Street
17	986	276 Pearl Street	276 Pearl Street
18	985	278 Pearl Street	278 Pearl Street
19	984	280 Pearl Street	280 Pearl Street
20	983	282 Pearl Street	282 Pearl Street
21	981 & 982	284 Pearl Street	284 Pearl Street

The following discussion provides an overview of the development of these lots, and references the ca.1916 lot numbers (See Figure 17 for the 1916 lot locations). For ease of discussion, Beekman Street is considered to be at the eastern boundary of the Pearl Street Playground APE, Pearl Street is considered to serve as both the northern and southern boundaries, and Fulton Street is considered to be the western boundary. In addition to the lots, the development and history of what are now Little Pearl, Fulton, and Beekman Streets are also presented.

¹ As per Tax Lot Map 1916, City Register's Office (Figure 18).

² As per Tax Map 1835-1845, Plate 33, Municipal Archives.

³ Lots 5 and 6 were also studied as part of the Titanic Park Phase 1A (Historical Perspectives Inc., May 2007).

- **Lot 5**

Lot 5 was historically located at 208 Water Street (see Figure 17). The extreme northwestern corner of the lot (roughly less than three feet) falls in the Pearl Street Playground APE.

Lot 5 was originally land under water between the high and low water marks along the shoreline of the East River. In 1719 the Common Council ordered that the City Alderman survey and lay out the ground belonging to the City from the high to the low water mark fronting the ground of Johannes Beekman, John Cannon, Gilbert Livingston and others at the lower end of Queen Street and to establish the dimensions of every lot (MCC June 12, 1719, Vol. 3:204). Shortly thereafter, what is now Lot 5 became part of the Water Lot Granted to Johannes Beekman that same year (Map RD 352, 1917, Figure 5; Water Lot Grants Vol. B:70-76). The grant described the tract as follows:

...all that quantity piece or parcel of ground between high water mark and low water mark situate lying and being in the East Ward of the City of New York at the lower end of a certain street formerly called the Smiths Fly and now called or known by the name of Queen Street at or near the slaughterhouse commonly called Beekman's Slaughterhouse and fronting the land or former parcel of the said Johannes Beekman. Containing in breadth in front next the land of the said Johannes Beekman and in the rear at the low water mark seventy foot, and in length on both sides from the land of the said Johannes Beekman to low water mark whatsoever quantity in length the same may contain bounded northerly by the land of the said Johannes Beekman, easterly by the ground from high water to low water now or lately granted to John Cannon, southern by the harbor or river at low water mark, and westerly by the ground from high water to low water mark now granted or to be granted to Coll. Gerardus Beekman...

(Water Lot Grants, Vol. B:70-76)

In addition to filling the lot between the high and low water marks and building a 30' wide wharf to the south for a street, Beekman was also charged with maintaining the street in good repair (Ibid.).

Although it is not known when exactly Beekman complied with the mandate outlined in the Water Lot Grant, he definitely had the lot filled and the wharf built prior to 1730. It appears that he also had a structure built on the lot by that time as well. Maps dating to that period of time show Block 95 filled and developed on its southern and western sides in the APE, with Schermerhorn's Wharf to the south of Lot 5 along the shore of the East River, suggesting that Beekman had sold the lot or the wharf rights to Schermerhorn by that date (Carwitham 1740, Lyne 1730; Figures 6 and 7). By the 1740s a distinct structure was shown on the south end of the lot fronting Water Street (Grim 1813, Figure 8). In 1749 Captain Tingley was in possession of the 23.4' wide lot (MBPO Acc.103; see Appendix A). By 1755 it appears that filling had extended the shoreline by one additional block to the south (Maerschalek 1755, Figure 9). Later 18th century and early 19th century maps show Block 95 shaded, indicating development, but they fail to depict individual lots or structures (e.g., Ratzer 1766/67; McComb, 1789, Figure 10).

In 1797, the date of next available conveyance record, John and Mary Moore transferred the lot and a dwelling house to Lewis Moore, a New York City Merchant (Liber 504:202). In 1790, Lewis Moore is listed as living somewhere in the Montgomery Ward, together with one slave (U.S. Census 1790). In 1808 Nathan Winston was taxed for the house and lot, and from 1809 through 1811 Jacob King was taxed for both (Tax Assessments; see Appendix A). In 1810 King resided in the 2nd Ward, with a household of eight (U.S. Census 1810; see Appendix A).

In 1812 Stephen Wilson, together with John and Jacob Hull, was taxed for the lot, and both are listed on the lot in the directory dating to that same year (Tax Assessments; Elliot 1812; see Appendix A). Hull and Langdon were taxed for the lot in 1813, while Charles Campbell and William Thomas were taxed for the lot with a house in 1815 and 1816 (Ibid.). James Bennett was taxed for the lot in 1817, and C. Brown was taxed on it in 1823. In 1825 the lot was conveyed by Lewis and Eliza Moore to James Wilson (Liber 195:148). The company of Wilson and Chipman were assessed for taxes on the lot with a house in 1829 although neither were operating businesses or residing on the lot that same year (Tax Assessments; Longworth 1829-1830; see Appendix A).

Four years later in 1833, James and Catherine Wilson conveyed the lot to Isaac and Charles Storm (Liber 298:616). The following year, Charles and Catherine transferred the lot to Isaac Storm, presumably a son (Liber 319:306). J. Gilbert is taxed on the lot between 1834 and 1839, although his house and business were located elsewhere on the block (Tax Assessments; Longworth 1839-1840; see Appendix A). In 1840 James and Catherine Wilson entered into an agreement with William Colgate (Liber 408:339), and Isaac and Ann Storm conveyed the lot to William and Bowles Colgate that same year (Liber 408:340). Colgate is assessed for taxes on the lot and a store from 1844 through 1869, with the exception of 1853 when it is described as a lot and house (Tax Assessments; see Appendix A). In 1851 T.M. Shepard had a store on the lot, while Benjamin Constable and John Wilson were also operating their steel business at this address (Doggett 1851).

From 1859 through 1864 the lot is listed as 21'9" by 99'7" while the building is reported as measuring 21'7" by 86', indicating that the northern 13' of the lot, out of the APE, was left undeveloped (Ibid.). However, in 1869 the lot was enlarged and recorded as 25' by 101'5" while the five-story building on the lot was still described as 21'9" by 86' (Ibid.).

Cartographic sources show a building covering all of the portion of the lot in the APE from 1852 through 1951 (Dripps 1852; Perris 1852, 1857-62; Robinson 1885; Bromley 1891, 1893; Sanborn 1894, 1911, 1923, 1951; Figures 11 through 19). In the 20th century, it is depicted as a five-story building with a basement (Sanborn 1923, Figure 18). In the late 1950s the building on Lot 5 was razed in anticipation of the rerouting of Pearl Street diagonally across Block 95 (Sanborn 1951, Bromley 1974). The lot, now less than 50' in depth, has remained vacant since that time (Sanborn 2007, Figure 3). No Building Department records were available to confirm the depth of the basement of the structure that formerly stood on the lot.

In summary, Lot 5 was filled sometime after 1719 and prior to 1730, but most likely by 1721 as mandated by the City of New York. There appeared to be a structure on the lot by 1730, and in 1797 when the lot was sold, it had a house on it. Later records indicate that the structure had

multiple owners and occupants through the first half of the 19th century, serving largely as a commercial structure. By the 1860s the lot was occupied by a five-story building, and in the 20th century the building was reported to have a basement of unknown depth. In the early 1960s the building was razed. The lot has since been reduced in length by the removal of approximately 50' on its northern end; a result of the routing of Pearl Street across the block. Only a very small section of the extreme northern end of the lot falls in the APE.

- **Lot 6**

Lot 6 was historically located at 206 Water Street (see Figure 17). The extreme northwestern corner of the lot (roughly less than 10 feet) falls in the Pearl Street Playground APE.

Lot 6 shares its early history with Lot 5, having fallen into Johannes Beekman's Water Lot Grant of 1719 (see Lot 5 above and Figure 5). Although it is not known when exactly Beekman complied with the mandate outlined in the Water Lot Grant, he definitely had the lot filled and the wharf built prior to 1730. It appears that he also had a structure built on the lot by that time as well. Maps dating to that period of time show Block 95 filled and developed on its southern and western sides in the APE, with Schermerhorn's Wharf to the south of Lot 6 along the shore of the East River, suggesting that Beekman had sold the lot or the wharf rights to Schermerhorn by that date (Carwitham 1740, Lyne 1730; Figures 6 and 7). By the 1740s a distinct structure was shown on the south end of the lot fronting Water Street (Grim 1813, Figure 8). In 1749, W. Peterson was in possession of the 23.4' wide lot (MBPO Acc.103; see Appendix A). By 1755 it appears that filling had extended the shoreline by one additional block to the south (Maerschallck 1755, Figure 9). Later 18th century and early 19th century maps show Block 95 shaded, indicating development, but they fail to depict individual lots or structures (e.g., Ratzer 1766/67; McComb, 1789, Figures 10 and 11).

In 1792, William and Mary Moore conveyed Lot 6 with a house to Moses Rogers, a New York City merchant (Liber 47:180). Prior to this conveyance, in 1790 William Moore is listed as living in the Montgomery Ward, in a household of five. Rogers, too, is listed in the Montgomery Ward in 1790 with a household of nine (U.S. Census 1790; see Appendix A). Rogers continued to own the house in 1797 (Liber 54:202), and is assessed for taxes on the lot with a store from 1808 through 1813, although he is not listed as an occupant in 1812 and is not listed on the 1810 Census (Tax Assessments; Elliot 1812; U.S. Census 1810; see Appendix A). Anthony Belamy was assessed for taxes in 1815-1816; while W. Mott was assessed in 1817, and B. Rogers was assessed in 1818 (Ibid.). In 1829, the company of Wilson and Chipman was assessed for the lot, and James Wilson, a stove manufacturer, was listed on the lot (Tax Assessments; Longworth 1829-1830; see Appendix A). From 1834 through 1839 Thomas Frazier was assessed for a lot with a store, and his stove business was listed on the lot that same year (Tax Assessments; Longworth 1839-1840; see Appendix A).

The estate of Moses Rogers was assessed for taxes on the lot and a store from 1844 through 1864, when the lot was described as being 25' by 101', and the five-story building was listed as 25' by 86' (Ibid.). Despite Rogers' tax assessment, in 1851 T. M. Shepard had a store on the lot, while the Constable and Wilson steel company was operating their business in the same location (Doggett 1851). The following year, the executors of Rogers' estate sold the lot to William Van

Rensselear, John Bradford, and Nathaniel Rogers (Liber 597:203). The lot was then mortgaged or leased by Herman Livingston to Edmund Rogers in 1863, and in 1867 Rogers and Van Rensselear sold the lot to Hervey and Nathaniel Law (Liber 880:229; Liber 991:588). In 1869 J.S. and N. S. Law are paying taxes on the lot, but neither were occupying or conducting business on the lot (Tax Assessments; Ancestry.com, January 16, 2007; see Appendix A).

The tax assessment description of the lot being 101' deep while the building was only 86' deep suggests that the northern 15' of the lot, out of the APE, was left undeveloped. Maps and atlases dating between 1852 and 1951 show that the portion of the lot in the APE was continuously occupied by a five-story building with a basement (Dripps 1852; Perris 1852, 1857-62; Robinson 1885; Bromley 1891, 1893; Sanborn 1894, 1911, 1923, 1951; Figures 12 through 20). In the late 1850s the building on the lot was razed in preparation for the rerouting of Pearl Street across the northern portion of Block 95 (Sanborn 1951, Bromley 1974). The portion of the lot in the APE, now less than 50' in length, has remained vacant since that time (Sanborn 2007, Figure 3). No Building Department records were available to confirm the depth of the basement of the structure that formerly stood on the lot.

In summary, Lot 6 was filled after 1719 and prior to 1730, but most likely by 1721 as mandated by the City of New York. There appears to have been a structure on the lot by 1730, and in 1792 when the lot was sold, it had a house on it. Later records indicate that the structure had multiple owners and occupants through the first half of the 19th century, serving largely as a commercial structure. By the 1860s the lot was occupied by a five-story building, and in the 20th century the building was reported to have a basement of unknown depth. In the late 1950s the structure on the lot was razed. The lot has since been reduced in length by the removal of approximately 50' or more on its northern end; a result of the rerouting of Pearl Street across the block. Only a small portion of the extreme northern end of the lot falls in the APE.

- **Lot 10**

Lot 10 was historically located 31 Fulton Street (See Figure 17). The extreme northwestern corner of the lot (less than roughly eight feet) falls in the Pearl Street Playground APE.

Lot 10 was originally partially land under water between the high and low water marks along the shoreline of the East River. In 1719 the Common Council ordered that the City Alderman survey and lay out the ground belonging to the City from the high to the low water mark fronting the ground of Johannes Beekman, John Cannon, Gilbert Livingston and others at the lower end of Queen Street and establish the dimensions of every lot (MCC June 12, 1719, Vol. 3:204). Shortly thereafter, what is now Lot 10 became part of the Water Lot Granted to Gerardus Beekman that same year (Map RD 352, 1917, Figure 5; Water Lot Grants Vol. B:86-88). The grant described the tract as follows:

...all that quantity piece or parcel of ground between high water mark and low water mark situate lying and being in the East Ward of the City of New York of the lower end of a certain street formerly called the Smiths Fly and now called and known by the name of Queen Street, between the late two slaughter houses of

the widow Cortlandt and Johannes Beekman⁴, and fronting the land now or late of the said Gerardus Beekman, containing in breadth on the northernmost end thereof towards Queen Street aforesaid containing to and adjoining to the land of the said Gerardus Beekman thirty five foot and in length on the easternmost side thereof from the land of the said Gerardus Beekman to low water mark in the East River or harbor of the said City, seventy foot or thereabouts, be it more or less in breadth the southernmost end of the low water mark in the East River aforesaid, twenty seven foot and in length on the westernmost side from low water mark in the East River aforesaid to the land of the aforesaid Gerardus Beekman, seventy foot or thereabout, be it more or less all English measure....bounded northerly by the land of the aforesaid Gerardus Beekman, easterly by the land lately granted to Johannes Beekman and southerly by the East River or harbor of the said City at low water mark and westerly by a Public Wharf or street a slip of twenty four foot wide to be made and built by the said Gerardus Beekman....and build erect and make a good and sufficient and firm wharf or street of thirty foot English measure in breadth the outward part whereof toward the River or harbor...

(Water Lot Grants Vol. B:86-88)

Gerardus Beekman was not only responsible for filling his lot and building a 30' wide wharf along the southern edge of the lot for the creation of Water Street, but he was also responsible for building a 24' wide wharf on the western edge of his lot to allow for the creation of what became known as Beekman's Slip (Map RD 352, 1917, Figure 5; Water Lot Grants Vol. B:86-88). This slip allowed for the continued passage of ships from the harbor as far north as Pearl Street. Adjacent to Block 95 the slip was filled and opened as a street sometime between 1767 and 1789 (Ratzer 1766/67; McComb 1789, Figures 10 and 11).

Although it is not known when exactly Gerardus Beekman complied with the mandate outlined in the Water Lot Grant, the lot was filled and the wharf was built prior to 1730. It appears that he also had a structure built on the lot by that time as well. Maps dating to that period of time show Block 95 filled and developed on its western side in the APE fronting what is now Fulton Street (Carwitham 1740; Lyne 1730; Figures 6 and 7). The wharf and slip to the west had been named Beekman's Slip by this date (Ibid.). By the 1740s, a structure is depicted somewhere in the vicinity of Lot 10, but it is not clear whether or not it actually stood on this lot (Grim 1813, Figure 8), and in 1749 Cornelius Beekman was recorded as owning the lot (MBPO Acc.103; see Appendix A). By 1755 it appears that filling had extended the shoreline by one additional block to the south, and development is shown along the entire length of the block between Queen and Water Streets, including the location of Lot 10 (Maerschallck 1755, Figure 9). Later 18th century and early 19th century maps show Block 95 shaded, indicating development, but they fail to depict individual lots or structures (e.g., Ratzer 1766/67; McComb, 1789, Figures 10 and 11).

A deed recorded in 1819 references an earlier deed dating to 1763 – but not recorded in the conveyance records – indicating that Lot 10 was part of a larger lot conveyed by David Beekman, Abraham Lynsen, and Ellie Beekman, the executors of Catherine Beekman's estate – Catherine being the widow of Benjamin Payne (Liber 145:64-66). The lot was clearly in the

⁴ Note: Gerardus Beekman's slaughterhouse was to the east of the APE and Beekman Street on Block 98, and Cortlandt's slaughterhouse was west of the APE and Fulton Street on Block 75.

Beekman/Payne family through at least the 1760s and probably longer. In 1790, Gerard Beekman was listed as living in the 2nd Ward in 1790, in a household of nine that included four males, four females, and one slave (U.S. Census 1790; see Appendix A). However, that does not ensure that he was living on or near Lot 10. Neither he nor his family, are listed on the 1800 or 1810 Census for the 2nd Ward. In 1819, Anne Payne, Catherine Beekman's daughter, passed her ¼ interest in the lot to Gerard I. Beekman (Liber 145:64; see Appendix A). That same day, Sarah Beekman (nee Payne) passed her interest in the lot to Ann Payne Daniel – perhaps a cousin (Liber 145:66).

In 1823, the date that the first tax assessments were available for this lot, John Crowles is taxed for the lot at 31 Fulton Slip, but no structure is mentioned (Tax Assessments; see Appendix A). However, the 1823 assessments fail to record structures on any of the lots on the block, despite the fact that some were known to be present. In 1829, the lot, together with a house, is assessed to Edward J. Backhouse, but the store in the house is occupied by Nicholas Miller, a hair dresser who resided outside the APE on Chambers Street (Longworth 1929-30; Tax Assessments; see Appendix A). In 1839, the next available date of tax records, John Lyon is assessed for the house and lot, and is listed as working on the lot in the woodware business, but residing elsewhere (Longworth 1839-40; Tax Assessments; see Appendix A). The 1840 Census fails to record Lyon in the 2nd Ward, but it does report that Edward Backhouse was living in the 2nd Ward in a house with 13 residents, including five white males, seven white females, and one female “free colored person.” In addition, five people are listed as engaged in manufacturing and trade (U.S. Census 1840; see Appendix A).

In 1841 the lot was conveyed by Sarah Brown Nicoll (nee Payne), wife of S. B. Nicoll, Robert White and Daniel LeRoy to Samuel Nicoll, although no Nicoll is listed on the 1840 Census as living in the 2nd Ward (Liber 416:1; U.S. Census 1840; see Appendix A). By 1844 Benjamin Nicoll is assessed for the house and lot. Sylvester Nicoll is then assessed for the house and lot from 1845 through 1853 (Tax Assessments; see Appendix A). However, by 1851 the lot is occupied by the Osborn and Swan hardware store (Doggett 1851, see Appendix A). In 1852 when J. B. Nicoll was assessed for the lot, it was described as 21'7" by 38'9" with a five-story building of the same dimension (Tax Assessments; see Appendix A).

In 1852 the lot appears to have a structure that covers its entirety, confirming the recordation on the 1853 tax assessment (Dripps 1852; Perris 1852; Figures 11 and 12). It is shown as a second class structure in 1862 (Perris 1857-1862; Figure 13), and in 1885 is shown as a brick building (Robinson 1885; Figure 14). It remained covering the lot through the end of the 19th century (Bromley 1891; Sanborn 1894; Figures 15 and 16). The structure is depicted as a five-story commercial building in 1916, and in 1923 it is shown as a five-story building with a basement (Bromley 1916; Sanborn 1923; Figure 18). The structure stood on the lot through at least 1951, but was razed in the early 1960s when Pearl Street was cut across the center of Block 95 (Sanborn 1951, 1974; Figure 19). No building department records were available for this lot.

In summary, Lot 10 was filled by Gerardus Beekman sometime after 1719 and prior to 1730, but most likely by 1721 as mandated by the City of New York. It was owned by various descendents of the Beekman family (Payne, Nicoll) through the mid-19th century. There appears to have been a structure on or near the lot in the 1740s, and in 1829, tax assessments indicate that

it had a house on it. Benjamin and Sylvester Nicoll owned the lot from ca.1839 through at least 1853, operating a hardware store on it in 1851. By 1853 the lot was occupied by a five-story building, and in the 20th century the building was reported to have a basement of unknown depth. In the late 1950s the structure on the lot was razed. The lot has since been reduced in length by the removal of approximately 50' or more on its northern end; a result of the rerouting of Pearl Street diagonally across Block 95. Only a small portion of the extreme northern end of the lot falls in the APE.

- **Lot 11**

Lot 11 was historically located at 9 Beekman Slip and later 33 Fulton Street (See Figure 17). All but the extreme southeastern corner of the lot falls in the Pearl Street Playground APE.

Lot 11 shares its early history with Lot 10, having fallen into Gerardus Beekman's Water Lot Grant of 1719 (see Lot 10 above and Figure 5). The lot was filled by Gerardus Beekman between 1719 and 1730, but most likely in the early 1720s. Maps dating to that period of time show Block 95 filled and developed on its western side in the APE fronting what is now Fulton Street (Carwitham 1740; Lyne 1730; Figures 6 and 7). The wharf and slip to the west had been named Beekman's Slip by this date (*Ibid.*). By the 1740s, a structure is depicted somewhere in the vicinity of Lot 11, but it is not clear whether it actually stood on this lot (Grim 1813, Figure 8). In 1849 the lot was owned by Cornelius Beekman (MBPO Acc.103; see Appendix A). By 1755 it appears that filling had extended the shoreline by one additional block to the south, and development is shown along the entire length of the block between Queen and Water Streets, including the location of Lot 11 (Maerschallck 1755, Figure 9). Later 18th century and early 19th century maps show Block 95 shaded, indicating development, but they fail to depict individual lots or structures (e.g., Ratzer 1766/67; McComb, 1789, Figures 10 and 11).

The 1812 Directory placed James Conrad at 9 Beekman's Slip (Elliot 1812; see Appendix A). In 1818, the earliest date for which tax records were available, H. Van Wagenen was taxed for a house and lot at 33 Fulton Slip (Tax Assessments; see Appendix A). Both Hubert and Ganet (sic) Van Wagenen were previously listed on the 1790 U.S. Census in the 2nd Ward with their respective families; Ganet's household including two slaves at that time (U.S. Census 1790; see Appendix A). While the 1800 Census failed to list Van Wagenen in the 2nd Ward, the 1810 did list Hubert Van Waggenen in the 2nd Ward with a household of seven, including four males, two females, and one slave (U.S. Census 1810; see Appendix A).

In 1819 Gerrit and Sarah Van Wagenen passed Lot 11 to Charles Osborn (Liber 144:25; see Appendix A). The 1820 U.S. Census reports that Hubert Van Wagenen lived somewhere in the 2nd Ward in a household of ten that included six males, three females, and one slave, and Gerit [sic] Van Wagenen also lived in the 2nd Ward in a household of eleven with six males and five females (U.S. Census 1820; see Appendix A). However, Charles Osborn was listed as residing in a different ward (*Ibid.*).

In 1822, Charles Osborn was assessed for taxes on the house and lot, and he continued to be assessed through at least 1834, despite the fact that he was listed as residing in a different ward in 1830 (Tax Assessments; U.S. Census 1830; see Appendix A). In 1839, Osborn and Little are

assessed for a store and lot, and both are listed in the 1839-40 as operating a hardware store on the lot (Longworth 1839-40; Tax Assessments; see Appendix A). However, between 1844 and 1853 the assessment reverts back to Charles Osborn alone (Tax Assessments; see Appendix A). The 1851 Dogget Directory places C. S. Little Hardware on the lot (Dogget 1851; see Appendix A). Between 1853 and 1869, the Estate of Charles Osborn was taxed for a 19'6" by 38' lot with one five-story building measuring the same dimensions (see Appendix A).

In 1852 the lot appears to have a structure that covers its entirety (Dripps 1852; Perris 1852; Figures 11 and 12). It is shown as a third class structure in 1862 (Perris 1857-1862; Figure 13), and in 1885 is shown as a brick building (Robinson 1885; Figure 14). It remained covering the lot through the end of the 19th century (Bromley 1891; Sanborn 1894; Figures 15 and 16). The structure is depicted as a five-story commercial building in 1916, and in 1923 it is shown as a five-story building with a basement (Bromley 1916; Sanborn 1923; Figure 18). The structure stood on the lot through at least 1951, but was razed in the early 1960s when Pearl Street was cut across the center of Block 95 (Sanborn 1951, 1974; Figure 19). No building department records were available for this lot.

In summary, Lot 11 was filled by Gerardus Beekman sometime between 1719 and 1730, but most likely around 1721. The first recorded structure on the lot predates 1812 when Joseph Conrad was reportedly working or living on the lot. The lot was owned by Van Wagenen from at least 1818 to 1819 when it was conveyed to Charles Osborn. Osborn was associated with the lot through at least the 1850s, when a five-story building was reportedly covering the lot. The structure stood through the late 1950s, when it was razed in anticipation of the rerouting of Pearl Street across Block 95. No building department records were available for this lot.

• Lot 12

Lot 12 was historically located at 7 Beekman Slip, then 33 ½ Fulton Street, and still later at 34 Fulton Street (See Figure 17). The entire lot falls in the Pearl Street Playground APE.

Lot 12 shares its early history with Lots 10 and 11 above, and was filled by Gerardus Beekman between 1719 and 1730, but most likely by 1721. By 1730 there appears to have been a structure on or near Lot 12, as maps dating to that period of time show Block 95 filled and developed on its western side in the APE fronting what is now Fulton Street (Carwitham 1740; Lyne 1730; Figures 6 and 7). The wharf and slip to the west had been named Beekman's Slip by this date (Ibid.). By the 1740s, a structure is depicted somewhere in the vicinity of Lot 12, but it is not clear whether or not it actually stood on this lot (Grim 1813, Figure 8). By 1755 it appears that filling had extended the shoreline by one additional block to the south, and development is shown along the entire length of the block between Queen and Water Streets, including the location of Lot 12 (Maerschallck 1755, Figure 9). Later 18th century and early 19th century maps show Block 95 shaded, indicating development, but they fail to depict individual lots or structures (e.g., Ratzer 1766/67; McComb, 1789, Figures 10 and 11).

In 1808, the first year for which tax assessment records are available for Lot 12, Charles Osborn was taxed for a house and lot at 7 Beekman Slip (Lot 12). Osborn was taxed for the lot through 1816, although in 1811 it was described as a store and lot and in 1816 it was listed as a house and

lot (Tax Assessments; see Appendix A). In 1810, Osborn was listed in the census as residing somewhere in the 2nd Ward, together with a household of nine others, including six males, three females, and one slave (U.S. Census 1810; see Appendix A). An 1812 directory places him as a resident on the lot (Elliot 1812; see Appendix A). By 1829 Ferdinand Wilsey was taxed for a house and lot, and in 1830 he is listed as a comb manufacturer on the lot (Tax Assessments; Longworth 1829-1830; see Appendix A). By 1839 R. V. Mooney and Company was assessed for taxes on a store and the lot, and the following year the company of Rinier V. Mooney, hats, was listed as conducting business on the lot, although Mooney lived elsewhere (Tax Assessments; Longworth 1839-1840; see Appendix A). From 1844 through 1853, Charles Osborn was again taxed for the lot, although he is not a resident (see Appendix A). In 1851 the Roche Brothers and Company, shipping merchants, are situated on the lot (Doggett's 1851). From 1853 through 1869 the estate of Charles Osborn is taxed for the lot, which is then described as 19'5" by 38' with one five-story building having the exact same measurements (Tax Assessments; see Appendix A).

In 1852 the lot appears to have a structure that covers its entirety (Dripps 1852; Perris 1852; Figures 11 and 12). It is shown as a third class structure in 1862 (Perris 1857-1862; Figure 13), and in 1885 is shown as a brick building (Robinson 1885; Figure 14). It remained covering the lot through the end of the 19th century (Bromley 1891; Sanborn 1894; Figures 15 and 16). The structure is depicted as a five-story commercial building in 1916, and in 1923 it is shown as a five-story building with a basement (Bromley 1916; Sanborn 1923; Figure 18). The structure stood on the lot through at least 1951, but was razed prior to 1978 when Pearl Street was cut across the center of Block 95 (Sanborn 1951, 1974; Figure 19). No building department records were available for this lot.

In summary, Lot 12 was filled after 1719 and prior to 1730, but most likely by 1721 as mandated by the City of New York. There appears to have been a structure on the lot by 1730, and in 1808, the earliest date for which tax records are available, the lot had one house on it. Records indicate that the structure was occupied by Charles Osborn from at least 1808 through 1812, and possibly through 1853. The lot had multiple occupants through the first half of the 19th century, and was listed as a store. The building that covered the entire lot in 1852 was depicted as a five-story structure with a basement. In the early 1960s the structure was razed. The southwest corner of the lot has since been incorporated into the Pearl Street roadbed that was laid out diagonally across the block in the early 1960s.

• Lot 13

Lot 13 was historically located at 35 Fulton Street (See Figure 17). The entire lot falls in the Pearl Street Playground APE.

At the time of European Contact, the eastern end of Lot 13 was on fast land directly north of the East River shoreline (Viele 1865; Figure 4). In contrast, the western end of the lot was originally partially land under water between the high and low water marks along the shoreline of the East River. In 1719 the Common Council ordered that the City Alderman survey and lay out the ground belonging to the City from the high to the low water mark fronting the ground of Johannes Beekman, John Cannon, Gilbert Livingston and others at the lower end of Queen Street

and to establish the dimensions of every lot (MCC June 12, 1719, Vol. 3:204). Shortly thereafter, what is now the western end of Lot 13 fronting Fulton Street became part of the Water Lot Granted to Gerardus Beekman that same year (Map RD 352, 1917, Figure 5; Water Lot Grants Vol. B:86-88). This portion of the lot shares its early history with Lot 12 above, and was filled by Gerardus Beekman between 1819 and 1830, but most likely by 1821.

Maps dating to the 1730s show Block 95 filled and developed on its western side in the APE (Carwitham 1740; Lyne 1730; Figures 6 and 7). The wharf and slip to the immediate west had been named Beekman's Slip by this date (*Ibid.*). By the 1740s, a structure is depicted somewhere in the vicinity of Lot 13, but it is not clear whether it actually stood on this lot (Grim 1813, Figure 8). By 1755 it appears that filling had extended the shoreline by one additional block to the south, and development is shown along the entire length of the block between Queen and Water Streets, including the location of Lot 13 (Maerschallck 1755, Figure 9). Later 18th century and early 19th century maps show Block 95 shaded, indicating development, but they fail to depict individual lots or structures (e.g., Ratzer 1766/67; McComb, 1789, Figures 10 and 11).

No landowners could be tracked to the lot prior to the early 19th century. In 1808, the date that the first tax assessments were available for this lot, Gerrit H. Van Waggenen is taxed for the lot with a house at 5 Beekman Slip (Tax Assessments; see Appendix A). Prior to this time, in 1786 H. Van Waggonen and Sons, iron mongers⁵, are listed at 1 Beekman Slip, which is out of the Pearl Street Playground APE (Ancestry.com; see Appendix A). In 1790 Herbert Van Wagenen was listed as residing in the Montgomery Ward, and his household of seven included two males, two females, and three slaves (U.S. Census 1790; see Appendix A). Gerrit Van Wagenen is also listed in the Montgomery Ward in 1790 with a household of six; three males and three females (*Ibid.*). However, it is not certain that either family was residing on Lot 13 since they also owned property elsewhere on Block 95 (see Lot 11). The firm of G. & H. (Garrit and Herbert) Van Wagenen, ironmongers, kept their store in Beekman Slip. Together with Herbert they carried on business at 241 Pearl Street, under the firm of H. Van Wagenen & Son.

In 1810 and 1812, both Gerrit and Hubbert Van Waggenen [sic] are taxed for the house and lot, but only Hubert [sic] is listed as living in the 2nd Ward, probably in the APE (U.S. Census 1810; see Appendix A). Hubbert [sic] Van Waggenen continued to be taxed on the lot through 1816, and in 1812 the business of G. & H. Van Waggenen is operating on the lot (Elliot 1812; see Appendix A).

In 1816 the lot was conveyed by Thomas Pearsall, an investor living in Queens, to Peter Hattrick of New York City (Liber 115:271; see Appendix A). From 1818 through 1822 the lot, with a house, was assessed to Peter Hattrick (Tax Assessments; see Appendix A). However, in 1823, the taxes were reverted back to Van Wagenen (*Ibid.*). In 1829 James Christie was taxed for a house and lot at 35 Fulton Street (Tax Assessments; see Appendix A), but in 1844, the estate of Peter Hattrick was taxed on a store and the lot (*Ibid.*). From 1845 through 1853 E. D. Hurlbut was taxed for both the store and the lot, and in 1851 it was occupied by J. M. Quirk, an upholsterer (Doggett 1851; see Appendix A). Joseph and Mary Hurlbut and Peter Hattrick conveyed the lot to Thomas Suffern, a wealthy real estate investor who lived on Park Place, in 1852 (Liber 594:205; Barrett 1863). Suffern was assessed for taxes from at least 1853 through

⁵ An iron monger was one that sold hardware such as kettles, hammers, etc.

1869 (Tax Assessments; see Appendix A). At that time the lot was described as 24' by 40'6" with a four-story building having the same measurements (Ibid.).

In 1852 the lot appears to have a structure that covers its entirety (Dripps 1852; Perris 1852; Figures 11 and 12). It is shown as a third class structure in 1862 (Perris 1857-1862; Figure 13), and in 1885 is shown as a brick building (Robinson 1885; Figure 14). The structure remained unchanged through the turn of the 20th century, and is depicted as a five-story commercial building in 1916 (Bromley 1891, 1916; Sanborn 1894; Figures 15 and 16). In 1923 it is shown as a five-story building with a basement (Sanborn 1923; Figure 18). The structure stood on the lot through at least 1951, but was razed prior to 1978 when Pearl Street was cut across the center of Block 95 (Sanborn 1951, 1974; Figure 19). No building department records were available for this lot.

In summary, Lot 13 was filled after 1719 and prior to 1730, but most likely by 1721 as mandated by the City of New York. There appears to have been a structure on the lot by 1730, and in 1808, the earliest date for which tax records are available, the lot had one house on it. Records indicate that the structure was occupied by Van Waggenen from at least 1808 through 1812, although it was owned by Thomas Pearsall and later Peter Hattrick. The lot had multiple occupants through the first half of the 19th century, and was listed as a store. The building that covered the entire lot in 1852 was depicted as a five-story structure with a basement. In the early 1960s the structure was razed.

- **Lot 14**

Lot 14 was historically located at 37 Fulton Street and at 268-270 Pearl Street (See Figure 17). The entire lot falls in the Pearl Street Playground APE.

Tax, directory, and cartographic records show a different history for the portion of Lot 14 described at 35 Fulton Street, and the portion of Lot 14 described at 268-270 Pearl Street (now Little Pearl Street) prior to the 1890s. Because of this discrepancy, the histories of these two different addresses for the lot are presented below.

At the time of European Contact, the majority of Lot 14 was fast land adjacent to the East River (Viele 1865; Map RD 352, 1917, Figures 4 and 5). A small section of the lot at its western end fronting Fulton Street fell between the High and Low Water Marks on the East River, and was filled by Gerardus Beekman sometime between 1719 and 1730, but probably by 1721 (see Lots 12 and 13 above). Directly west of the Lot, Beekman slip had been left unfilled and open to the passage of boats as far north as Pearl Street.

After the lot was created, it was shown as developed in the 1730s (Carwitham 1740; Lyne 1730; Figures 6 and 7). The wharf and slip to the immediate west had been named Beekman's Slip by this date (Ibid.). By the 1740s, a structure is depicted somewhere in the vicinity of Lot 13, but it is not clear whether or not it actually stood on this lot (Grim 1813, Figure 8). By 1755 it appears that filling had extended the shoreline by one additional block to the south, and development is shown along the entire length of the block between Queen and Water Streets, including the location of Lot 13 (Maerschallck 1755, Figure 9). Later 18th century and early 19th century maps

show Block 95 shaded, indicating development, but they fail to depict individual lots or structures (e.g., Ratzer 1766/67; McComb, 1789, Figures 10 and 11).

35 Fulton Street: From 1808 through 1815 Francis Leonard was assessed for a house and lot or a store and lot, and in 1812 he is listed as occupying the lot (Tax Assessments; Elliot 1812; see Appendix A). By 1816 Patrick Hattrick was assessed for a building, store, and lot, and he had also purchased adjacent Lot 13 that same year (Tax Assessments; Liber 115:271; see Appendix A). The first conveyance for the lot that was available dates to 1825 when the executors of Thomas Pearsall's estate sold the lot to the Fulton Bank of the City of New York (Liber 190:90-91). Pearsall was in the insurance business, was instrumental in founding the New York City Fire Department, and frequently purchased properties for investment (Costello 1887:64). Census records place Thomas Pearsall somewhere in the Montgomery Ward in 1790, living in a household of six with three males and three females (U.S. Census 1790; see Appendix A). However, he is not listed on the 1810 Census, nor is he occupying the lot in 1812 (see Appendix A).

Between 1829 and 1855 the Fulton Bank was renting the building on the lot. In 1853 the lot was described as measuring 18'6" by 49'4", containing a building of the same dimensions (Tax Assessments; see Appendix A). Previously, in 1832 the bank sold or conveyed a portion of the lot to Peter Lorillard, who presumably purchased it for investment purposes as he was known to do throughout the City (Liber 283:14). That same year, the heirs of Thomas Pearsall, Elizabeth and James Byrd, conveyed their remaining interest in the lot to the Fulton Bank (Liber 283:31). The bank with John Adams as its president, and W. J. Lane as its cashier, are listed on the lot in 1851 (Doggett 1851; see Appendix A). In 1856 a lease agreement was made between Dorothea and John Wolfe and the Fulton Bank (Liber 699:455).

Maps confirm that in both 1852 and 1862 the Fulton Bank building covers the entire lot (Dripps 1852; Perris 1852, 1857-1862; Figures 11, 12 and 13). In 1885 it is depicted as a brick structure, although it is no longer depicted as a bank (Robinson 1885; Figure 14). The structure remained unchanged through the turn of the 20th century, and is depicted as a three-story commercial building in 1916 (Bromley 1891, 1916; Sanborn 1894; Figures 15 and 16). In 1923 it is shown as a four-story office building with a basement and an auto house or private garage - indicated by an "A" on the Sanborn map (Sanborn 1923; Figure 18). The structure stood on the lot through at least 1951, but was razed prior to 1974, probably in the early 1960s when Pearl Street was cut across the center of Block 95 (Sanborn 1951, 1974; Figure 19). No building department records were available for this lot.

In summary, Lot 14 at 35 Fulton Street was predominantly on fast land. The western end was filled after 1719 and prior to 1730, but most likely by 1721 as mandated by the City of New York. There appears to have been a structure on the lot by 1730, and in 1808, the earliest date for which tax records are available, the lot had one house on it. Records indicate that the structure was occupied by Francis Leonard from at least 1808 through 1815, although it was owned by Thomas Pearsall. In 1825 the lot was sold to the Fulton Bank, who continued to occupy a structure on the lot through at least 1862. From 1852 onward the lot was completely covered by a three-story structure, and later a four-story structure with a basement. In the late 1950s the building on the lot was razed.

268-270 Pearl Street: The 17th and 18th century history of Lot 14 at 268 through 270 Pearl Street is not differentiated from that described for the portion of the lot described at 35 Fulton Street (see above). In 1808 S. Pessner was taxed for a house and lot at 270 Pearl Street. The following year Robert Pearsall was assessed for the house and lot at 268 Pearl Street while William Price was assessed for the house and lot at 270 Pearl Street (Tax Assessments; see Appendix A). The 1810 census indicates that Robert Pearsall lived somewhere in the 2nd Ward, possibly in the APE, and had a household of nine including four males and five females. William Price's household in the 2nd Ward consisted of ten members; five males and five females. Robert Henderson, who is assessed for taxes on the lot and house from 1810 through 1813 is also living in the 2nd Ward in 1810, in a household of 11 that included eight males, two females, and one slave (Ibid.; see Appendix A). Henry Bayley was also assessed for the lot at 270 Pearl Street in 1812, and Nicholas Chester was assessed for the same lot in 1813. Neither were living in the 2nd Ward in 1810 (see Appendix A).

Samuel Jarvis was assessed for a house and lot at 268 Pearl Street in 1815, and from 1816 through 1823, John Willis (or Willis & White) was assessed for the lot (Tax Assessments; see Appendix A). Joseph Shotwell was assessed for the house and lot at 270 Pearl Street from 1815 through 1818 (also as Shotwell & Fox), and E. Elsworth [sic] was assessed for the same in 1823 (Ibid.). When the executors of Thomas Pearsall's estate conveyed the lot to the Fulton Bank in 1825, suggesting that Thomas Pearsall owned this lot for some time prior to this date, it was described as lying at the east corner of Pearl and Fulton Streets – bounded in the rear by the house and lot of Peter Hetterick and the northeast side by the house and lot of Moses Rogers (Liber 190:90).

The Fulton Bank occupied 268 Pearl Street in 1829, while Fearing Hoyt and Company occupied the 270 Pearl Street (Longworth 1829-1830; see Appendix A). From 1834 through at least 1853 the Fulton Bank occupied the structure at 268 Pearl Street – also known as 35 Fulton Street, while the structure at 270 Pearl Street was occupied by a series of individuals and businesses (Tax Assessments; see Appendix A). From 1848 through 1864, John D. Wolfe was assessed for the house and lot at 270 Pearl, described as a 30'4" by 47'2" lot with a five-story building covering its width, and possibly its entire length (Tax Assessments; see Appendix A).

Maps and atlases show a structure on the lot from at least 1730 onward (Carwitham 1740; Lyne 1730; Grim 1813; Maerschallck, 1755; McComb 1789; Figures 6 through 10). In 1852 the entirety of lot 14, then shown as two lots located at 268 and 270 Pearl Street, appears to be covered by a structure (Dripps 1852; Perris 1852; Figures 11 and 12). In 1862 the two distinct lots are merged and covered by the Fulton Bank (Perris 1857-1862; Figure 13). Maps and atlases continue to show Lot 14 either as bisected by a dashed line or merged as one lot, but covered by a building through the 1950s (Bromley 1891; Sanborn 1894, 1923, 1951; Figures 15 through 19). In 1923 the building is depicted as a four-story office building with a basement (Sanborn 1923; Figure 18). No building department records were available for this lot.

In summary, Lot 14 at 268-270 Pearl Street was predominantly on fast land, but the southern end was filled after 1719 and prior to 1730, but most likely by 1721 as mandated by the City of New York. There appears to have been a structure on the lot by 1730, and in 1808, the earliest date

for which tax records are available, the lot had one house on it. Records indicate that the structure at 268 Pearl Street was occupied by numerous different tenants from at least 1808 through 1815, although it was probably owned by Thomas Pearsall. In 1825 the lot was sold to the Fulton Bank, who continued to occupy a structure on the lot through at least 1862. The portion of the lot at 270 Pearl Street was occupied by numerous different tenants through the first half of the 19th century who appeared to be living and/or operating businesses on the lot. From 1852 onward the entirety of Lot 14 was completely covered by a three-story structure, and later a four-story structure with a basement. In the early 1960s the building on the lot was razed.

- **Lot 15**

Lot 15 was historically located at 272 and 272 ½ Pearl Street (See Figure 17). The lot is double the width of surrounding city lots; hence the reason for the two addresses. All but the extreme southeastern end of the lot falls in the Pearl Street Playground APE.

At the time of European Contact, Lot 15 was fast land adjacent to the East River (Viele 1865; Map RD 352, 1917, Figures 4 and 5). On the Cartwitham Plan of New York depicting 1730, the portion of the APE east of Lot 14, where Lot 15 is located, is shown vacant (Cartwitham 1740; Figure 6). In contrast, the 1730 Lyne map shows a row of structures fronting Pearl Street, then Queen Street, including one on Lot 15 (Lyne 1730; Figure 7). By the 1740s, a structure is depicted on Lot 15 fronting what is now Pearl Street, and in 1755 the street is again depicted with a row of structures fronting it (Grim 1813; Maerschallck 1755; Figures 8 and 9). Later 18th century and early 19th century maps show Block 95 shaded, indicating development, but they fail to depict individual lots or structures (e.g., Ratzer 1766/67; McComb, 1789, Figures 10 and 11).

A conveyance for adjacent Lot 16 dating to 1803 indicates that it is bounded on the west by the house and lot of Moses Rogers “where he lately lived” on Lot 15 (Liber 64:246). The 1790 Census places Roger Moses in the Montgomery Ward with a household of nine, including two males, five females, and two slaves (U.S. Census 1790; see Appendix A). Moses Rogers, born in 1750, spent part of his youth in Connecticut. Following the Revolution he and his brothers made their home in New Brunswick. Returning to the United States, Moses Rogers moved to New York City, where he became a prominent and successful businessman, establishing his company in 1785 at 206 Queen Street, which later became 245 Pearl Street (out of the Pearl Street Playground APE). He formed a partnership with his brother-in-law, William Walter Woolsey, and in 1793 the firm’s name was changed to the Rogers & Woolsey Company. Rogers was extremely active in local social causes, was a governor of New York hospital, and served as a director of the United States Bank (<http://www.stamfordhistory.org/shippanhist.htm>). Furthermore, it is reported that in 1793 Moses Rogers was one of the most active members of the Society for the Manumission of Slaves, despite the fact that the 1790 census has him residing with two (Barrett 1863; U.S. Census 1790). At that time he reportedly lived at No. 272 Pearl Street near Beekman Street where he had “a large house, with a hanging garden extending over the yard and stable” (Barrett 1863). Rogers lived at 272 Pearl Street as late as 1795 (Ibid.).

In 1808 M. Sanson was assessed for the lot with a house suggesting that Rogers had left this address, and in 1809 and 1810 seven individuals were assessed for taxes on the lot (Tax Assessments; see Appendix A). Of the seven individuals, only one, Augustus Diggins, is listed

as residing on the lot with a household of 18 - including one slave - in 1810 (U.S. Census 1810). The high number of assessed individuals and residents suggests the building on the lot functioned as a boarding house with transient occupants after Rogers vacated it.

In 1811 Benjamin Rogers, the son of Moses Rogers, was assessed for a house and the lot, along with four others; in 1812 he was also assessed together with three others (Barrett 1863; Tax Assessments; see Appendix A). In 1812, Leonard Rogers and Augustus Diggins are listed as occupying the lot, and in 1813, both are assessed for the lot - together with two additional people (Elliot 1812; Tax Assessments; see Appendix A). Diggins and others continue to be assessed for the house and lot through 1818. In 1823 the tax assessment on ten residents is for "boarding" (Ibid.). Taxes are assessed for multiple occupants on the lot through 1829, and in 1830 Philo Judson is operating a boarding house on the lot, together with Joseph Hewlett, a merchant (Longworth 1829/1830; see Appendix A). The estate of M. Rogers was assessed for "Impt & Lot," presumably improvements and the lot, in 1834 (Tax Assessments; see Appendix A).

In 1836 Moses Rogers conveyed the lot to Susan and Benjamin Rogers - then a New York City merchant (Liber 317:362). The conveyance was for a certain dwelling house and lot bounded in the rear by another lot owned by Moses Rogers (Ibid.). In 1839 the occupancy of the lot changed when A. & E. Baldwin were assessed for 272 Pearl Street, and Hutchinson Reeve & Co. was assessed for 272 ½ Pearl Street (Tax Assessments; see Appendix A). The following year, Josiah Hutchinson and Jeremiah Reeve, both purveyors of dry goods, were listed on the lot (Longworth 1839-1840; see Appendix A). From 1844 through 1864, the estate of Moses Rogers was assessed for the lot with a store (Tax Assessments; see Appendix A), and in 1851 it was occupied by Benham and Whiney, sellers of house furnishings (Doggett 1851; see Appendix A).

The lot was leased numerous times after 1852, and when the estate of Roger Moses was assessed for taxes on the lot in 1859, 272 Pearl Street was described as a 16'4" by 88'11" lot with one 15'4" by 70' five-story building. 272 ½ Pearl Street was a slightly larger lot measuring 16'5" by 93'5" with a 16'5" by 70' five-story building. The building that shared these two addresses seemingly shared a party wall.

In 1852 Lot 15 is depicted as two lots containing identically sized structures with a vacant yard at the southern, or rear, end of each lot (Dripps 1852; Figure 11). Another map of the same year shows that the lot is not divided, but the structure on the lot is shown with a party wall dividing it into two halves (Perris 1852; Figure 12). In 1862 it is shown as one structure covering the entirety of the double sized lot (Perris 1857-1862; Figure 13). By 1885 the lot is shown to be almost entirely covered by a brick structure (Robinson 1885; Figure 14). The lot appears unchanged in 1891, but by 1894 the lot is entirely covered by a structure (Bromley 1891; Sanborn 1894; Figures 15 and 16). In 1923 the structure on the lot is depicted as a five-story building with a basement, used as a store, and occupied by printers (Sanborn 1923; Figure 18). The one-story addition at the southern end of the lot also has a basement (Ibid.). The structure stood on the lot through at least 1951, but was razed prior to 1974, probably in the early 1960s when Pearl Street was cut across the center of Block 95 (Sanborn 1951, 1974; Figure 19). No building department records were available for this lot.

In summary, Lot 15 was a double sized lot that shared two addresses: 272 and 272 ½ Pearl Street. The structures were owned by Moses Rogers or his descendents from at least 1793 and possibly earlier through 1864, and Rogers resided at 272 Pearl Street from 1793 – and possibly earlier – through ca.1803. The buildings subsequently functioned as a boarding house in the early 19th century, and were eventually used commercially. From 1852 through the 1950s, a five-story brick building with a basement covered the majority of the lot, and a one-story addition with a basement covered the remainder of the lot. The building was razed when Pearl Street was cut across the center of the block in the early 1960s.

- **Lot 16**

Lot 16 was historically located at 274 Pearl Street (See Figure 17). All but the extreme southeastern corner of the lot falls in the Pearl Street Playground APE.

At the time of European Contact, Lot 16 was fast land adjacent to the East River (Viele 1865; Map RD 352, 1917, Figures 4 and 5). John Cannon reportedly owned Lot 16 prior to 1726, as referenced in a conveyance for nearby Lot 21 that year (Liber 31:70). Cannon was the owner of a 60' wide Water Lot grant given in 1719 for a part of Block 95 southwest of Lot 16 that lay between the high and low water marks on the East River (Map RD 352, 1917, Figure 5; Water Lot Grants Vol. B:65-67). In 1719 the Common Council ordered that the City Alderman survey and lay out the ground belonging to the City from the high to the low water mark fronting the ground of Johannes Beekman, John Cannon, Gilbert Livingston and others at the lower end of Queen Street and to establish the dimensions of every lot (MCC June 12, 1719, Vol. 3:204). In 1703, prior to relocating to Queen Street (now Pearl), Cannon was a boatman residing on Prince Street (Rothschild 1990:188). The Water Lot Grant described Cannon's parcel as follows:

...on Queen Street at or near the slaughter house commonly called Beekman's slaughterhouse and fronting the land or former purchase of the said John Cannon, containing in breadth in front next the land of the said John Cannon and in the rear at low water mark, sixty foot and in length on both sides from the land of the said John Cannon to low water mark in...length the same...

(Water Lot Grants, Vol. B:65-67)

It is possible that Lot 16 was developed by Cannon as early as the 1720s. On the Cartwitham Plan of New York depicting 1730, the portion of the APE fronting Pearl Street – then Queen Street - is shown vacant (Carwitham 1740; Figure 6). In contrast, the 1730 Lyne map shows a row of structures fronting Pearl Street, including one on Lot 16 (Lyne 1730; Figure 7). By the 1740s, a structure is depicted on Lot 16 fronting what is now Pearl Street, and in 1755 the street is again depicted with a row of structures fronting it (Grim 1813; Maerschalc 1755; Figures 8 and 9). Later 18th century and early 19th century maps show Block 95 shaded, indicating development, but they fail to depict individual lots or structures (e.g., Ratzer 1766/67; McComb, 1789, Figures 10 and 11).

By 1803 the lot was being conveyed by Moses and Sara Rogers to Sarah-Elizabeth Hopkins, their daughter and the wife of Samuel Miles Hopkins, a New York City Counsellor at Law (Liber 64:245). In 1786, Moses Rogers was listed as residing at 26 Queens Street, while Samuel

Hopkins was residing at 30 Queen Street (Franks 1905; see Appendix A). Although they were almost neighbors, they were not residing in the APE at that time. Both are also listed as living in the Montgomery Ward in 1790, Roger Moses with a household of nine, including two slaves, and Samuel Hopkins in a household of two, one male and one female – presumably his wife (U.S. Census 1790; see Appendix A). The 1803 conveyance was for a dwelling house and lot of ground which said Moses Rogers formerly purchased of the heirs of John Schermerhorn, deceased, and which was then occupied by Francis Van Dyke (Ibid.). Therefore, in the 18th century the lot passed from Cannon to Schermerhorn to Rogers, with Van Dyke residing on it at some point. The conveyance described the lot of land as “containing in front and rear 23’6” which distance extends from the side wall of the said other house of Moses Rogers to the wall of the house and line of the lot late of said John Haddock, including the use of the adjoining wall of the house of said Moses Rogers for the support of the house hereby granted” (Ibid.). The description suggests that in 1803 there was a row of abutting houses fronting Pearl Street in the Pearl Street Playground APE.

By 1808 Samuel Hopkins, son in law of Moses Rogers, was assessed for taxes on the lot, but by 1811 he was no longer assessed. At that time Doctor Birch was assessed for the lot with a house (Tax Assessments; see Appendix A). Birch was taxed on the lot through 1815, and in 1813 six others were also assessed on the lot including Townsend, Hegeman, Lamb, Cornwell, and Coit (Ibid.). However, in 1812 only Joshua Birch and Henry Fish were listed on the lot in a city directory (Elliot 1812; see Appendix A). In 1815 Samuel and Sarah Hopkins conveyed the lot to Joshua Birch, and Birch promptly sold it to Frederick Jenkins (Liber 113:101, 104). Jenkins was assessed for the lot through 1817, after which Captain Bunker was assessed for the lot. By 1823 S. Mean and W. Swandon were assessed for the lot, and in 1829 O. T. & J Hewlett and Mrs. M. Bond were assessed for the lot with a house described as “boarding” (Tax Assessments; see Appendix A). By 1834 James Wilson, Uhl Lewis, and Joshua Gilbert were assessed for the lot, with James Wilson described as a merchant (Ibid.). In 1840 James Wilson’s residence is listed at 274 Pearl Street, and he is described as a stove manufacturer with his business at 206 Water Street, out of the Pearl Street Playground APE (Longworth 1839-1840; see Appendix A). Joshua Gilbert is listed with his business at 208 Water Street, a tangential lot, but he is not listed as residing on Lot 16 (Ibid.).

From 1844 through 1864 the estate of Richard Ray was assessed for the house and lot, later described as a store and lot (Tax Assessments; see Appendix A). In 1851 James Best, hardware, and Mrs. William Stone, boarding, are listed on the lot (Doggett’s 1851). From 1859 through 1864 the tax assessment describes the lot as measuring 23’6” by 90’ with one three-and-a-half story building measuring 23’6” by 70’ (Tax Assessments 1865).

Cartographic sources show Lot 16 entirely covered by a structure in 1852 (Dripps 1852; Perris 1852; Figures 11 and 12). In 1862 the structure covering the lot is depicted as a third class building (Perris 1857-1862; Figure 13). From 1885 onward it is shown as a brick building (Robinson, 1885; Bromley 1891; Sanborn 1894 (Figures 14 through 16), and in 1923 it is depicted as a four-story building with a basement and a store, part of it occupied by a cabinet shop (Sanborn 1923; Figure 18). The building on the lot appears unchanged in 1951, but by 1974 the lot was vacant; the building having been razed in the early 1960s when Pearl Street was

cut through the block (Sanborn 1951, 1974; Figure 19). No building department records were available for this lot.

In summary, Lot 16 was owned by John Cannon in 1726, and was probably developed before 1730. It was transferred several times in the 18th century, and was eventually purchased by Moses Rogers, who owned and resided on adjacent Lot 15. The lot with a house was conveyed to his son-in-law, Samuel Hopkins, in 1803. Hopkins retained the lot for several years, selling it in 1815. After that the lot changed hands several times in the 19th century, and had numerous transient occupants – serving as both a commercial structure and a boarding house. In 1852 a building covered the lot. In 1923 the building on the lot is depicted as a four-story building with a basement. Although descriptions of the lot in the mid-19th century suggest that the southernmost 20' of the lot were not developed, this area was later covered with a structure. Regardless, this undeveloped portion of the lot falls outside the APE, and is now in the footprint of Pearl Street. The lot remained developed until the early 1960s when the building on it was razed.

- **Lot 17**

Lot 17 was historically located at 276 Pearl Street (See Figure 17). Only the northern two-thirds of the lot, fronting Little Pearl Street, falls in the Pearl Street Playground APE.

At the time of European Contact, Lot 17 was fast land adjacent to the East River (Viele 1865; Map RD 352, 1917, Figures 4 and 5). Like Lot 16, Lot 17 was part of John Cannon's landholdings in the early 18th century (see Lot 16 above). It is possible that Lot 16 was developed by Cannon as early as the 1720s. On the Cartwitham Plan of New York depicting 1730, the portion of the APE fronting Pearl Street – then Queen Street – is shown vacant (Cartwitham 1740; Figure 6). In contrast, the 1730 Lyne map shows a row of structures fronting Pearl Street, including one on Lot 17 (Lyne 1730; Figure 7). By the 1740s, a structure is depicted on Lot 17 fronting Pearl Street, and in 1755 Queens Street is again depicted with a row of structures fronting it (Grim 1813; Maerschalek 1755; Figures 8 and 9). Later 18th century and early 19th century maps show Block 95 shaded, indicating development, but they fail to depict individual lots or structures (e.g., Ratzer 1766/67; McComb, 1789, Figures 10 and 11).

In 1784, the date for which the first conveyance for the lot was found, the lot is sold to John Haydock by Sara and Isaac Sears, a New York City merchant (Liber 219:310). Included in the sale was “all that certain house and lot of ground...bounded on the northeast by the lott [sic] now or late of John Schermerhorn, and on the southwest side by the lott now or late of David Provoost (Ibid.). In 1789 John Haydock is listed as living in the Montgomery Ward in a household of nine including four males and five females (U.S. Census 1790; see Appendix A). In 1808 Benjamin Corlies was assessed for the lot with a house, and in 1809 four other individuals are assessed for the lot and house. The following year Richard Scott is assessed for the lot, and he is joined by John Rogers in 1811 and Rufus Lockwood in 1812 (Tax Assessments; see Appendix A). Of the people assessed for the lot, only Richard Scott is listed as living in the 2nd Ward in 1810, in a household of four with two males and two females, possibly in the APE (U.S. Census 1810). He is also listed on the lot in 1812 (Elliot 1812). In 1819 George White

entered into an agreement with William Haydock (then deceased), that included a dwelling house and store and lot (Liber 140:367).

In 1823 Stillwell & Hicks are assessed for the lot, and in 1827 the lot is passed by members of the Corlies family to John Willis, a New York City merchant (Liber 219:310). John Willis or his estate was assessed on the lot through 1859, despite the fact that he is now listed as living on the lot (Longworth 1829-1830; 1839-1840; Tax Assessments; see Appendix A). Olver Willets & Sons, crockery, and Amos Willets are listed on the lot in 1851 (Doggett 1851). The lot is sold by the executors of Willis's estate in 1853 to Albert Gallatin, who is assessed for taxes on the 22'11" by 90'4" lot with a four-and-a-half story building measuring 22'11" by 80' (Liber 638:351; Tax Assessments; see Appendix A).

The Dripps 1852 map shows Lot 17 to be almost entirely covered by a structure, with the extreme southern end of the lot – out of the APE – left undeveloped. In contrast, the 1852 Perris map of the same date shows the entire lot covered by a structure (Dripps 1852; Perris 1852; Figures 11 and 12). The entire lot is shown covered by a third class building in 1862 (Perris 1857-1862; Figure 13). From 1885 through 1951 the building is depicted as brick, and in 1923 it is shown as a five-story commercial building with a basement (Robinson 1885; Bromley 1891; Sanborn 1894, 1923, 1951; Figures 14 through 19). No building department records were available for this lot.

In summary, Lot 17 was owned by John Cannon in the early 18th century, and was possibly developed prior to 1730. A house was definitely on the lot in 1784 when it was sold by Isaac Sears to John Haydock with a house on it. The lot passed through several hands in the 19th century, and had multiple occupants, eventually hosting a five-story commercial structure with a basement. The multi-story building covered the entirety of the lot within the APE, and was razed in the early 1960s when Pearl Street was cut across the block.

- **Lot 18**

Lot 18 was historically located at 278 Pearl Street (See Figure 17). Only the northern half of the lot, fronting Little Pearl Street, falls in the Pearl Street Playground APE.

Like Lots 16 and 17, at the time of European Contact, Lot 18 was fast land adjacent to the East River (Viele 1865; Map RD 352, 1917, Figures 4 and 5). It was also part of John Cannon's landholdings in the early 18th century (see Lot 16 above). It is possible that the lot was developed by Cannon as early as the 1720s. On the Cartwitham Plan of New York depicting 1730, the portion of the APE fronting Pearl Street – then Queen Street – is shown vacant (Cartwitham 1740; Figure 6). In contrast, the 1730 Lyne map shows a row of structures fronting Pearl Street, including one on Lot 18 (Lyne 1730; Figure 7). By the 1740s, a structure is depicted on Lot 18 fronting Pearl Street, and in 1755 Queens Street is again depicted with a row of structures fronting it (Grim 1813; Maerschallck 1755; Figures 8 and 9). Later 18th century and early 19th century maps show Block 95 shaded, indicating development, but they fail to depict individual lots or structures (e.g., Ratzer 1766/67; McComb, 1789, Figures 10 and 11).

In 1808, James Townsend was assessed for the lot with a house on it (Tax Assessments; see Appendix A). Townsend continued to be assessed for the lot through 1811, together with a number of other people including Livingston, Wilkins, Humphrey, Cheesebrough, Wooley, Kiss, and Moore (see Appendix A). Only Mrs. Lewis and E. Humphrey are listed on the lot in 1812 (Elliot 1812; see Appendix A). Tax assessments show that there was a transient population on the lot through at least 1830 when Monson Hinman is running a boardinghouse on the lot, and P.H. & J. Frost merchants are on the lot (Tax Assessments; Longworth 1829-1830; see Appendix A).

In 1832 the lot was sold at a public auction at the Merchants Exchange in New York City by the executors of the Caleb Frost (late, of Oyster Bay) estate, to George Lorillard, a tobacco manufacturer and real estate investor (Liber 282:56). The 1832 conveyance was for a "lot of ground and premises with the buildings thereon...known as 278 and 280 Pearl Street" (Ibid. see Appendix A). Lorillard continued to lease the structure with a store, and in 1834 Smith & Lawrence are assessed for the lot (Tax Assessments; see Appendix A). By 1839 Mrs. Belden was assessed for a house on the lot with "no taxable boarders" (Ibid.). That same year, Amos Belden, sailmaker, is listed as residing at 278 Pearl Street (Ibid.). In 1840 Lorillard challenged the Report of Commissioners in Partition for the lot (Liber 40:256). In 1842 Margareta Lorillard passed the lot to Margaretta Ward, who entered into an agreement with George Cammon and Thomas Ward (Liber 426:349, 352, and 356). Dean Ward, and then Thomas Ward, are assessed for the lot through 1864, when it is described as a 19'10" lot with one four-story 19'10" by 60' building (Tax Assessments; see Appendix A). In 1851, the lot was occupied by John G. Murray & Company, brushes, and William Bradshaw (Doggett 1851). Ward sold the lot to Lewis Carner in 1865 (Liber 946:89).

A building stood on the northern three-quarters of the lot in 1852 and 1862, with the southern one-quarter of the lot – south of the APE - left undeveloped (Dripps 1852; Perris 1852, 1857-1862; Figures 11 through 13). By 1885 the entire lot was covered by a brick building, and this appeared unchanged through 1951 (Robinson 1885; Bromley 1891; Sanborn 1894, 1923, 1951; Figures 14 through 19). In 1923 the structure on the lot is depicted as a five-story commercial building with a basement (Sanborn 1923; Figure 18). The lot was vacant by 1974; the structure having been razed when Pearl Street was cut across the block in the early 1960s (Sanborn 1974). No building department records were available for this lot.

In summary, Lot 18 was owned by John Cannon by 1726, and was possibly developed prior to 1730. A house was definitely on the lot in 1808, and the lot was passed through several hands in the first half of the 19th century. The building on the lot was first residentially occupied, and later commercially occupied, and served as a boarding house in the 1830s. In the 1850s the lot is shown as partially covered by a building and in 1923 a five-story building with a basement covered the entire lot. The building was razed in the 1950s when Pearl Street was cut across the block.

- **Lot 19**

Lot 19 was historically located at 280 Pearl Street (See Figure 17). Only the northern half of the lot, fronting Little Pearl Street, falls in the Pearl Street Playground APE.

Like Lots 16, 17 and 18, at the time of European Contact, Lot 19 was fast land adjacent to the East River (Viele 1865; Map RD 352, 1917, Figures 4 and 5). It was also part of John Cannon's landholdings in the early 18th century (see Lot 16 above). It is possible that the lot was developed by Cannon as early as the 1720s. On the Cartwitham Plan of New York depicting 1730, the portion of the APE fronting Pearl Street – then Queen Street – is shown vacant (Cartwitham 1740; Figure 6). In contrast, the 1730 Lyne map shows a row of structures fronting Pearl Street, including one on Lot 19 (Lyne 1730; Figure 7). By the 1740s, a structure is depicted on Lot 19 fronting Pearl Street, and in 1755 Queens Street is again depicted with a row of structures fronting it (Grim 1813; Maerschallck 1755; Figures 8 and 9). Later 18th century and early 19th century maps show Block 95 shaded, indicating development, but they fail to depict individual lots or structures (e.g., Ratzer 1766/67; McComb, 1789, Figures 10 and 11).

Although no conveyance records predating 1832 could be found for Lot 19, a 1797 conveyance for adjacent Lot 20 mentions that Caleb Frost's lot was bordering to the west (Liber 55:510). Frost is not listed in the 1786 directory, but in 1789 he is listed as a grocer on Water Street, out of the APE (Rothschild 1990:211). In 1790 he is residing somewhere in the Montgomery Ward, but not necessarily in the APE, in a household of six with two males, three females and one slave (U.S. Census 1790). The 1808 tax assessment on the lot lists 10 people who are assessed for a house and the lot, including the company of Hicks & Shotwell (Tax Assessments; see Appendix A). The 1790 census places both William Shotwell and John Hicks in the Montgomery Ward by that date (U.S. Census 1790). Shotwell is in a household of 12 including eight males, two females, and two "others," while Hicks is in a household of seven including four males, two females, and one slave (Ibid.; see Appendix A). By 1810 Caleb Frost was living in Oyster Bay, Queens, while William and Joseph Shotwell were both listed in the 2nd Ward, possibly in the APE (U.S. Census 1810; see Appendix A).

Despite Caleb Frost's absence, he is assessed for taxes on the lot through 1817, and is listed on it in 1812 (Tax Assessments; Elliot 1812; see Appendix A). Likely, he resided in Oyster Bay and kept an office or business on Lot 19. In addition, Mrs. Davis, Horace Bradford, and about a dozen other people were also assessed on the lot in 1815 and 1816 (Ibid.). In 1829-1830 Mrs. A. Hoff and John G. Miller are listed on the lot (Longworth 1829-1830; see Appendix A). In 1830 Ann Hoff was a boardinghouse keeper on the lot, while John Miller, a merchant, was operating his business elsewhere (Ibid.). In 1832 the lot was sold by the executors of the estate of Caleb Frost to George Lorillard (Peter Lorillard's brother). The lot was then described as being at 278 and 280 Pearl Street (Liber 282:56). In 1834 Mrs. Hathaway was operating a boarding house on the lot, while the company of Mead & Scofield was also sited there (Tax Assessments; see Appendix A).

In 1839 S. & S. Halsted was assessed for taxes on the lot, and in 1840 the lot was occupied by Samuel and Schureman [sic] Halsted, dry goods, with both Halsteds residing elsewhere (Longworth 1839-1840; see Appendix A). In the 1840s the lot passed through several hands

including Charles Heckscher and John Coster, with Coster retaining ownership through at least 1864 (Liber 414:80, 81; 419:54; 432:112; Tax Assessments; see Appendix A). In 1851 the lot was occupied by John Wendel, a furrier, and William Geisse & Sons, importers (Doggett 1851). In 1859 when H. Carter was assessed for the lot it was described as a 19'6" by 88'2" lot with a four-story building measuring 19'6" by 60'. Therefore, the southern 22' at the rear of the lot, south of the APE, was not developed at that time. The lot continued to be owned and occupied by various commercial interests through the 1860s (see Appendix A).

In 1852, Lot 19 had a building on the northern half, fronting Pearl Street (Dripps 1852; Perris 1852; Figures 11 and 12). By 1862 the building had been razed and replaced or expanded to cover the entire lot (Perris 1857-1862; Figure 13). From 1885 through 1951 the building on the lot was shown to be brick, and in 1923 it was depicted as a five-story building with a basement. The structure also had a two-story addition at the southern end of the lot, also with a basement (Robinson 1885; Bromley 1891; Sanborn 1894, 1923, 1951; Figures 14 through 19). The building on the lot was razed in the early 1960s when Pearl Street was cut across the block (Sanborn 1951, 1974). No building department records were available for this lot.

In summary, Lot 19 was owned by John Cannon in 1726 and may have had a structure on it by 1730. The lot was owned by Caleb Frost by at least 1797, and in 1808 a house definitively stood on the lot. Frost owned the lot through 1832, when his estate sold it to George Lorillard, who probably purchased it for investment purposes. During Frost's ownership, numerous people resided on the lot, and in 1830 the building on the lot functioned, in part, as a boardinghouse. After Lorillard acquired the property it was transferred or leased numerous times, and was occupied by a number of businesses. A four-story building with a basement covered three-quarters of the lot in the 1850s and 1860s, but this was expanded with an addition – also with a basement – that eventually covered the entire lot. The building was razed in the early 1960s.

- **Lot 20**

Lot 20 was historically located at 282 Pearl Street (see Figure 17). Only the northern half of the lot, fronting Little Pearl Street, falls in the Pearl Street Playground APE.

Like Lots 16 through 19, at the time of European Contact, Lot 20 was fast land adjacent to the East River (Viele 1865; Map RD 352, 1917, Figures 4 and 5). It was also part of John Cannon's landholdings in the early 18th century (see Lot 16 above). It is possible that the lot was developed by Cannon as early as the 1720s. On the Cartwitham Plan of New York depicting 1730, the portion of the APE fronting Pearl Street – then Queen Street – is shown vacant (Cartwitham 1740; Figure 6). In contrast, the 1730 Lyne map shows a row of structures fronting Pearl Street, including one on Lot 20 (Lyne 1730; Figure 7). By the 1740s, a structure is depicted on Lot 20 fronting what is now Pearl Street, and in 1755 the street is again depicted with a row of structures fronting it (Grim 1813; Maerschallck 1755; Figures 8 and 9). Later 18th century and early 19th century maps show Block 95 shaded, indicating development, but they fail to depict individual lots or structures (e.g., Ratzer 1766/67; McComb, 1789, Figures 10 and 11).

In 1797, the first date that a conveyance record is available for the lot, the executors of John Schermerhorn's estate sold Lot 20 to Thomas Franklin Jr., a New York City merchant (Liber

55:509). The conveyance was for a lot of ground and premises, but did not specifically mention a dwelling or store on the lot (Ibid.). Franklin was listed as living in the Montgomery Ward in a household of six, including one male, three females, and two others – but no slaves – as early as 1790, but it not conclusive that he was residing in the APE at that time (U.S. Census 1790; see Appendix A). Thomas and Margaret Tillotson also conveyed their interest in Lot 20 to Franklin that same year (Liber 55:511). In 1808 Franklin sold the lot to John and Thomas Slidell, and that same year George Newbold and Doctor Birch are assessed for the lot with a house on it (Liber 79:454; Tax Assessments; see Appendix A).

Newbold and Birch, together with Doctor Frost, were assessed for the house and lot in 1808, and Newbold, Bowen and Coit were assessed in 1810 (Ibid.). The 1810 census places only Joshua Burch [sic?] in the 2nd Ward, together with a household of fifteen including seven males, four females, and four slaves (U.S. Census 1810; see Appendix A). Newbold, Tredwell and Townsend were assessed for the lot, together with others through 1813, and in 1812 Newbold & Leggett, Mrs. Williams, S. Tredwell, George Tredwell, James Townsend, and James Cornwell were identified on the lot (Elliot 1812; Tax Assessments; see Appendix A). In 1816 the lot was sold by the Slidells to John T. Dolan, who associated with the lot through at least 1853 (Liber 114:45; Tax Assessments; see Appendix A). During his ownership, Dolan was assessed for the lot with numerous others, suggesting that the house had a transient occupation. In 1830 Elizabeth Sproull was listed as the only occupant on the lot, but by 1840 John Dolan, hardware, and Sara Anderson, a boardinghouse keeper, are both listed on the lot (Longworth 1829-1830; 1839-1840; see Appendix A). In 1851 John T. Dolan & Sons, importers, together with eight other individuals, are listed on the lot (Doggett 1851; see Appendix A). From 1859 through 1864 the lot was described as 21' by 87'7" with one five-story building measuring 21' by 72'.

In 1852 the lot is shown to have a building on its northern half fronting Pearl Street (Dripps 1852; Perris 1852; Figures 11 and 12). By 1862, the entire lot was covered by a structure (Perris 1857-1862; Figure 13). The structure is depicted as a brick building from 1885 through 1951 (Robinson 1885; Bromley 1891; Sanborn 1894, 1923, 1951; Figures 14 through 19). In 1923 the lot is shown to be covered by a five-story commercial building with a basement. It also had a two-story addition at the southern end of the lot, also with a basement (Sanborn 1923; Figure 18). The building was razed in the early 1960s when Pearl Street was cut across Block 95.

In summary, Lot 20 was owned by John Cannon in the 1720s, and may have had a structure on it by 1730, and possibly earlier. The lot was owned by John Schermerhorn at some point in the 18th century, and was sold to Thomas Franklin, a merchant, in 1797. Franklin sold it to Slidell in 1808, and it was passed to John Dolan in 1816, who retained the lot through the 1850s. During Dolan's ownership, there were numerous occupants, and in 1840 it was utilized, in part, as a boardinghouse. The structure was also commercially occupied throughout the 19th century, and in the 20th century it was depicted as a five-story building with a basement. The structure was razed in the early 1960s.

- **Lot 21**

Lot 21 was historically located at 284 and 286 Pearl Street (see Figure 17). The lot is double the width of surrounding city lots; hence the two addresses. Only the northern one-third of the lot, fronting Little Pearl Street, falls in the Pearl Street Playground APE.

Like Lots 16 through 20, at the time of European Contact, Lot 21 was fast land adjacent to the East River (Viele 1865; Map RD 352, 1917, Figures 4 and 5). In 1726 the lot, together with three others to the east, was conveyed by Francis Harison, John Nichols, Robert Livingston, and the trustee for Gilbert Livingston and his heirs to Catrin Staats, a widow (Liber 31:70). She conveyed the lot back to Livingston that same year (Liber 31:75, 76). It is possible that the lot was developed by Cannon as early as the 1720s when it was conveyed to Livingston. On the Cartwitham Plan of New York depicting 1730, the portion of the APE fronting Pearl Street – then Queen Street – is shown vacant (Carwitham 1740; Figure 6). In contrast, the 1730 Lyne map shows a row of structures fronting Pearl Street, including one on Lot 21 (Lyne 1730; Figure 7). By the 1740s, a structure is depicted on Lot 21 fronting Pearl Street, and in 1755 Queens Street is again depicted with a row of structures fronting it (Grim 1813; Maerschallck 1755; Figures 8 and 9). Later 18th century and early 19th century maps show Block 95 shaded, indicating development, but they fail to depict individual lots or structures (e.g., Ratzer 1766/67; McComb, 1789, Figures 10 and 11). The block extended north as far as Ferry Street through at least 1811, with Beekman Street cut through between Pearl and Water Streets after 1811 but before 1827 (Randel 1811; Goodrich 1827).

In 1789 Edward and Zipporah Lawrence passed the lot to John Lawrence (Liber 45:269). Edward was living in the Montgomery Ward in 1790, in a household of five including two males and three females (U.S. Census 1790; see Appendix A). Two John Lawrences are also listed in the Montgomery Ward at that time; one in a household of three, and the other in a household of nine (Ibid.). In the 1789 directory, Edward is listed as a grocer at “Waterbeck,” possibly the intersection of Water and Beekman Streets, out of the Pearl Street Playground APE, and John is listed as a cooper at Beekman Street, also out of the APE (Franks 1905; see Appendix A). Beekman Street had not been cut across Block 95 between Pearl and Water Streets by this date.

Several advertisements pertaining to 286 Pearl Street were found in newspapers dating to the late 18th and early 19th centuries. In 1796 the firm of Roe and Metcalfe advertised that they had moved their Spring Goods business to 286 Pearl Street (The Minerva, June 26, 1796:1). Two years later, the storefront that Roe & Metcalfe formerly occupied was offered to let, as it was “well adapted for the Dry Good or Hardware business” (The Daily Advertiser April 25, 1798:4). At that time, Benjamin Pell was the contact person at 286 Pearl.

In 1801, a room to let was advertised in...

that large and commodious house, No. 286 Pearl Street, opposite Beekman Street, at present in the occupation of Mr. Benjamin Pell. It is an excellent stand for business, and has been painted and repaired within a few months past. For particulars apply to the Widow CROMMELIN, No. 20 Garden Street.

(The Daily Advertiser, February 17, 1801:4)

By 1808 Alfred Pell & Company was taxed for the lot with a house at 284 Pearl Street, together with Mrs. Lewis and Abraham Heyden, while B. LeCount, John Tonnele and Edward Fitch were assessed for 286 Pearl Street (Tax Assessments; see Appendix A). At that time there was no specific mention of a house at 286 Pearl Street, but this was likely an omission in the records rather than an indicator that a building was not present. Seven individuals were assessed at 284 Pearl Street in 1809, while only three were assessed at 286 Pearl Street. At this date neither address was listed with a house, clearly an omission (Tax Assessments; see Appendix A). Of the seven people assessed at 284 Pearl Street, only three were recorded in the 2nd Ward on the 1810 census: John Rogers, Joseph Price, and Gabriel Havens. All three of the people assessed for the same address in 1810, Rhoda Russell, William Stevens, and Pruella Wyer, are also living in the 2nd Ward in 1810 (U.S. Census 1810; see Appendix A). In contrast, only one of the three people assessed for 286 Pearl Street in 1809 is listed on the 1810 census: John Tonnele (Ibid.). Several of the households are listed with slaves, but most are not (Ibid.).

In 1811 the lot passed from William Thurston to Joseph Hasjett (Liber 93:132), despite the fact that James Smith and Joseph Guillard were assessed for the lot with a house at 284 Pearl Street, and John Tonnele and Bruno Comte were assessed for the lot with a house at 286 Pearl Street (Tax Assessments; see Appendix A). In 1814 Tonnele was advertising the sale of wool for blankets or carpets from his shop at 286 Pearl Street (Mercantile Advertiser January 11, 1814:1). Over the next ten years, multiple individuals were assessed for a house and the lot at both 284 and 286 Pearl Street, with John Tonnelle first assessed at 286, and later assessed at 284, suggesting that there was some movement of residents and/or owners between the structures (Tax Assessments; see Appendix A).

In 1824 Thomas Tillotson passed the lot to John and Roger Tillotson, and Janet Lynch – the heir of Margaret Tillotson (Liber 175:434-436). The lot was owned by the Tillotsons through 1832, when it was sold to Charles Livingston (Liber 289:611). Despite their ownership, during this time, they were not assessed for taxes on the lot. Instead, various companies and individuals were assessed for the lot, together with a house or a store (Tax Assessments; see Appendix A).

In 1830 the company of Hallock & Moore, merchants, Edward H. Moores, a sign painter, and Aaron Clark were registered at 284 Pearl Street; no one was registered at 286 Pearl Street (Longworth 1829-1830; see Appendix A). In 1840, two dry good purveyors were assessed at 284 Pearl, while a hardware store was listed at 286 Pearl Street (Longworth 1839-1840; see Appendix A). The descendants of Livingston transferred the lot to the New York Life Insurance & Trust Company in 1843, who sold the lot to Joseph Kerhochan in 1851 (Liber 439:273, 566:65). Kernochan [sic] sold the lot to the Market Bank the following year (Liber 640:413).

In 1852, the entirety of Lot 21 is covered by two structures (Dripps 1852; Perris 1852; Figures 11 and 12). In 1862 the building covering the lot is occupied by the Market Bank (Perris 1857-1862; Figure 13). The lot is continuously occupied by a structure from at least 1885 through 1923, when it is depicted as a seven-story structure with a basement, with half of the structure rising to eight-stories (Robinson 1885; Bromley 1891; Sanborn 1894, 1923; Figures 14 through 18). At that time it was a drug ware house, presumably serving the adjacent hospital directly to the south. The building on the lot was a hospital annex to the Beekman Street Hospital in 1951,

and was razed in 1958 when Pearl Street was cut across the block (Building Department DEM 407: 1958).

When the building on the lot was demolished in 1958, it was described as a seven-story factory with a basement, located at 105-111 Beekman Street, and 284-286 Pearl Street (Building Department DEM 407:1958). No information about the depth of the basement was provided on the demolition permit (Ibid.).

In summary, the lot was conveyed by Harison and others to Catrin Staats in 1726, who passed it to Robert Livingston that same year. By 1789 John Lawrence was in possession of the lot, although it appeared that he did not live on it. By 1796 there were multiple businesses at 284 Pearl Street, and from that point forward, both 284 and 286 Pearl Street were assessed to a sequence of different individuals. John Tonnelle was associated with one or both addresses through 1823, and the Tillotsons owned the property from at least 1824 through 1832. During this time there were numerous different occupants on the lot. By 1844 it was owned by the New York Life Insurance and Trust Company, and it was subsequently owned and occupied by the Market Bank from 1853 onward. The lot was shown to be entirely covered by a structure from 1852 through the 1950s, and a seven-story building with a basement is reported on it in the 1920s. The building was razed in the late 1950s in anticipation of Pearl Street being rerouted across Block 95.

- **Little Pearl Street**

What is now Little Pearl Street in the APE was historically Pearl Street. It was renamed in the 1960s when Block 95 was razed and reconfigured from a rectangle into a triangle, with Little Pearl Street left along its northern border. The main route of Pearl Street was created along the southern border of the triangle that now encompasses the Pearl Street Playground, diagonally across former Block 95. At that time it was proposed to enlarge Little Pearl Street in the APE slightly from its former width of 38' to 40', with 2' gained from Block 95 to the north of the APE (MBPO 1966: Acc. No. 29832). A 10' sidewalk was also to be left along the north side of Little Pearl Street. Currently, Little Pearl Street in the APE is documented as being 17.9' wide, with 8.7' sidewalks on either side of the road, for a total width of 35.3', suggesting that it was never widened beyond its prior 38' width (LMDC 2007).

Originally Queen Street or Smit's Vly (Smith's Valley), Pearl Street ran along the East River shore of Manhattan as it existed when the first European settlers and explorers arrived on the island. It was officially opened in 1707, and is estimated to have been approximately 30' wide when first laid out (NYCLPC 1982; WPA 1937). In 1835 it was depicted as 38' wide at Fulton Street, and 41.6' wide at Beekman Street in the APE (MBPO 1835: Acc. 715). A search of the Minutes of the Common Council failed to find reference to the widening of Pearl Street in the APE prior to 1835, so it is not clear when or how the road was widened to 38', or if it was originally laid out at this width.

Cartographic resources do little to elucidate if or when Pearl Street was widened prior to 1835 since they lack the level of detail necessary to establish exact dimensions. Furthermore, Damage Maps and Street Books at the Manhattan Borough President's Office do not contain information

on the pre-1835 width of the road in the APE. If Pearl Street was widened, it could have been accomplished by enlarging the roadbed across adjacent sidewalks, or by removing structures and widening the street across former lots. No documentation to this effect has been identified.

- **Fulton Street**

Much of Fulton Street in the Pearl Street Playground APE was created by landfilling, except for the intersection of Pearl and Fulton Street, which is depicted on historic maps as upland (Viele 1865, Figure 4). By 1730 water lots had been filled south of Pearl Street, allowing for the creation of Beekman Slip, in the path of future Fulton Street. At that time buildings had already been erected along the east side of the slip (Lyne 1730; Carwitham 1740, Figures 6, 7). The 1767 Ratzer map clearly depicts Beekman's Slip, with its narrowest part, a roughly 20' wide extension, extending westward into the APE. Between ca.1755 and 1766 this section of Beekman Slip was filled (Maerschallck 1855; Ratzer 1766/67, 1867; McComb 1789, Figures 9, 10). By 1797 additional portions of the slip were filled and cleared, and Water Street was laid out across it (Taylor-Roberts 1797).

Fulton Street was widened between Water and Pearl Street. In 1835, it was recorded as 48.3' wide in the APE (MBPO 1835: Acc. 715). Currently, at the intersection of Pearl and Water Street it is 44' wide, with a 15' sidewalk along its eastern side, and a 21' sidewalk along its western side, for a total width of 80'. This widening occurred in early 1960s when street improvements were undertaken in the area. As a result, portions of Fulton Street appear to have been widened over former Block 95.

- **Beekman Street**

Prior to the 19th century, Beekman Street terminated at Pearl Street. Before Beekman Street was extended south to South Street, Block 95 extended eastward from Beekman Slip at Fulton Street to Peck Slip at Ferry Street – although it was not known as Block 95 at that time. A structure or structures were built on the lot(s) that Beekman Street cut across, either prior to 1730 or 1740. While the 1730 Lyne *Plan of the City of New York from an actual Survey* shows structures fronting Pearl Street, the contemporary Carwitham *Plan of the City of New York* depicts no structures where Beekman Street is eventually laid out (compare Figures 6 and 7). By 1840, maps again show that there was development in the APE at what is now the intersection of Pearl and Beekman Streets (Grim 1813 depicting 1842-1844, Figure 8).

As early as 1803, plans were being made to extend Beekman Street across the developed block between Fulton and Ferry Streets, and to straighten a bend in the road so that it ran in a straight line from Gold Street to South Street (MCC May 16, 1803, Vol. 3:282). In 1803, it was reported that

...the fee of the lot and house in Pearl Street is vested in the heirs of the late Mr. Crommeline, his widow has a life Estate in the same, a title therefore cannot be had for this Lot but by pursuing the mode pointed out by Law, the Street Commissioner therefore recommends that proper measures be taken for this purpose.
(MCC May 16, 1803, Vol. 3:282)

The reference to the Crommeline property suggests that Lot 21 on Block 95 may have extended into what is now the Beekman Street roadbed (see Lot 21 above). Indeed, several advertisements for the property at 286 Pearl Street – Lot 21 – indicate that it lay opposite Beekman Street (see Lot 21 above).

In August of 1803, the Comptroller reported to the Common Council on the valuation of property to be taken to open and extend Beekman Street from Pearl to Water Street. He estimated a cost of roughly \$33,500, and reported that there would be 10 feet of ground to be disposed of and buildings to sell. Once these were accomplished, it would reduce the cost to roughly to \$25,000. He also noted that there would be opposition to having the street opened in a partial manner, but that if it was opened in a direct line to the river at a width of at least 40', the opposition would be dropped (MCC August 1, 1803, 3:364). If the breadth of proposed Beekman Street was enlarged to 40', the cost was estimated to be closer to \$75,000. He further noted that the value of adjacent properties would improve as they would have fronts on two streets (Ibid.). It wasn't until June of the following year that the Common Council ordered that Beekman Street be extended and continued through to the East River, and that an attorney representing the board take legal measures to obtain the ground necessary to accomplish this (MCC June 11 1804, 3:541).

In the early 1820s, petitions were filed by nearby residents either in favor or against the Straight Plan proposal (e.g., MCC October 29, 1821, Vol. 12:72). Letters were written by Peter Livingston and Thomas Tillotson of Rhinebeck, New York, remonstrating against the opening of Beekman Street on the proposed straight line (MCC August 20, 1821, Vol. 11:767). Tillotson was in ownership of Lot 21 in the Pearl Street Playground APE at that time, suggesting that his lot would be greatly affected by the proposal (see Lot 21 above).

Eventually, the Crommeline/Tillotson lot was acquired by the City, although a search through the conveyance records of Block 95 and adjacent Block 98 – of which Beekman Street is bounded – failed to find record of the transfer of lots to the City of New York.

The Minutes of the Common Council report that Beekman Street was cut across the block in 1823, when the Street Commissioner was directed to sell buildings in order to remove them for the opening of the street (MCC September 15, 1823, Vol. 13:258). Shortly thereafter, the

Common Council allocated funds for pitching and paving Beekman Street from Cliff Street to the East River (MCC September 29, 1823, Vol. 13:278).

When it was laid out in the 1820s, Beekman Street was approximately 49' wide; slightly larger than the planned width of 45' (MBPO 1835: Acc. 715). Currently, Beekman Street at Pearl Street is roughly the same width (ca.50' wide as per Sanborn 2007; Figure 3). Therefore, it does not appear to have been widened since it was first laid out in the APE.

The lot that Beekman Street was laid across, which is in the Pearl Street Playground APE, appears to have shared a history with Lot 21 on Block 25 immediately to the west (see Lot 21). The fact that two property owners of Lot 21 were cited in the MCC as owning the lot to be purchased supports this. Therefore, ownership and residents listed in Appendix A for Lot 21 prior to 1823, may have actually been associated with the Beekman Street lot as well.

Historical Resources in the Vicinity

Pearl Street Playground is surrounded by a rich architectural and archaeological heritage. It is located adjacent to the South Street Seaport Historic District, which is a New York City Landmark (NYCL) and is listed on the State and National Registers of Historic Places (S/NR). The following is a summary of the historic structures and archaeological resources previously identified in the immediate vicinity of the APE.

Schermerhorn Row. One block southwest of Block 95, on the west side of Fulton Street and south of Front Street, Block 74 encompasses what is known as the Schermerhorn Row Block. The site is a NYCL and is S/NR listed, as well as being located within the boundaries of the South Street Seaport Historic District. As part of the archaeological study of the Schermerhorn Row Block, Kardas and Larrabee undertook an extensive review of fill retaining structures utilized in Manhattan dating from the 17th through 19th centuries to understand the fill-retaining devices that could be identified on the block (Kardas and Larrabee 1991:26). Their analysis of changes in the types of fill-retaining devices utilized over time concluded that 17th through mid-18th century structures tended to be wooden, and used more logs. These were frequently placed in horizontal layers, with each layer at a right angle to the one below it, and they exhibited "great variability in design and execution" (Ibid.).

Kardas and Larrabee report that in the late 18th century and early 19th century more open "cell-like" structures with modules were employed, as these could be easily assembled as needed (Ibid.). A solid layer or platform of logs created a floor, and "above these was an open grid of logs running in alternate directions, notched or fastened together with some cross bracing" (Ibid.:26). In the second quarter of the 19th century, steam-powered pile drivers enabled advances in waterfront construction. Long vertical pilings could be driven to further depths than were previously allowed.

At the Schermerhorn Row site, both primary landfill and cribbing dating to the early 18th century were found. The fill retaining structure was constructed with large logs, up to one-foot in diameter, laid in alternating directions for each layer in order to provide cribbing. The landfill consisted of large and medium-sized rocks placed around and over the cribwork. Within this

was a dark gray to black muck with clay, topped by a thin lens of oyster shell in black muck in several locations (Kardas and Larrabee 1991:277). Mixed in the fill was a large quantity of cut leather, possibility originating from the tanneries that once stood north of Pearl Slip in the early 18th century. On top of the timber cribbing - which was estimated to be about 20 feet square and 20 feet deep - was a stratum of reddish brown soil, designated as secondary fill, which was presumably placed directly after stone foundations were built (Ibid.:278). Final fill levels were encountered within cellars, and represented discrete deposits within each structure that once stood on the block (Ibid.:280). The water level varied, but was generally encountered at about six to seven feet below grade in the dark gray/black sandy silty muck of the primary landfill (Ibid.:279).

A table summarizing the results of the archaeological investigation of the Schermerhorn Row block found the stratigraphy generally as follows:

- From plus 5 feet to plus 2 feet is the first level of fill dating to post-1810. This is varied between and within structures.
- Beneath this was secondary landfill from ca. plus 2 feet to 0 feet, dating to 1810-1812. This is reddish brown sand with lenses of brick and mortar with many artifact deposits.
- Primary landfill was found beneath this from ca. 0 feet to -10 feet on the west side of the block, and 0 feet to -20 feet on the east side of the block (Ibid.). This period of fill dates from ca.1800-10, and includes rocks and cribbing (sunk or pushed into a level of organic silty clay).

(Kardas and Larrabee 1991:282 – Table 3, Major Stratigraphic Units).

175 Water Street. In their early 1980s study of the 175 Water Street site (Block 71), which is bounded by Burling Slip, and Water, Front, and Fletcher Streets about 500' southwest of the APE, Soil Systems, Inc. (1981,1983) concluded that this block was filled between 1730 and 1766-67. Archaeological deposits, including the remnants of shaft features, were found within inches beneath the foundations of structures which stood on the block in the 19th and 20th centuries (Soil Systems Inc. 1983:81). Domestic and commercial deposits were found in 57 distinct features that included privies, cisterns, drains, barrels, yard pits, and builder's trenches (Ibid.:370). The roughly 310,000 artifacts and voluminous faunal and architectural material recovered from the site yielded tremendous information about landfilling, neighborhood development, and the site's 19th century mercantile shift (Ibid.:848).

Despite historic documents indicating that filling was completed by 1755-56, the archaeological study concluded that filling was, in fact, a continual process that was probably started after 1730 and was completed after 1754, but before 1766-67 (Soil Systems Inc. 1983:692).

The archaeological study of this block found that the process of land filling was complex and iterative; numerous primary and secondary fill episodes support this. Primary fill was noted as "trash and harbor-related accumulation" (Soil Systems Inc. 1983:706). Its matrix was composed of black to gray silt and sands, replete with cultural material. The presence of a late 17th to early 18th century merchant ship, dubbed the Ronson, and wharf/grillage⁶ provided evidence of

⁶ Grillage, or a raft wharf, is made of several alternating courses of headers and stretchers (cross-layered) that are weighted with stone. Rafts are stacked atop each other to form a block which is then sunk.

retaining devices employed to create the block (Ibid.:685, 702). Secondary filling in a subsequently built cofferdam box, dated to ca.1790-1820, was believed to have been employed to eliminate stagnant water, a venue for mosquito breeding in the summer months (Ibid.:693).

Telco Block. In a documentary study of Block 74W, the Telco Block, located between John, Front, Fulton, and Water Streets, immediately southwest of the APE, the earliest episode of filling was found to date between 1732 and 1735 (Soil Systems Inc. 1980:42). This block lies within the S/NR-listed boundaries of the South Street Seaport Historic District, but not the boundaries of the NYCL district (Soil Systems 1982:2). Deeds, maps, and water grants were tracked through the 18th and 19th centuries to establish potential filling episodes, which continued for several decades (Ibid.:43). Excavations found numerous brick, stone, and wood features indicative of 18th century waterfront use. A final level of red-brown sandy silt was found underlying the fill (Ibid.). Fill and wharf sections extended to 15 feet below grade.

209 Water Street. At the 209 Water Street site, located on the block between Water, Front, Beekman, and Fulton Streets – immediately south of the APE – the partial remains of a ship were excavated (Henn 1978:3). Initially, wooden cribbing was encountered, but further investigations found this to be the frame of an 18th century ship (Ibid.). The outer hull of the ship was identified by the presence of horsehair and tar, applied to prohibit worm infestation. The lack of metal objects on the ship suggested that it was stripped of reusable material prior to sinking or abandonment (Ibid.:4). It is postulated that the ship was sunk as fill or to function as cribbing during the filling process. The ship apparently extended eastward and, if intact, may actually lie, in part, beneath Water Street on the block north of Fulton Street (Ibid.). Filling at the site was dated to the period between 1755 and 1767.

Assay Site. Although the Assay Site is not in proximity to the Pearl Street Playground APE, a discussion of the results of research are included in this report as it, too contained similar resource types potentially anticipated from the Pearl Street Playground APE. The Assay Site is located approximately nine blocks to the southwest. Documentary research and soil testing concluded that cultural levels extend from the surface down to between 27 and 30 feet below grade on the western end of the block near Front Street, and between 33 and 37 feet below grade at the eastern end of the block near South Street (Greenhouse 1983:25). Levels of fill and timber were observed in soil borings taken directly south of Gouverneur Lane. The deepest cultural levels of clay, mud, and fill were found to be consistent with still or backwater sediments produced by slower currents, such as those in and around piers, slips, and jetties (Ibid.:26). Directly beneath this were levels of coarse sand and sandy clay, interpreted as river bottom that was “probably sterile” (Ibid.:26).

Beekman Street Roadbed. Recent archaeological monitoring by Alyssa Loorya of Chrysalis Archaeological Consultants in Lower Manhattan – on Beekman Street between Water and Pearl Streets (within the South Street Seaport Historic District), immediately east of the Pearl Street Playground APE – has found that the top two feet of the street corridor lack archaeological potential due to disturbance from the creation of the roadbed (personal communication, Cece Saunders, September 12, 2006). Monitoring has also found deposits, or pockets, of historical artifacts between and around existing utility trenches that run beneath the two feet of disturbance. The precise nature and depositional history of these materials have yet to be

interpreted. Loorya has also identified undisturbed deposits/features, but these have been recovered at approximately eight feet below grade.

Historical Archaeological Potential

Residential and Commercial Deposits:

Most of the lots on former Block 95 in the APE appear to have been developed in the mid-18th century, and changed ownership and/or occupants frequently (see Appendix A). Almost all of the structures on the lots were occupied by commercial ventures in 1851, and many served as both a residence and workplace. The businesses on the block ranged from merchants, importers, and dry good purveyors and several of the structures functioned as boardinghouses. The Pearl Street Playground and part of Fulton Street encompass sections of former Block 95. Furthermore, when Beekman Street was regulated and opened between Pearl and Water Streets in 1823, it was aligned over formerly developed lots that were shown on maps with structures prior to 1740.

Historical archaeological resources relating to dwellings and commercial structures are often preserved in privies, cisterns, wells, and cesspools, which in the days before the construction of municipal services - namely sewers and a public water supply - were an inevitable part of daily life. Prior to the availability of potable water, hand excavated wells were dug to serve individual or multiple lots, and sometimes even neighborhoods. Another measure undertaken to provide water for household use was through the collection of run-off from house roofs during rainstorms. Water was collected in cisterns or barrels, and used for purposes not requiring potable water, such as washing (Kieran 1959:31). Also, without piped water to accommodate flush toilets, privies were necessary. These were commonly situated in back yards, and were frequently designed to drain into a communal cesspool.

Noxious conditions in the 19th century inspired ordinances regulating the depth and cleaning of privies. A city ordinance passed in 1823 required that privy vaults be constructed of stone or brick, although earlier ones were occasionally constructed of wood. They were also required to extend at least five feet below ground surface (Goldman 1988:45). Lime was placed in vaults to counteract some of the noxious gases, and contents were required to be emptied periodically. After sewer pipes were installed in the street beds, water closet connections to the sewer system were utilized (Ibid.:64). In some cases, earlier privies were retrofitted with sewer pipes to allow for the new system of flush toilets. In 1856 an ordinance was passed requiring that new construction be limited to lots served by sewers "unless a sink or privy was erected" (Ibid.:72). Buildings constructed on lots without sewers were required to connect their sinks, privies, cesspools or water closets to a sewer so that they could be flushed clean (Ibid.).

Sewer and water pipes were installed throughout the streets of Manhattan at different times, with more affluent areas serviced first (Goldman 1988:36). Between 1846 and 1855, sewers extended uptown to 60th Street on Broadway, and downtown to the Battery, from the East River to the Hudson (Ibid.).

Archaeological and documentary research has shown that at numerous sites in Manhattan, these wells, privies, cisterns, and cesspools were continuously used even long after municipal utilities

were available. For example, on Block 378 on the Lower East Side in Manhattan, a mid-19th century cistern and drain complex was found buried beneath a two to three foot deep layer of modern demolition debris, and it appears that it was in use for at least a decade after municipal water was accessible (Grossman 1995:29). Documentary research for the Block 378 site found conflicting records as to when municipal water was available and connected to structures on the site. Records of the City Council cited the installation of sewer lines in adjacent streets in 1844, while records of the Bureau of Sewers reported them installed in 1891, 47 years later (Grossman 1994:9).

Reportedly, the Block 378 site was connected to the Croton Reservoir System in 1852 through in-street water pipes, although the system was established in 1842 (Grossman 1994:9; Galusha 1999:30). However, archaeological evidence of the date of abandonment of the cistern post-dates 1864, suggesting that "the actual hookups of potable piped water appears to have not taken place for some twelve years after the water lines were installed in local streets in this area of the city" (Grossman 1994:9). Excavations on the same block found the privy vault of a post-1901 community water closet (Ibid.:10). Datable artifacts indicated that the water closet was abandoned in the first quarter of the 20th century. Another mid-19th century pit feature was found beneath a later privy feature. This later privy was apparently retrofitted with a drain pipe after its construction, probably connecting it to the sewer (Ibid.).

Further evidence of the use of privies after municipal sewer and water were available is provided on an 1864 map showing the sanitary conditions in the City of New York (Pulling 1864). Pulling's map of the Fourth Ward shows the location of dozens of functioning privies, as well as "privies in an extremely offensive condition" on individual residential lots, despite the fact that the 1842 Endicott *Map of the Croton Water Pipes...* shows municipal water in the streetbeds of almost every street in this ward (Pulling 1864; Endicott 1842). Of course, it should be noted that the Pulling map covers the area directly south of Five Points, which has been described as the "city's most depraved neighborhood, and in fact, one of the world's worst slums"⁷ (Yamin 2001:2). Extensive archaeological research undertaken on Block 160 at Foley Square within this neighborhood encountered many shaft features (e.g., cisterns, privies, cesspools) from the backyards of residential lots.⁸

Neighborhoods to the north, where more residential structures were owner occupied and residents were in a higher economic bracket, may have abandoned their privies as soon as in-street water pipes were available. However, the Pulling map suggests that where tenements and rentals were prevalent (such as the Fourth Ward) lot owners were not necessarily compelled to connect their properties to municipal water and sewer with any expediency.

As indicated by the above discussion, shaft features became convenient receptacles for all sorts of trash, providing a valuable time capsule of stratified deposits for the modern archaeologist. They frequently provide the best domestic remains recovered on urban sites. Truncated portions

⁷ The Five Points neighborhood was centered at the five way intersection of what are now Park, Baxter, and Worth Streets.

⁸ *Historical Archaeology*, the Journal for the Society of Historical Archaeology, has devoted an entire edition to the archaeology of Five Points (Volume 35, No. 3, 2001).

of these shaft features are often encountered on homelots (as well as commercial and industrial lots) because the shafts' deeper and therefore earlier layers remain undisturbed by subsequent construction. In fact, construction often preserves the lower sections of these features by sealing them beneath structures and fill layers.

The potential depth of shaft features throughout Manhattan is varied, and depends, in part, on the subsurface conditions at the time they were excavated. Wells would have been excavated at least as deep as the water table, and possibly deeper to access potable water. For example, once the water from the Collect Pond in Lower Manhattan was no longer potable, having been declared "stagnant and mephitic" in 1796, deeper wells were dug throughout the city to access clean water (Kieran 1959:31). At Bleecker Street near Broadway, in 1832 a well was bored to a depth of 448', of which 400' was through solid rock (Ibid.). However, this was not the typical depth for wells hand excavated in backyards throughout the city prior to the availability of high pressure steam engines (ca.1815) which allowed for deep drilling. These would typically have extended through soil to the water table, at whatever depth that was encountered, and possibly deeper to access a more steady supply of cleaner water.

The anticipated depth of privies is also difficult to estimate, given that subsurface conditions, such as soil permeability and the number of households served would have affected the size and depth of vaults. Geismar notes that a possible privy identified at 17 State Street extended 13' below the grade that existed at the time it was constructed, and that this depth coincided with the depth of a privy excavated at the Augustine Heerman warehouse site on the block bounded by Whitehall, Broad, Bridge, and Pearl Streets, also in Lower Manhattan (Geismar 1986:44). As noted above, by 1823 they were required to be at least five feet deep (Goldman 1988:45). The depth of potential shaft features on Block 95 within the Pearl Street Playground APE are further going to be influenced by the depth of fill and the water table since it was once immediately on the shore of the East River.

The documentary research strongly suggests that the Pearl Street Playground APE lots on Block 95 were developed between 1721 and 1730, and that the lot that are now beneath Beekman Street at Pearl Street were developed either by 1730 or 1740. Although the precise date of construction on the lots could not be established, it definitely predates municipal sewer and water availability. In 1799 the Manhattan Water Company was established, and for several decades it installed wooden water pipes in lower Manhattan (Geismar 2005a:3). By 1827 the wooden water pipes were being replaced with cast-iron pipes (Ibid.).

In 1834 water pipes were present on Fulton Street as evidenced by the fire hydrants mapped at the intersection of Fulton Street and Pearl Street, and in Water Street just east of its intersection with Fulton Street. In addition, there is a cistern mapped on Water Street near its intersection with Beekman Street (Firemen's Guide 1834). Another cistern is mapped immediately west of the APE on Fulton Street at the eastern end of Block 75 between Water and Pearl Streets (Ibid.). The high number of water sources for firemen in the immediate vicinity of the APE likely reflects the importance of this commercial district. In the 1840s the Croton Water System was under construction, and in 1842 water pipes are mapped along all streets surrounding and in the Pearl Street Playground APE (Endicott 1842). Although water pipes were clearly present around

the APE in 1842, it is probable that municipal water was available at an earlier date, but certainly not predating 1799.

According to the Aqueduct Commissioners Report of 1857, new sewer pipes were laid in Fulton Street between Nassau Street and the East River, including the portion of the road in the Pearl Street Playground APE, in May 1847 (Aqueduct Commissioners 1857:120). New sewers were laid in Water Street between Fulton and Beekman Street in August of 1852 (Ibid.: 129). It is possible that the larger four and five-story structures observed on the Block 95 lots in the APE from ca.1852 onward were constructed when municipal sewer and water became available in the 1840s.

In order to establish the existing subsurface conditions in the APE, and thus its potential archaeological integrity, soil boring logs were sought for review. The 1973 Rock Data Maps from the Office of the Manhattan Borough President show borings taken from in and around the Pearl Street Playground APE (Rock Data Map 1973, Vol. 1, Sheet 4). The logs reveal the following:

- Soil boring #162 at the corner of Water and Fulton Street at the west end of Block 95:

Surface Elevation +5.5
+5.5 to -6.5 12' fill
-6.5 to -10.5 4' coarse sand and clay
-10.5 to -22.5 12' fine sand

- Soil Boring #298 approximately in center of Lot 4, adjacent to Lot 17 on Block 95:

Surface Elevation +6.5
No recordation between curb and top of rock.
-116 – top of rock

An additional soil boring taken at the intersection of Fulton Street and Water Street outside of the APE found that there was fill from the surface down to about 19' below grade (Boring MI-17, Raymond International Inc. 1970s). Below the fill was a ten foot deep layer of brown sand, and below this was brown sand and silt to a depth of 55' below grade (Ibid.). Two of these boring logs indicate that there is an extremely deep layer of fill that extends from the surface down to between 12' and 19' below grade. However, it is not known whether the fill reported in the logs represents fill added for the creation of the block in roughly 1720, or demolition debris that was used to fill basements of that were once beneath four and five-story buildings on the lots.

The potential for the Pearl Street Playground APE to contain historical shaft features and/or other resources associated with the 18th and 19th century use of the project site is uncertain. The depths of basements beneath the four, five, and seven-story structures that once stood on Block 95 lots in the APE are unknown. Privy vaults and other deep shaft features may have extended into levels that were not impacted by these basements. Since the basement depths on most lots are not known, and there was no mention of encountering a floor in the previously conducted boring logs, the anticipated depth of these potential resources is unknown. However, it is assumed that

foundations and basements impacted at least the upper five feet below current grade, a number that is derived from an assumption of a basement depth of at least four feet, with another foot of impacts from the foundation and footings. This is a conservative estimate, and would be consistent with the depth of the basement of the building that stood on Lot 2 on the south half of the block in the adjacent Titanic Park APE. Therefore, the upper five feet of the project site in the location of former Block 95 are probably not sensitive for this resource type. However, all lots that were formerly on Block 95 are potentially sensitive for 18th and early 19th century residential and commercial deposits and features from approximately five feet below existing grade and downward. Likewise, the location of the former lots in Beekman Street at Pearl Street are also sensitive for 18th and early 19th century residential and commercial deposits and features from approximately three feet below grade (the established depth of known prior disturbances).

Urban Landfill and Landfill Retaining Devices:

Part of Fulton Street and several of the lots in the Pearl Street Playground APE were wholly or partially situated between the high and low water marks along the East River in the late 17th century, and were filled between 1719 and 1730. These include Lots 5, 6, 10, 11, 12, 13, and 14 on former Block 95.

For the past several decades, archaeologists have focused on research documenting changes in urban landfill and the growth and development of the urban waterfront. These two issues have important implications for our understanding of the process of urbanization in Manhattan. Archaeologists are interested in the possibility that information from archaeological resources pertaining to landfilling might cast light on the process of urbanization in general. This could be accomplished through a comparison of data from sites located in different neighborhoods and cities, as well as comparing resources from different time periods.

Archaeological research in Lower Manhattan, and particularly in the vicinity of the Pearl Street Playground APE, has shown that landfill and landfill retaining devices can be potentially important resources, and differ in content and context from site to site. Fill retaining devices were generally one of several configurations. As demonstrated at the Schermerhorn Row site, wooden cribbing (ca.1730) would be constructed and then be sunk and filled (Kardas and Larrabee 1980:18). Alternatively, wharves were constructed by sinking wooden piles into the river and secured through one of several means, with the spaces between the piles filled with earth and then topped with a plank surface (Bergoffen 2002:3).

Another method of retaining fill was the deliberate sinking of ships, which served to add bulk along the shoreline (Soil Systems 1983:816). The Minutes of the Common Council record the stripping of ships prior to sinking in order to remove valuable fittings and riggings which could be reused (Hartgen et al 1992:8). While some hulls were intentionally raised from the river bottom, others were deposited as fill, such as the buried vessel found at 175 Water Street (Soil Systems Inc. 1983:865).

Soil borings reveal that fill on the block ranges from 12' to 18' in depth. However, what borings cannot discern is whether this was the original landfill deposited to create the block in the early 18th century, or fill generated by the demolition of structures on the block and used to pack basements. This potential early 18th century fill may have remained undisturbed beneath the

basements of buildings that covered the block in the late 19th and 20th centuries. Since the exact depths of basements are unknown, it is assumed that they caused disturbance to at least the upper five feet below existing grade. Therefore, it is assumed that the APE has the potential to contain ca.1719-1730 landfill in addition to fill retaining devices from roughly five feet below grade, the assumed depth of basements, and deeper on Lots 5, 6, 10, 11, 12, 13, and 14, and possibly beneath Fulton Street at shallower depths (ca.3'+ below grade).

Revolutionary War Redoubt:

Historian Stokes references a Revolutionary War period redoubt of earthwork on Block 95 in proximity to the Pearl Street Playground APE (Stokes' Landmark Map Vol. III, 1918). The exact location of the redoubt is not known since 18th century mapping efforts were frequently vague (e.g., the British Headquarters Map).

There is no potential sensitivity to encounter remnants of this earthwork in the Pearl Street Playground APE. A redoubt would have constituted an earthwork berm or enclosure that would have been extensively disturbed when roads were regulated and laid out, and multi-story buildings were constructed on Block 95 in the 19th century. Each of the lots in the APE appear to have experienced multiple construction episodes; first in the 18th century, and then again in the 19th century. All of the buildings on the block within the APE in the 20th century are shown to have had basements. Therefore, a fragile feature such as an earthwork berm would have been completely eradicated by this extensive urban development.

Infrastructure and Street Features

As previously discussed, the FTSC study identified potential resources in the streetbeds of Lower Manhattan. The resource types identified for the roads and sidewalks in the FSTC APE are applicable to the streetbed sections of the Pearl Street Playground APE (Geismar 2003; Berger 2004). Namely, potential resources are likely to include:

- Street or Sidewalk Vaults;
- Historic Sewer and Water Mains (particularly bored-out log pipes);
- Historic hydrants;
- Wells;
- Pumps; and,
- Cisterns.

In addition to potential shaft features, sidewalk vaults are commonly constructed in front of buildings beneath the sidewalk. These serve as access to basements, and would have disturbed any earlier potential features.

PEARL STREET PLAYGROUND POTENTIAL IMPACTS

The proposed playground to be created on former Block 95 within the Pearl Street Playground APE is anticipated to involve grading to create a modest variation of the ground plane. In the Pearl Street Playground, excavations are not anticipated to extend more than four feet below current grade. The potential depths of proposed impacts outside of the playground are currently unknown.

PEARL STREET PLAYGROUND CONCLUSIONS AND RECOMMENDATIONS

The Pearl Street Playground APE was found to have little or no potential for precontact archaeological resources, but it may be potentially sensitive for historical archaeological deposits. Potential historical resources, depths of potential resources, and potential impacts from the proposed project are summarized in Table 2 below:

TABLE 2: SUMMARY OF ARCHAEOLOGICAL POTENTIAL AND PROPOSED DEPTHS OF IMPACTS

Location	Potential Resource	Depth of Prior Disturbance	Anticipated Depth of Potential Resource	Potential Impacts by Proposed Project
Pearl Street Playground	Mid 18 th – mid 19 th century Domestic and Commercial Features	5' (estimated)	5' + below grade (or below the depth of later 19 th century basements, if that can be established)	None (impacts to only 4' below grade)
Little Pearl Street	Wood mains 1799-1827; historic hydrants, wells, sidewalk vaults; street cisterns	3' (estimated)	3' + below grade	Depth of impact unknown. If greater than 3', then potential impact to historical resources
Fulton Street over former Block 95	Mid 18 th – mid 19 th century Domestic and Commercial Features	5' (estimated)	5' + below grade (or below the depth of later 19 th century basements, if that can be established)	Depth of impact unknown. If greater than 5', then potential impact to historical resources
Fulton Street – outside of former Block 95, southwest of Little Pearl Street	ca. 1720 wharves; landfill & fill retaining devices 1767-1789; wood mains 1799-1827; historic hydrants, wells, sidewalk vaults; street cisterns	3' (estimated)	3' + below grade	Depth of impact unknown. If greater than 3', then potential impact to historical resources
Beekman Street at Pearl Street	Mid 18 th - early 19 th century Domestic and Commercial Features	3' (estimated)	3' + below grade	Depth of impact unknown. If greater than 3', then potential impact to historical resources

When development plans are finalized, if impacts will extend more than the anticipated depths of potential resources identified in Table 2, then an archaeological field testing program would be required. This would be designed in coordination with the SHPO and LPC. Furthermore, if impacts extend more than 5' below grade in the Pearl Street Playground itself, the assumption of prior disturbance depths for Lots 5 and 6, and 10 through 21 on Block 95 would require field verification via a series of test trenches. In that scenario, an archaeological field testing program would also be designed in coordination with the SHPO and LPC.

BIBLIOGRAPHY

Ancestry.com

2007 *New York City Directory, 1869*. Available at www.ancestry.com. Site accessed January 16, 2007.

Atwood, John

1848 Map of the city of New York: with the adjacent cities of Brooklyn & Jersey City, & the Village of Williamsburg / drawn & engraved by John M. Atwood, 145 Fulton St., N.Y.

Augustyn, Robert T. and Paul E. Cohen

1997 *Manhattan in Maps*. Rizzoli International Publications, New York.

Barrett, Walter Clerk

1863 *The Old Merchants of New York City*. Carlton, New York.

Berger Group Inc.

2004 *Proposed Fulton Street Transit Center, Fulton, Dey, Church, John, Cortlandt, & William Streets, Maiden Lane and Broadway*. New York, New York, Phase 1A Archaeological Assessment. Prepared by the Louis Berger Group, Inc., for New York City Transit, New York.

Bergoffen, Celia

2002 *Phase 1A Archaeological Assessment Report, Historic Front Street Redevelopment, Block 97 Lots 18, 32, 37, 58*. Prepared for the New York City Department of City Planning, Borough of Manhattan.

Bridges, William

1803 *Plan of the City of New-York, with the recent and intended improvements*.

1807 William Bridges, New York.

Bromley, George W. and Walter S.

1879 *Atlas of the entire city of New York : complete in one volume ; from actual surveys and official records*. G. W. Bromley & E. Robinson, New York.

1897 *Atlas of the City of New York, Borough of Manhattan. From actual surveys and official plans / by George W. and Walter S. Bromley*. G.W. Bromley & Co., Philadelphia.

1911 *Atlas of the City of New York, Borough of Manhattan. From actual surveys and official plans / by George W. and Walter S. Bromley*. G.W. Bromley & Co., Philadelphia.

1916 *Atlas of the City of New York, Borough of Manhattan. From actual surveys and official plans / by George W. and Walter S. Bromley*. G.W. Bromley & Co., Philadelphia.

1926 *Land Book of the Borough of Manhattan, city of New York*. G.W. Bromley, New York.

Bromley (con't.)

1974 *Atlas of the City of New York, borough of Manhattan. From actual surveys and official plans.* G. W. Bromley, Philadelphia.

Building Department Archives

nd *New building and alteration applications (including plans) for Manhattan buildings (Blocks 1-968); Manhattan Borough application docket books, 1866-1959.* On file at the Municipal Archives, New York.

Burr, David H.

1832 *Map of the city and county of New York: with the adjacent country.* David H. Burr.

1839 *Map of New York Exhibiting the Post Offices, Post Roads, Canals, Rail Roads, &c.* John Arrowsmith, London.

Buttenwieser, Ann L.

1987 *Manhattan Water-Bound.* New York University Press, New York.

City of New York, Borough of Manhattan, City Register (City Register)

n.d. *Block Index of Reindexed Conveyances, pre 1917.*

City of New York, Department of Public Works

1958 *Office Record, Plan of Sewers.* City of New York, Borough of Manhattan, Office of the President, Department of Public Works, Bureau of Engineering. Updated to 1961.

Colton, Joseph H.

1836 *Topographical Map of the City and County of New York and the Adjacent Country.* Published by J.H. Colton & Co., New York.

Department of Docks, City of New York

1873 *Map Showing the High and Low-Water Marks and Original City Grants of Underwater Land made to Various Parties, 1686-1873, Battery to 51st Street, Hudson and East Rivers.* Department of Docks.

Doggett, John, Jr.

1851 *Doggett's New York City Street Directory for 1851.* John Doggett, Jr., New York.

Dripps, Matthew

1852 *Map of the City of New York Extending Northward to 50th Street.* M. Dripps, New York.

Elliott,

1812 *Elliot's Improved New York Double Directory.* Elliott, New York.

Endicott,

1842 *Map of the Croton Water Pipes with the Stop Cocks.* Endicott, New York. As printed in Augustyn and Cohen, 1997.

Firemen's Guide

1834 *The Firemen's Guide*. P. Desobry, New York. As printed in Augustyn and Cohen, 1997.

Franks, David.

1905 *The New York directory for 1786, illustrated with a plan of the city, also changes in the names of streets*. H.J. Sachs & Company, New York.

Galusha, Diane

1999 *Liquid Assets. A history of New York City's Water System*. Purple Mountain Press, Fleischmanns, New York.

Geismar, Joan H.

2005a *Construction of Coenties Slip Archaeological Report*. Prepared for Trocom Construction Corporation, Inc.

2005b *Fulton Street Transit Center (FSTC), Archaeological Assessment of Foundation Walls at Maiden Lane and Broadway*. Prepared for New York City Transit (MTA-NYCT).

Goodrich, Andrew T.

1827 *A Map of the City of New York*. Andrew T. Goodrich. As printed in Augustyn and Cohen, 1997.

Gratacap, Louis Pope

1909 *The Geology of the City of New York*. Third ed. Henry Holt, New York.

Greenhouse Consultants Inc.

1983 *Historical Documentary Report, Assay Office Site, New York, New York*. Prepared for Fox & Fowle Architects, New York.

1984a *Pre-E.I.S. cultural Resource Sensitivity Evaluation for the East River Landing Project*. Prepared for Energy and Environmental Analysts, Inc., by Greenhouse Consultants Incorporated.

1984b *Assay Office Site. The Results of the Archaeological Testing and the Recommendations for Mitigations for the "Backyard Areas" in Lots 7, 8, and 9; 41, 42, & 43; Block 35, New York City*. Prepared for Energy and Environmental Analysts, Inc., by Greenhouse Consultants Incorporated.

Grim, David

1813 *A Plan of the City and Environs of New York as they were in the years 1742, 1743 & 1744*. David Grim, New York.

Grossman, Joel

- 1994 *End of Field Letter for the Archaeological Documentation and Mitigation of the Pre-Civil War Stone Cistern and Associated Drain Complex within Lots 58 and 59, Block 378, PSA 4 Project, New York, New York (CEQR 94HPD302M)*. Prepared by Grossman & Associates, Inc., for the Planning Department, New York City Housing Authority.
- 1995 *The Archaeology of Civil War Era Water Control Systems on the Lower East Side of Manhattan, New York. Data Recovery and Mitigation of the Mid 19th Century Cistern Complex and Associated Features within Lots 58 and 59, Block 378, PSA 4 Project, New York, New York (CEQR 94HPD302M)*. Prepared by Grossman and Associates for the New York City Housing Authority.

Grumet, Robert Steven

- 1981 *Native American Place Names in New York City*. Museum of the City of New York.

Hall, Robert A. Jr.

- 1945 *New York City Rapid Transit Chronology*. Ann Arbor, Michigan.

Hartgen Archaeological Associates and Historical Perspectives, Inc.

- 1992 *Route 9A Reconstruction Project, Contextual Study, Sunken Ships and Landfill Retaining Devices*. Prepared for the New York State Department of Transportation in cooperation with the Federal Highway Administration and the City of New York.

Henn, Roselle

- 1978 *The Water Street Site: Final Report on 209 Water Street*. Ms. on file at the New York City Landmarks Preservation Commission, New York.

Historical Perspectives, Inc. (HPI)

- 2003 *Second Avenue Subway Phase 1A Archaeological Assessment*. Prepared for AKRF, Inc., New York.

Hooker, William

- 1824 *Hooker's New Pocket Plan of the City of New York*. William Hooker, New York.

- 1833 *Hooker's New Pocket Plan Of The City Of New York*. William Hooker, New York.

<http://www.stamfordhistory.org/shippanhist.htm>

- 2007 Site accessed January 30, 2007.

Hyde, E. Belcher

- 1913 *Atlas of the Borough of Manhattan*. E. Belcher Hyde. E. B. Hyde, Brooklyn.

Innes, J. H.

- 1902 *New Amsterdam and Its People. Studies, Social and Topographical, of the Town under Dutch and Early English Rule*. Charles Scribner's Sons, New York.

Kardas, Susan and E. Larrabee

- 1991 *Summary Report of 1981-1983 Archaeological Excavation, The Schermerhorn Row Block*. Prepared for Bureau of Historic Sites, New York State Office of Parks, Recreation, and Historic Preservation and the New York City Public Development Corporation by Historic Site Research, Princeton, New Jersey.

Kieran, John

- 1959 *A Natural History of New York City, a personal report after fifty years of study & enjoyment of wildlife within the boundaries of Greater New York*. Houghton Mifflin, Boston.

Longworth, David

- 1817 *Actual Map and Comparative Plans Showing 88 Years of Growth of the City of New York*. David Longworth, New York.

Longworth, Thomas

- 1829- *Longworth's American Almanac, New-York Register and City Directory for 1829*.
1830 Thomas Longworth, New York.

- 1839- *Longworth's American Almanac, New-York Register and City Directory for 1829*.
1840 Thomas Longworth, New York.

Louis Berger & Associates, Inc., The Cultural Resource Group

- 1987 *Druggists, Craftsmen, and Merchants of Pearl and Water Streets, New York. The Barclays Bank Site*. Prepared for London & Leeds Corporation and Barclays Bank, PLC.

Lower Manhattan Development Corporation (LMDC)

- 2007 *Fulton Street Revitalization Project: Little Pearl Street: Estimated Are of Potential Effect*. Plan provided to Historical Perspectives, Inc., June 2007.

Lyne, James

- 1730 *A Plan of the City of New York from an actual Survey*. (Lyne-Bradford Plan). William Bradford, New York.

Maerschallck, Francis

- 1754 *A Plan of the City of New York from an actual Survey*. Gerardus Duyckinck, New York.

Manhattan Borough President's Office (MBPO)

- nd ACC No. 30041: *1772 Water Grants East River to Whitehall Street to James Slip*. Map on file at the Manhattan Borough President's Office, Topographical Division.

- 1749 ACC No. 103: *Water Lot Map, Frederick Maerschallck 1749, May 8*. Map on file at the Manhattan Borough President's Office, Topographical Division.

(MBPO con't.)

1835 ACC No. 715: *Map Showing the Bulkhead of Burling Slip, with Property Owners, Lots and Dimensions in the Area Generally bounded by Beekman Street, Gold Street, Maiden Lane, and South Street.* Map on file at the Manhattan Borough President's Office, Topographical Division.

c.1851 File D69.22. Acc. No. 1162. *Profile of South Street [from Roosevelt Street to Catharine Street].* Map on file at the Manhattan Borough President's Office.

1917 RD 352, *Registers Office, New York County, Re-indexing Department, Map Division, J. B. Gill, Chief Surveyor, 10 December 1917.* Map on file at the Manhattan Borough President's Office, Topographical Bureau.

1966 Acc. No. 29832. *Map Showing a Change in the Street System...in the Area Generally Bounded by Frankfort Street, Pearl Street, Fulton Street, Gold Street, Beekman Street, and Nassau Street.* March 14, 1966. Map on file at the Manhattan Borough President's Office, Topographical Bureau.

McComb, John Jr.

1789 *The New-York Directory and Register for the Year 1789.* John McComb Jr. As printed in Augustyn and Cohen, 1997.

Mercantile Advertiser

1814 *Mercantile Advertiser.* Issue 8010.

Mercantile Library Association

1861 *New York City During the American Revolution.* Privately printed for the Mercantile Library Association, New York.

Miller, John

1695 *New Yorke.* John Miller. As printed in Augustyn and Cohen, 1997.

Minutes of the Common Council of the City of New York (MCC)

1905 *Minutes of the Common Council of the City of New York, 1675-1776.* Dodd, Mead and Company, New York.

1930 *Minutes of the Common Council of the City of New York, 1784-1831.* Published by the City of New York, New York.

Montresor, John

1766 *A Plan of the City of New-York & its Environs to Greenwich on the North or Hudson River...Surveyed in the Winter, 1766.* Mary Ann Rocque, London.

New York City Landmarks Preservation Commission (LPC)

2002 *Landmarks Preservation Commission Guidelines for Archaeological Work in New York City.* Prepared by the New York City Landmarks Preservation Commission.

Nicolls,

1664- *The Towne of New York*. As printed in Augustyn and Cohen, 1997.

1668

Perris, William

1852 *Maps of the City of New-York*. William Perris, New York.

1857/ *Maps of the City of New-York*. Third edition. William Perris, New York.

1862

Phillips,

1776 *Map of America*. From Universal Magazine, Vol. 59, Nov. 1776. Lawrence H. Slaughter Collection. Repository: New York Public Library.

Pulling, E. R.

1864 *Sanitary and Social Chart of the Fourth Ward of the City of New York*. Made to the Council of Hygiene of the Citizen's Association by E. R. Pulling, M.D.

Randel, John Jr.

1811 *Map of the City of New York and Island of Manhattan as Laid Out by the Commissioners*. Bridges 1811.

Ratzer, Bernard

1766/ *Plan of the City of New York. Surveyed in 1767*. As printed in Augustyn and
67 Cohen, 1997.

Raymond International, Inc.

1970s *Soil Borings*. As reported in the *Lower Manhattan Access, Technical Memorandum - Geotechnical Assessment of Second Avenue Subway South, Volume 2: Appendices II-VII*. Prepared March 2001 by SYSTRA Consulting, Inc., for the Metropolitan Transportation Authority. Appendix LL-2.

Robinson, Edward

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

1893 *Atlas of the City of New York*. Robinson, New York.

Rock Data Maps

1973 *Rock Data Map showing Original Shore-Line, Ponds, Marshes, and Waterways, Together with Rock Floor of Manhattan Island as Determined by Core Borings and Excavations*. Office of President, Bureau of Manhattan, Topographic Bureau. Base Map 1944. Revised 1969, 1973.

Rockman, Diana, Wendy Harris and Jed Levin

1983 *The Archaeological Investigation of the Telco Block, South Street Historic District, New York, New York*. Prepared for Jack Resnick and Sons, Inc.

Rothschild, Nan A.

1990 *New York City Neighborhoods: The 18th Century*. Academic Press, California.

Sanborn Map Company

1894 *Insurance Maps of the City of New York: Borough of Manhattan*. Sanborn Map Co., New York.

1934 *Insurance Maps of the City of New York: Borough of Manhattan*. Sanborn Map Co., New York.

1951 *Insurance Maps of the City of New York: Borough of Manhattan*. Sanborn Map Co., New York.

1974 *Insurance Maps of the City of New York: Borough of Manhattan*. Sanborn Map Co., New York.

2005 *Insurance Maps of the City of New York: Borough of Manhattan*. Sanborn Map Co., New York.

Schaefer, Richard et al

2006 *Preliminary Assessment/Disturbance Report, East River Waterfront Esplanade and Piers Project*. Prepared for AKRF, Inc.

Scharf, J. Thomas

1886 *History of Westchester County, New York*. Two volumes. Picton Press, Maine. L.E. Preston and Company, Philadelphia.

Schuberth, Christopher J.

1968 *The Geology of New York City and Environs*. Natural History Press, Garden City, New York.

Smith, Calvin

1846 *New map of the city of New York : with part of Brooklyn & Williamsburg* / by J. Calvin Smith ; engraved on steel by Stiles, Sherman & Smith.

Soil Systems Inc.

1980 *Historic Background and Study of the Block 74W [Telco Site]*. Prepared by Wendy Harris for the New York City Office of Economic Development

1981 *175 Water Street History*. Prepared for Fox and Fowle Architects, New York.

1982 *The Archaeological Investigation of the Telco Block, South Street Seaport Historic District, New York, New York*. Prepared by Diana Rockman, Wendy Harris & Jed Levin for Jack Resnick and Sons, Inc.

Soil Systems Inc. (con't.)

- 1983 *Archaeological Investigation of the 175 Water Street Block*. Prepared by Joan Geismar for Fox and Fowle Architects, New York.

Stokes, I. N. Phelps

- 1918 *The Iconography of Manhattan Island*. Vol. III. Robert Dodd, New York.
- 1922 *The Iconography of Manhattan Island*. Vol. IV. Robert Dodd, New York.
- 1926 *The Iconography of Manhattan Island*. Vol. V. Robert Dodd, New York.
- 1928 *The Iconography of Manhattan Island*. Vol. VI. Robert Dodd, New York.

Tanner, Henry

- 1838 *A New Universal Atlas Containing Maps of the various Empires, Kingdoms, States and Republics Of The World. With a special map of each of the United States, Plans of Cities &c.* H.S. Tanner, Philadelphia.

Taylor, Benjamin and John Roberts

- 1797 *A New and Accurate Plan of the City of New York*. (Taylor-Roberts Plan). As printed in Augustyn and Cohen, 1997.

The Daily Advertiser

- 1798 *The Daily Advertiser*. Vol. XIV: Issue 4123.
- 1801 *The Daily Advertiser*. Vol. XVII: Issue 4995.

The Minerva

- 1796 *The Minerva*. Vol. III: Issue 842.

United States Department of the Interior, National Park Service

- 19? *South Street Seaport Historic District Extension, New York City, New York*. NPL 06101.000604. National Register of Historic Places, Inventory Nomination Form.

U.S.G.S.

- 1981 *Jersey City Quadrangle New Jersey – New York*. 7.5-minute series. Published 1967, photorevised 1981. United States Geological Survey, Reston, VA.

Viele, Egbert Ludovicus

- 1865 *Map of the City of New York from the Battery to 80th Street Showing the Original Topography of Manhattan Island*. Egbert L. Viele, New York.

Water Lot Grants

- nd *Water Lot Grants*. Volume B. On file at the Municipal Archives, New York.

Water Main Distribution Map

2006 *Water Main Distribution Map From GDS Geodatabase*. Source: New York City Department of Environmental Protection.

Weiss, Dennis

1988 *Paleo-Shorelines, Trump Project Site, Borough of Manhattan, New York City*. Submitted to Greenhouse Consultants Inc., New York.

Works Progress Administration (WPA)

1937 *Subsurface Conditions: Lower East Side, Manhattan, Department of Water Supply, Gas, and Electric*. Works Progress Administration, New York.

Yamin, Rebecca

2001 "Introduction: Becoming New York: The Five Points Neighborhood." In *Historical Archaeology* 35:3. pp.1-5.

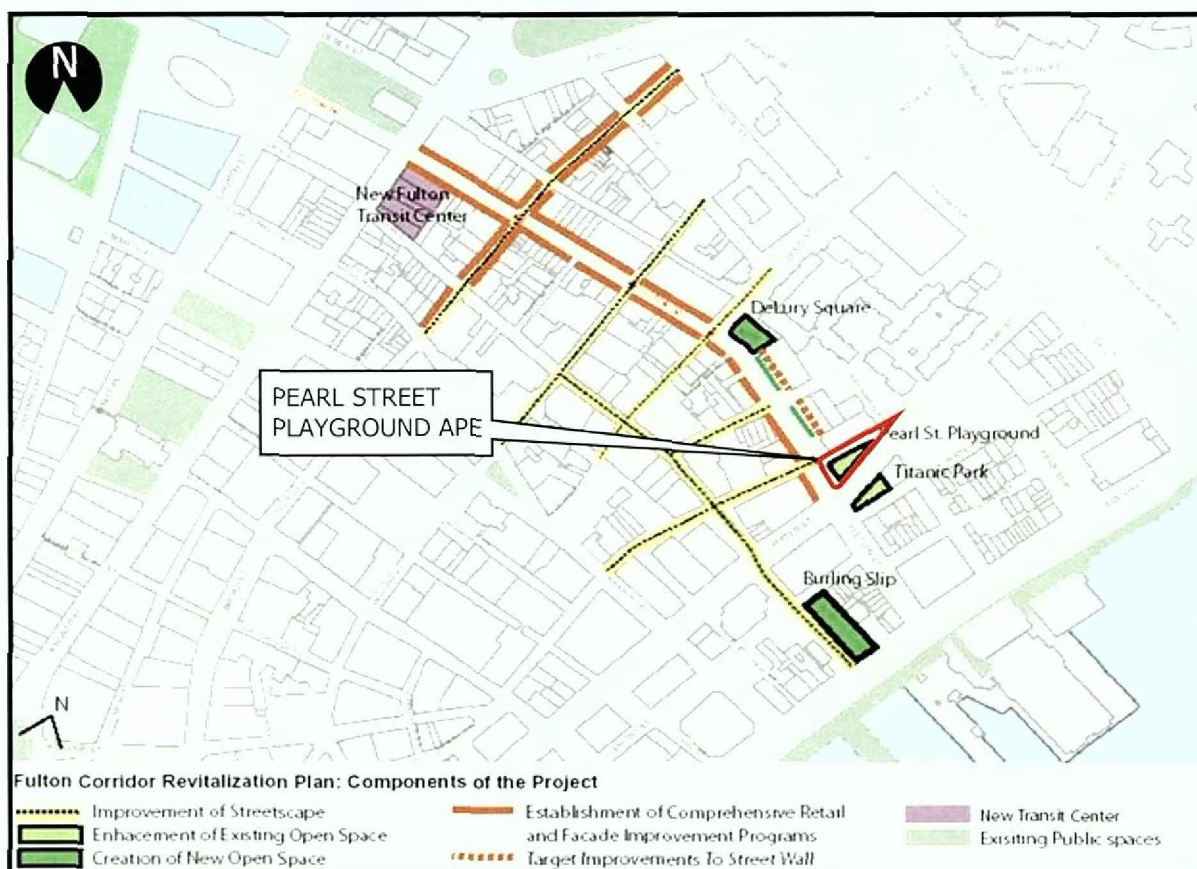
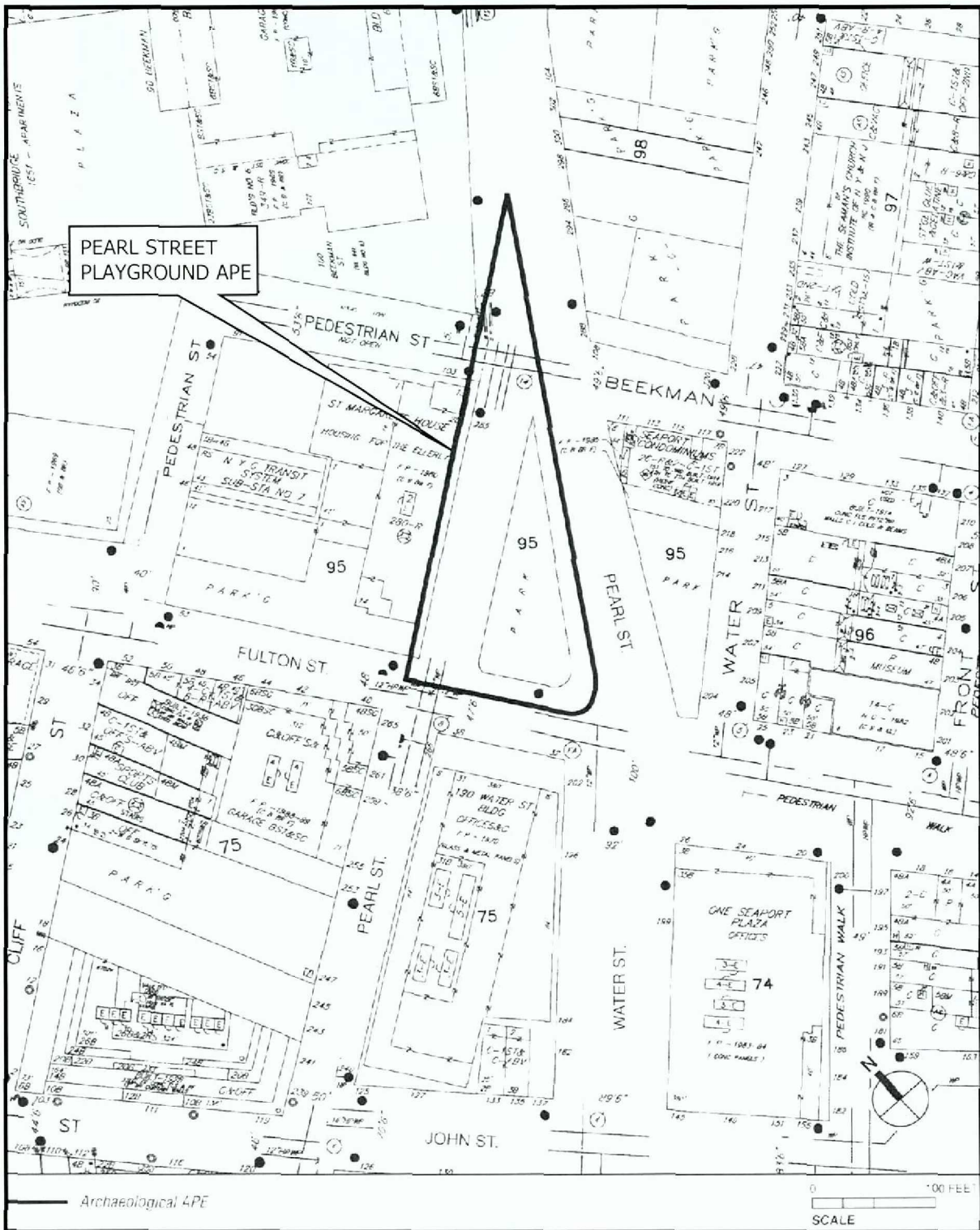


Figure 2. *Pearl Street Playground Archaeological APE.*
Source: AKRF, Inc.





FULTON STREET REDEVELOPMENT, Phase 1A Archaeological Documentary Study

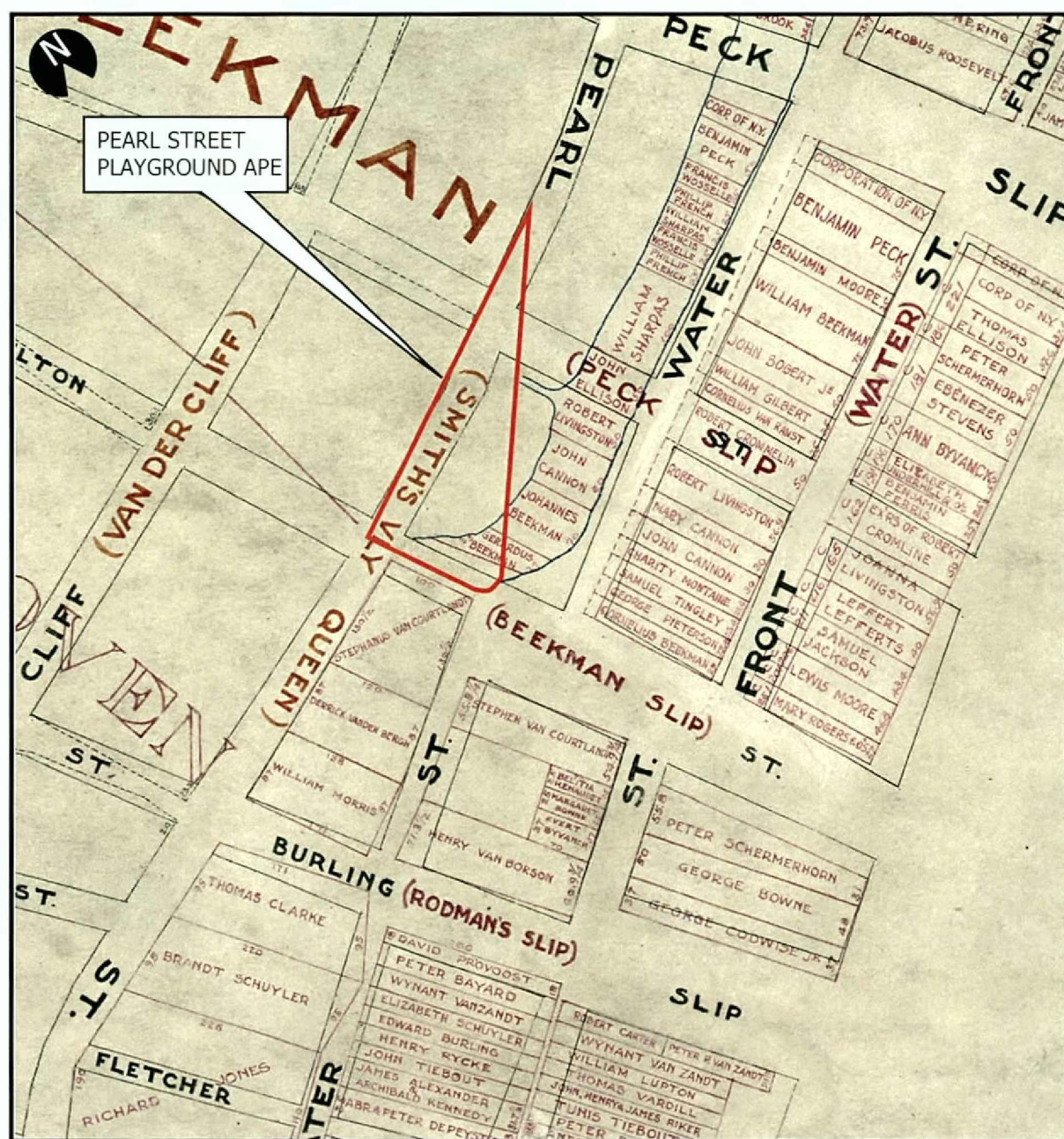
Hp

Figure 3. Pearl Street Playground APE Boundaries. Sanborn, 2007.



Figure 4. Map of the City of New York from the Battery to 80th Street Showing the Original Topography of Manhattan Island. Viele, 1865.



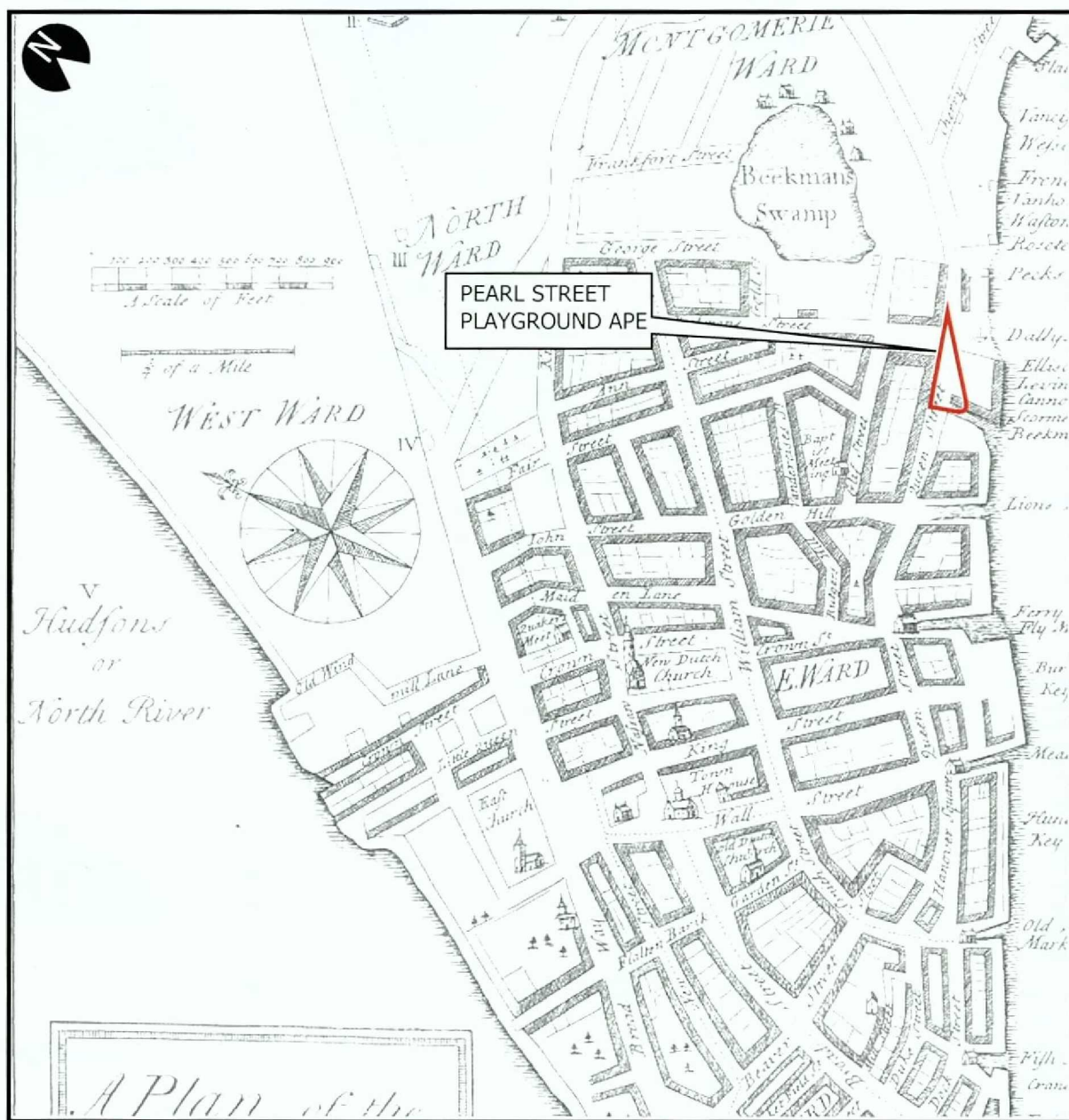


FULTON STREET REDEVELOPMENT, Phase 1A Archaeological Documentary Study

Hp

Figure 5. RD 352, Registers Office, New York County, Re-indexing Department, Map Division, J. B. Gill, Chief Surveyor, 10 December 1917. On file at the Manhattan Borough President's Office, Topographical Bureau.

0 50m

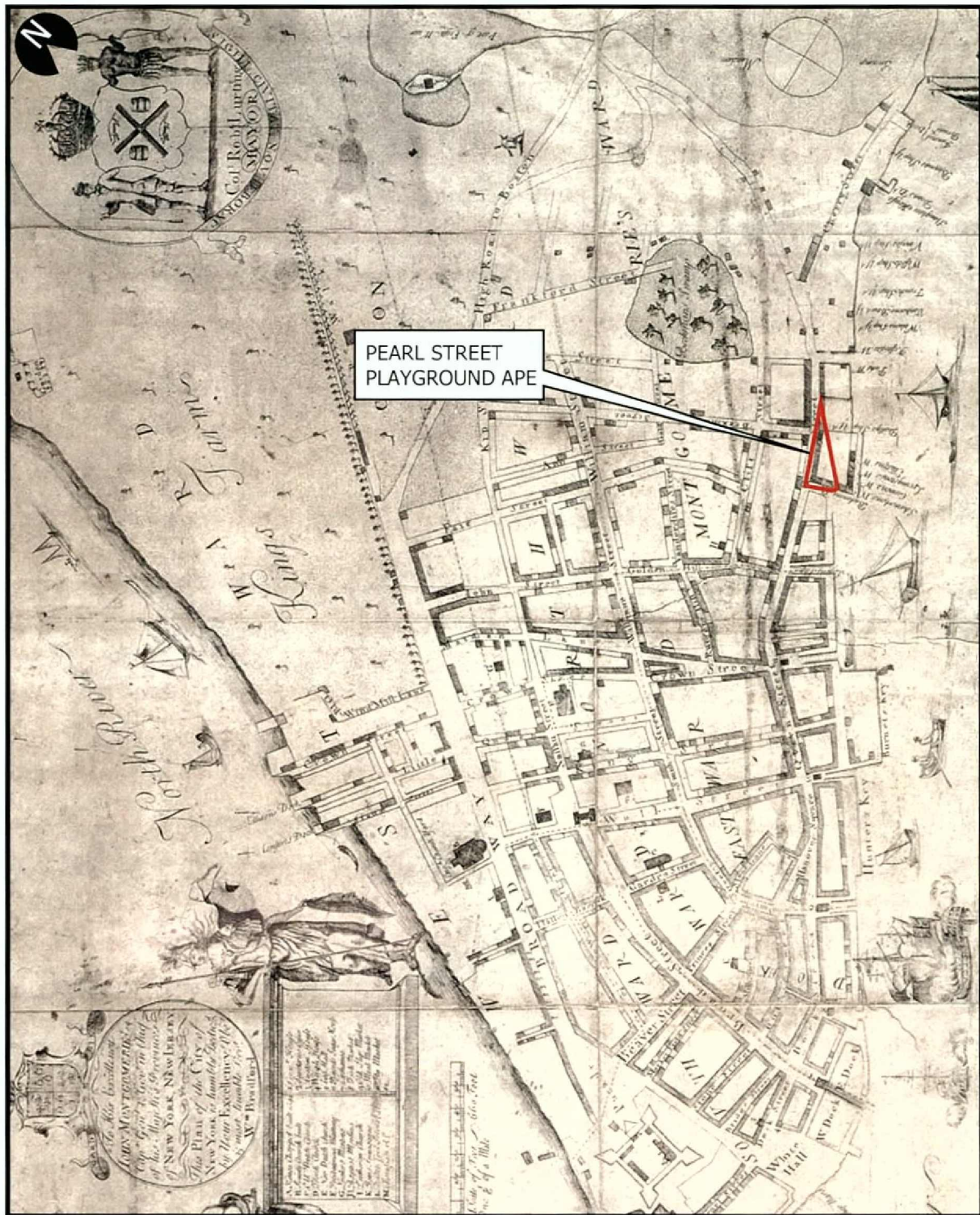


FULTON STREET REDEVELOPMENT, Phase 1A Archaeological Documentary Study

Hp

Figure 6. *A Plan of the City of New York.* Carwitham, 1740.

0 50m



FULTON STREET REDEVELOPMENT, Phase 1A Archaeological Documentary Study

HP

Figure 7. A Plan of the City of New York from an Actual Survey. Lyne, 1730.

0 250m



Figure 8. *A Plan of the City and Environs of New York as they were in the years 1742, 1743, and 1744.* Grim, 1813.

0 250m

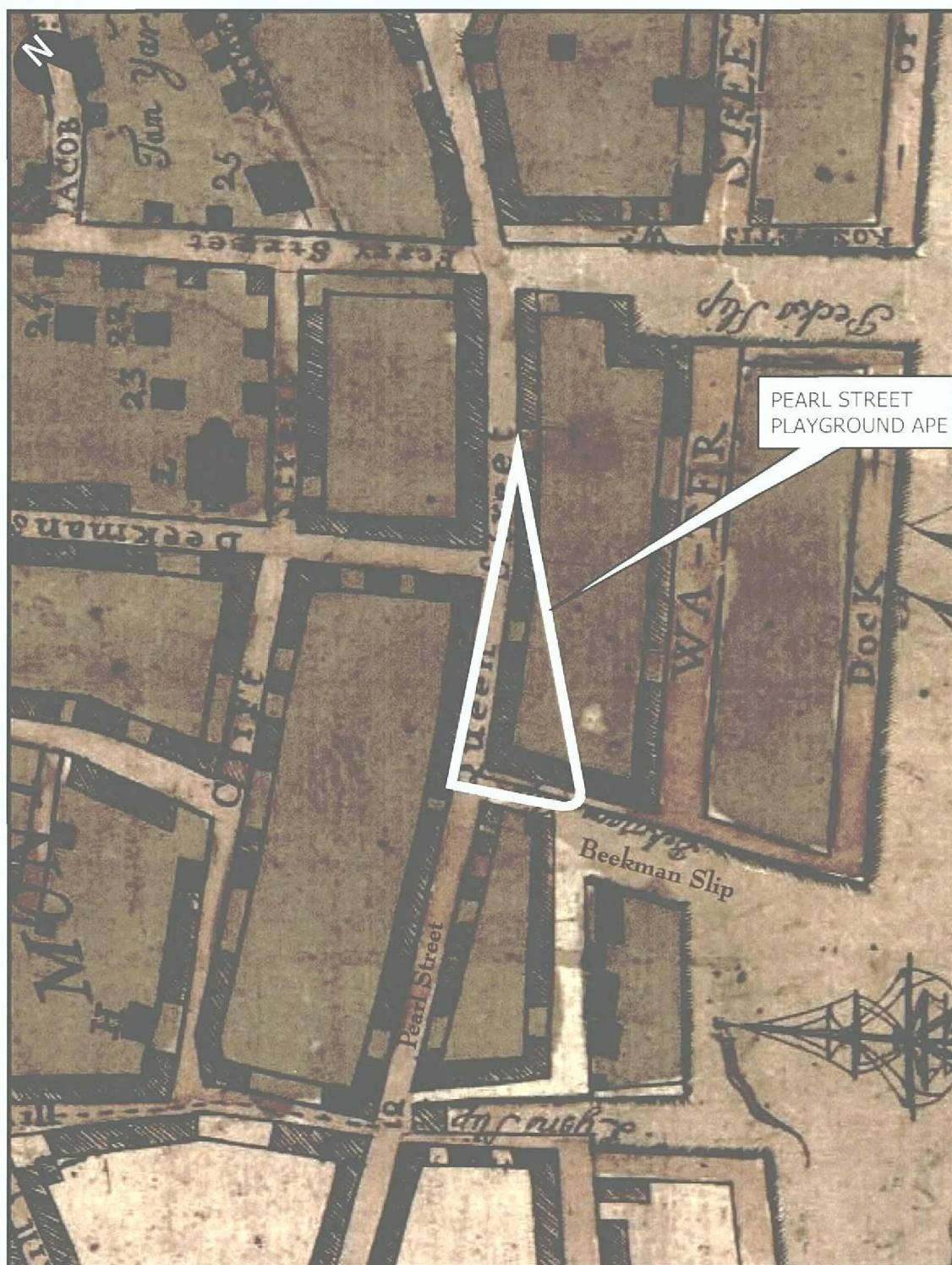
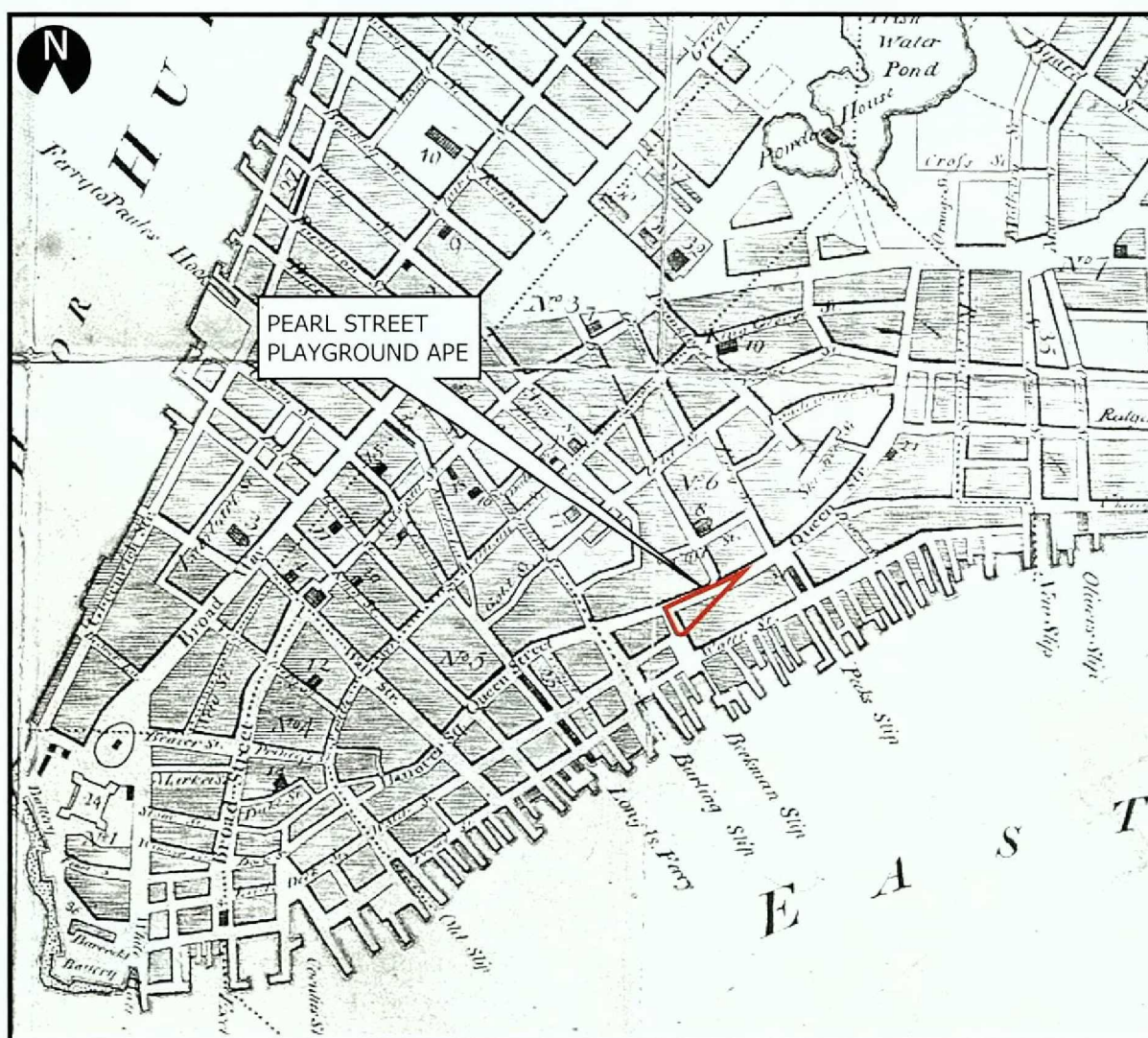


Figure 9. *A Plan of the City of New York from an actual Survey, 1754. Maerschallck, 1775.*



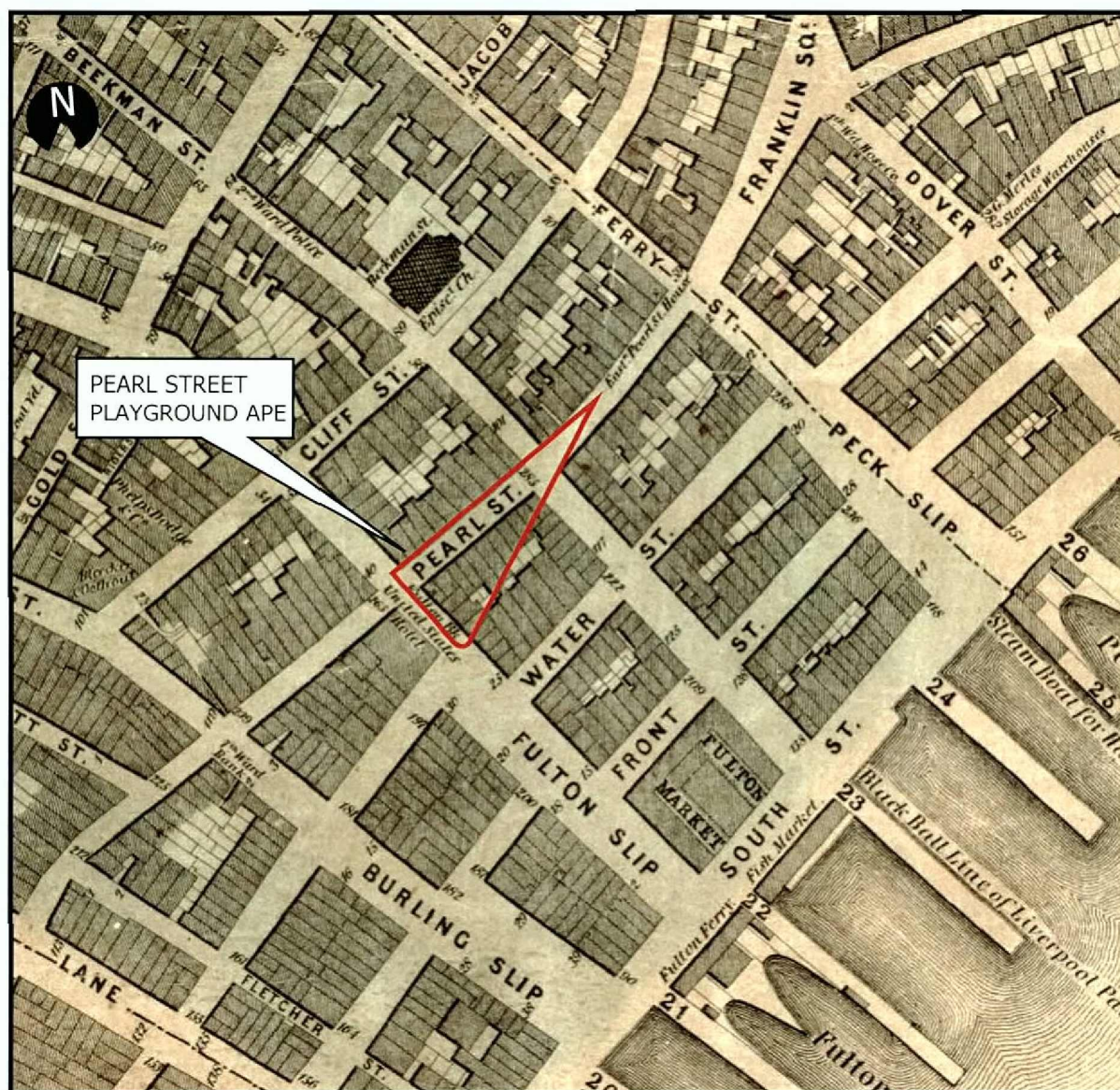


FULTON STREET REDEVELOPMENT, Phase 1A Archaeological Documentary Study

Hp

Figure 10. *The New York Directory and Register for the Year 1789.*, McComb, 1789.

0 250m

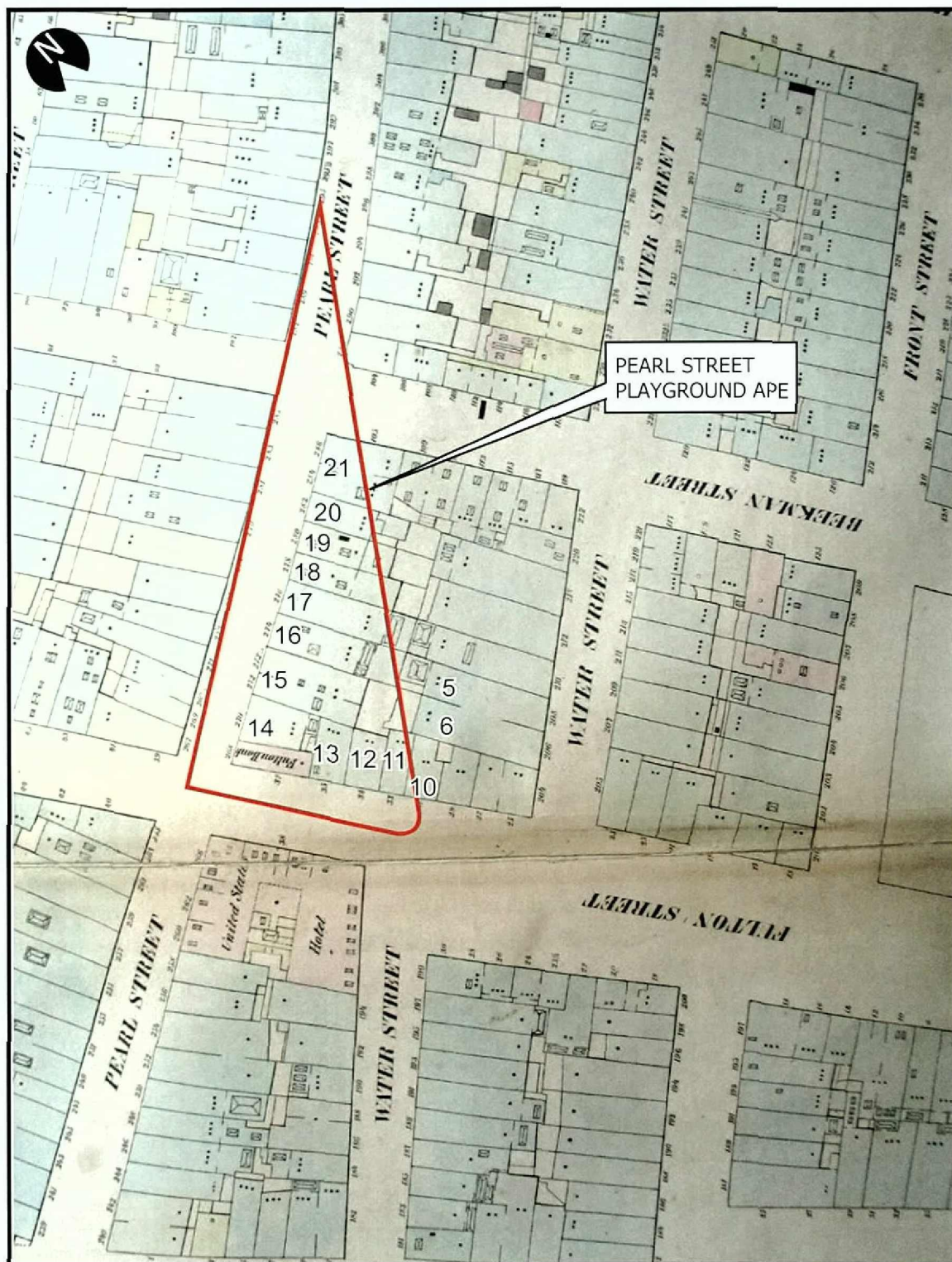


FULTON STREET REDEVELOPMENT, Phase 1A Archaeological Documentary Study

Hp

Figure 11. Map of the City of New-York Extending Northward to Fiftieth Street. Dripps, 1852.

0 50m



FULTON STREET REDEVELOPMENT, Phase 1A Archaeological Documentary Study

Hp

Figure 12. Maps of the City of New-York. Perris, 1852.

0 25m

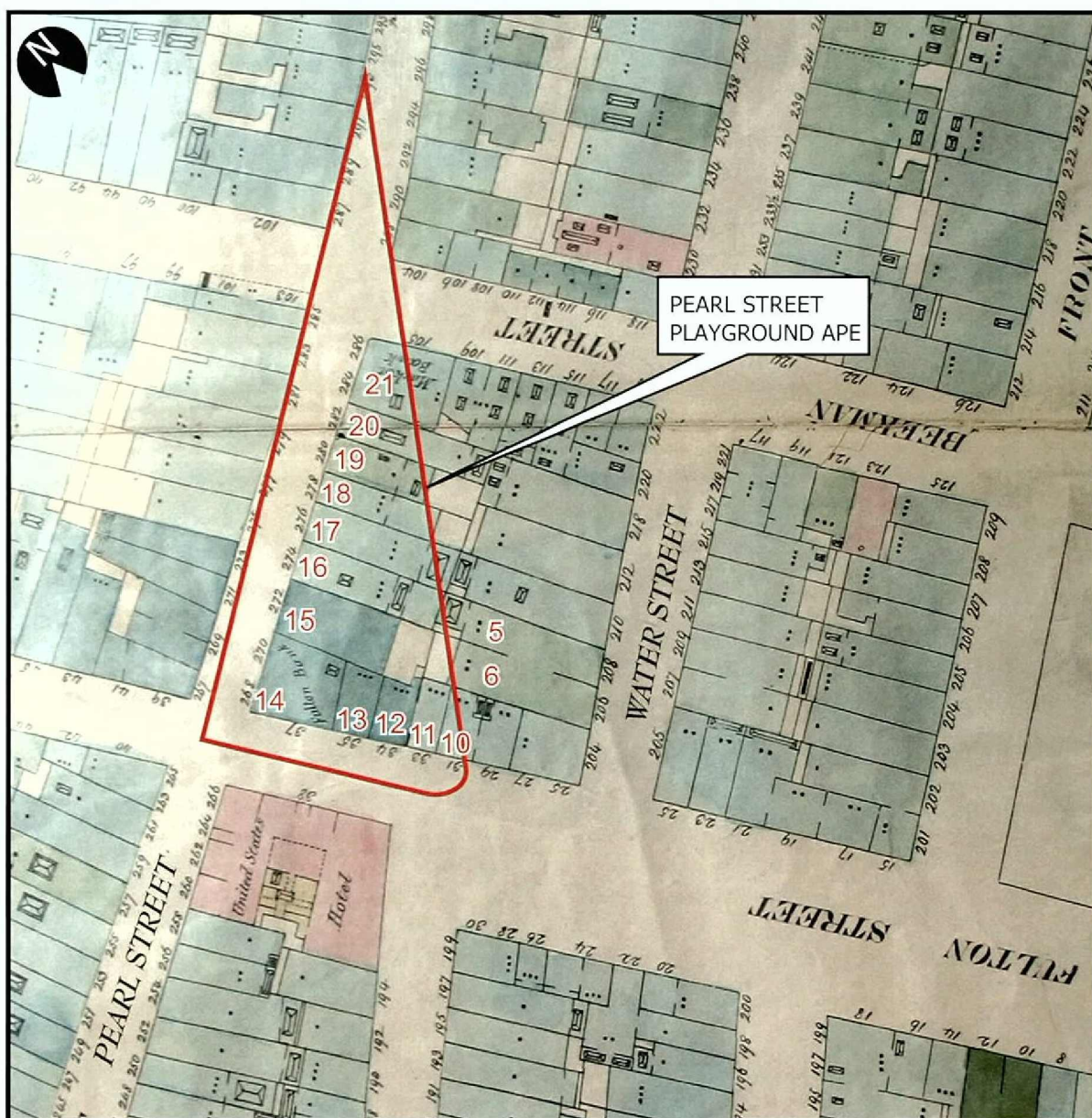
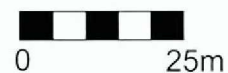
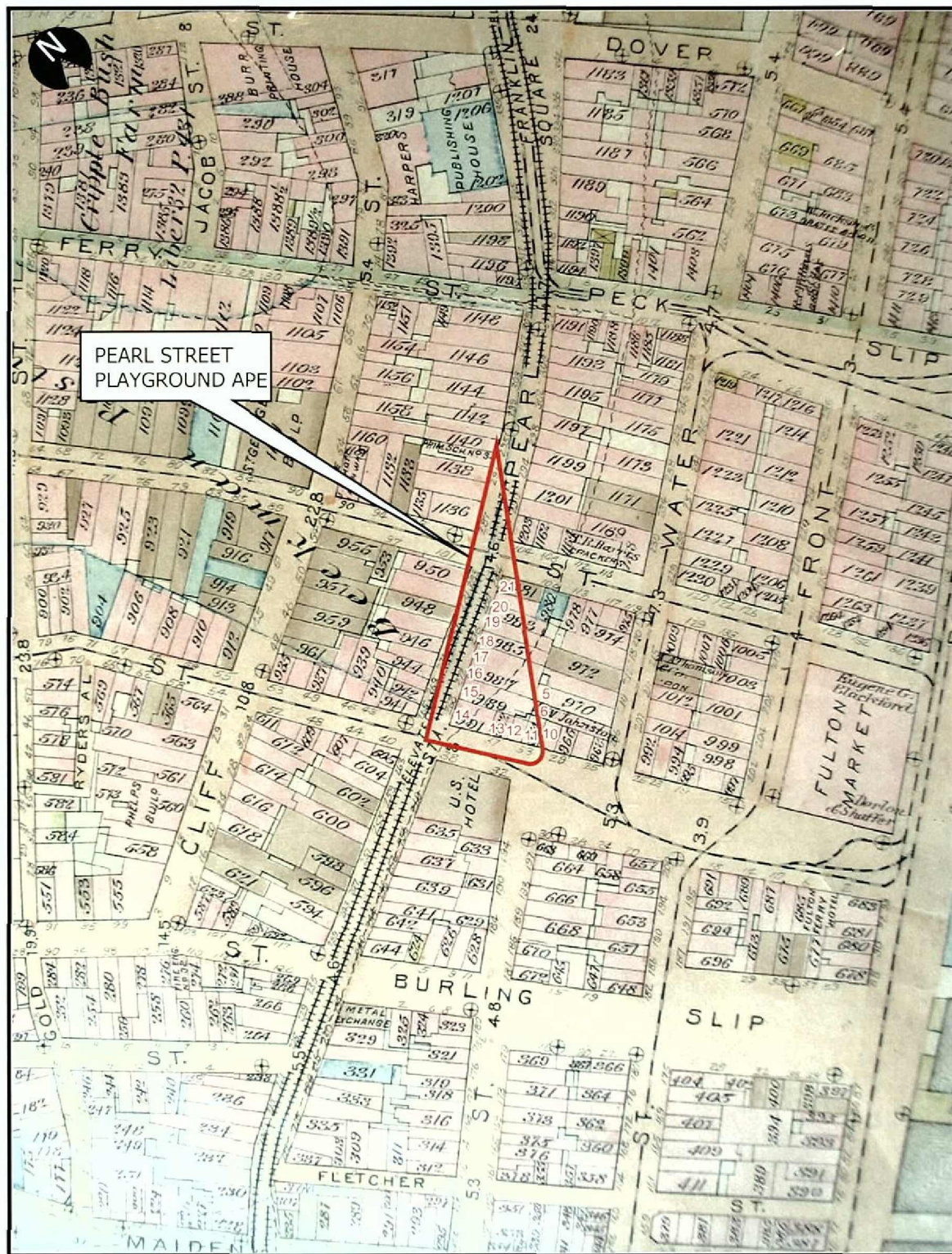


Figure 13. *Maps of the City of New-York.* Perris, 1857-1862.



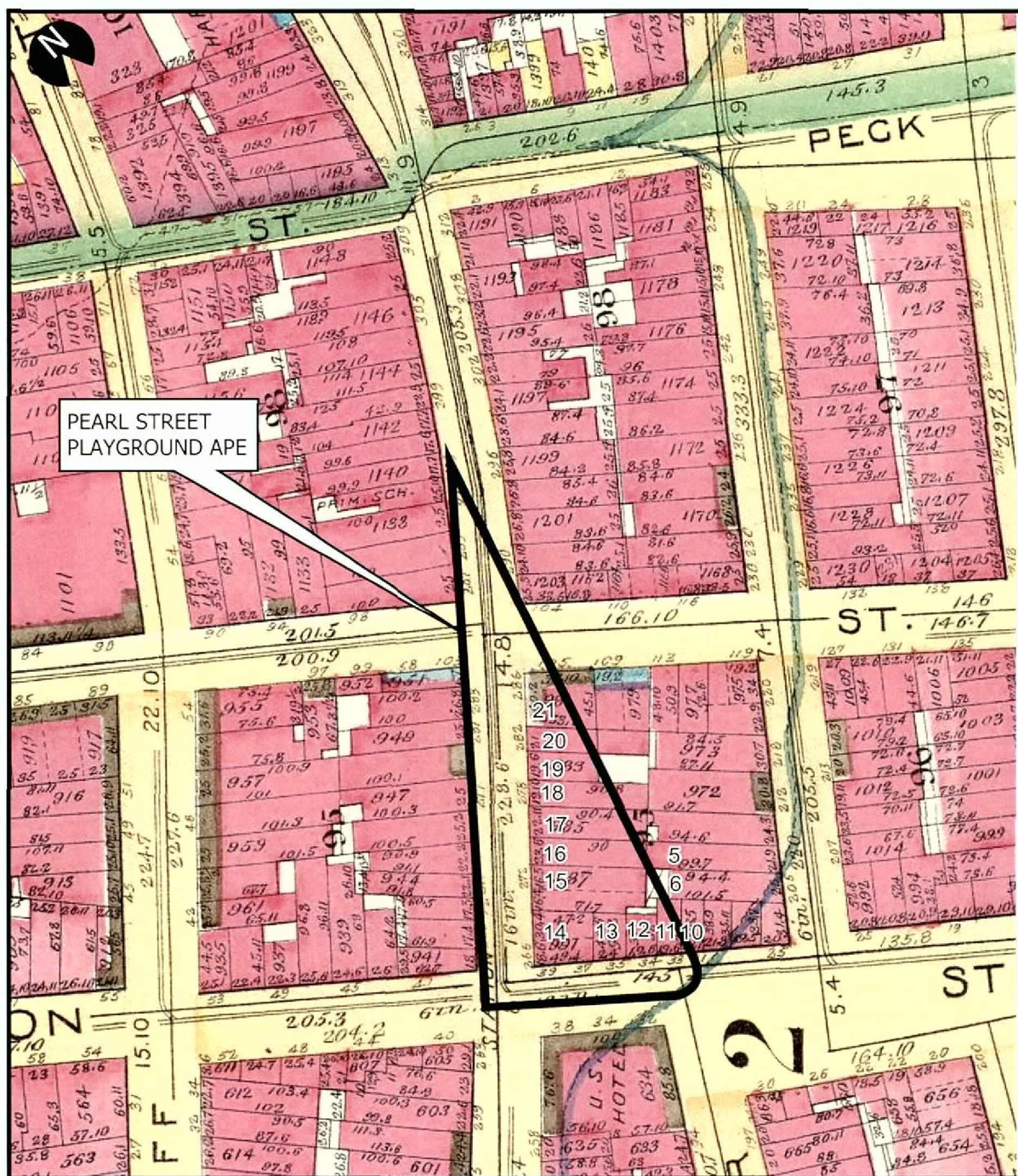


FULTON STREET REDEVELOPMENT, Phase 1A Archaeological Documentary Study

Hp

Figure 14. Atlas of the City of New York, Robinson 1885.

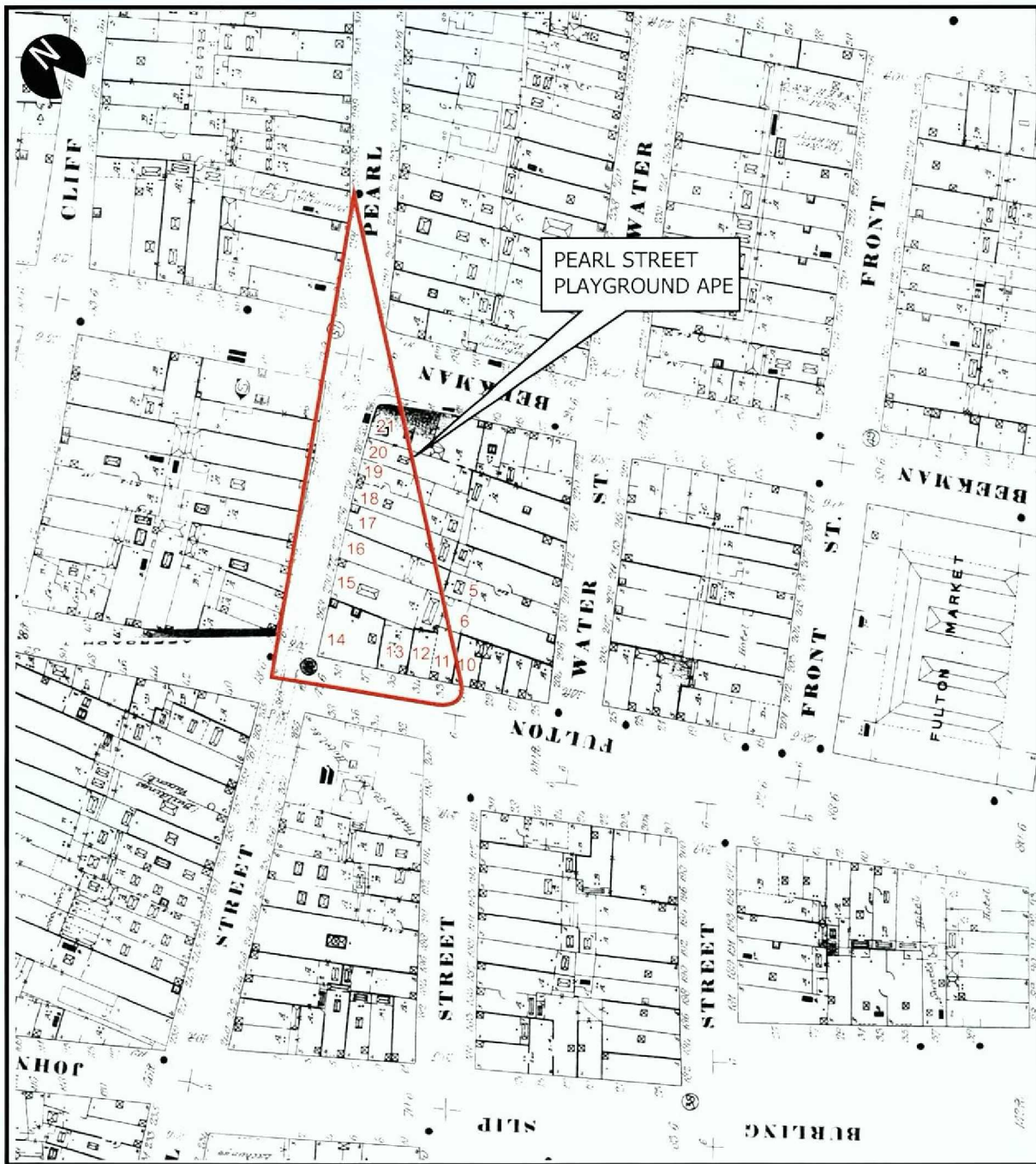
0 50m



FULTON STREET REDEVELOPMENT, Phase 1A Archaeological Documentary Study

Hp

Figure 15. Atlas of the City of New York, Borough of Manhattan. Bromley, 1891.

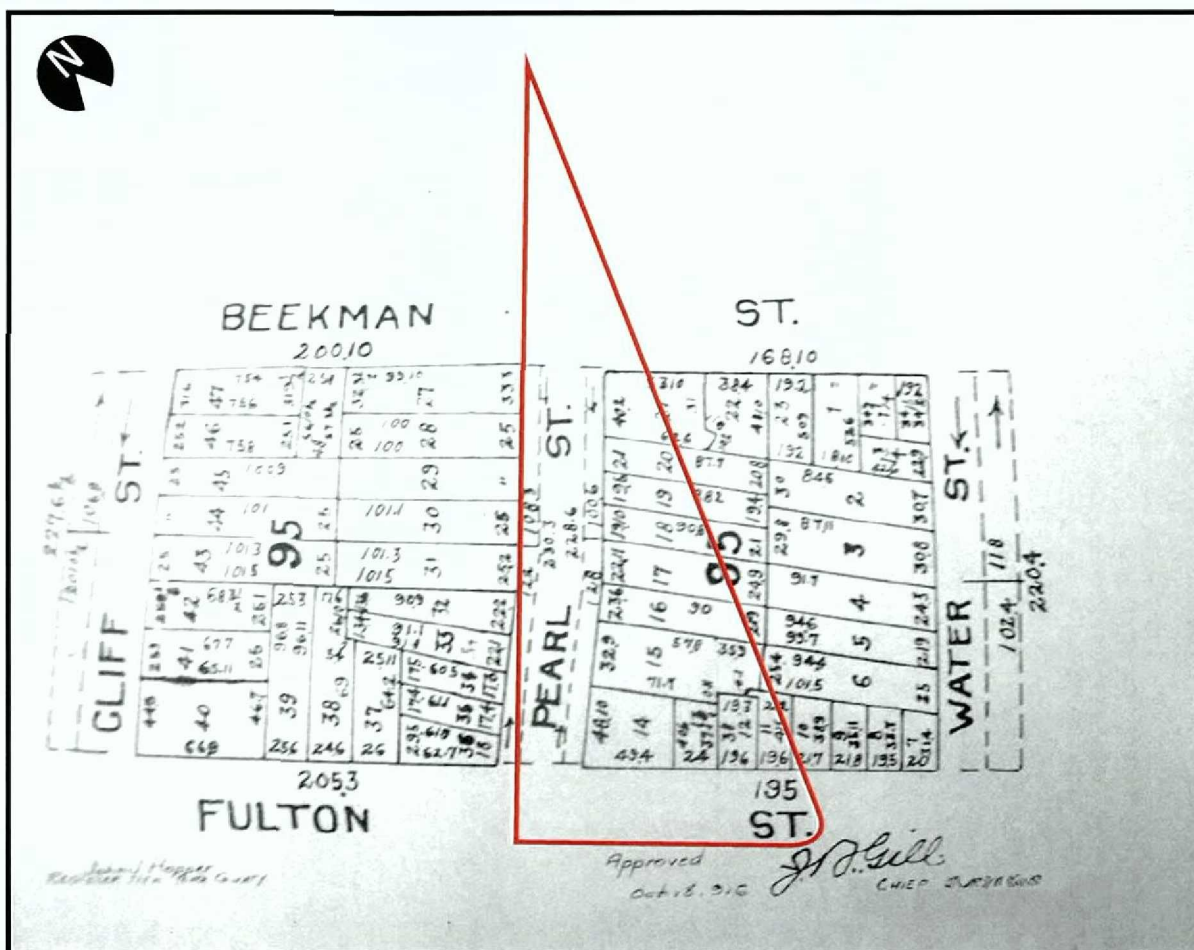


FULTON STREET REDEVELOPMENT, Phase 1A Archaeological Documentary Study

HP

Figure 16. Insurance Maps of the City of New York:
Borough of Manhattan. Sanborn, 1894.

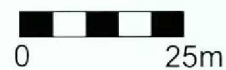
0 25m

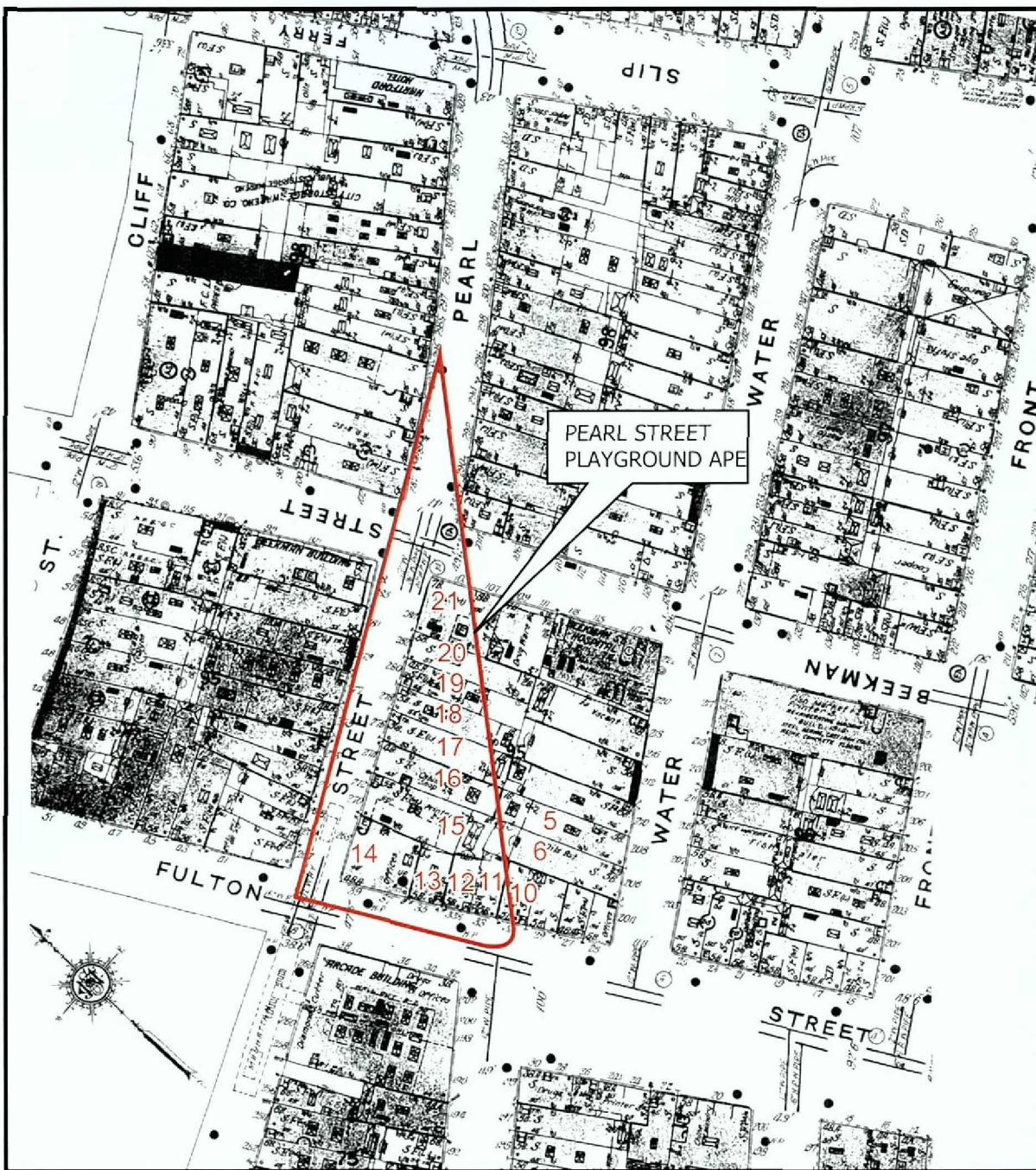


FULTON STREET REDEVELOPMENT, Phase 1A Archaeological Documentary Study

Hp

Figure 17. Tax Lot Map, 1916. City Register's Office.





FULTON STREET REDEVELOPMENT, Phase 1A Archaeological Documentary Study

Hp

Figure 18. Insurance Maps of the City of New York:
Borough of Manhattan, Sanborn, 1923.

0 25m

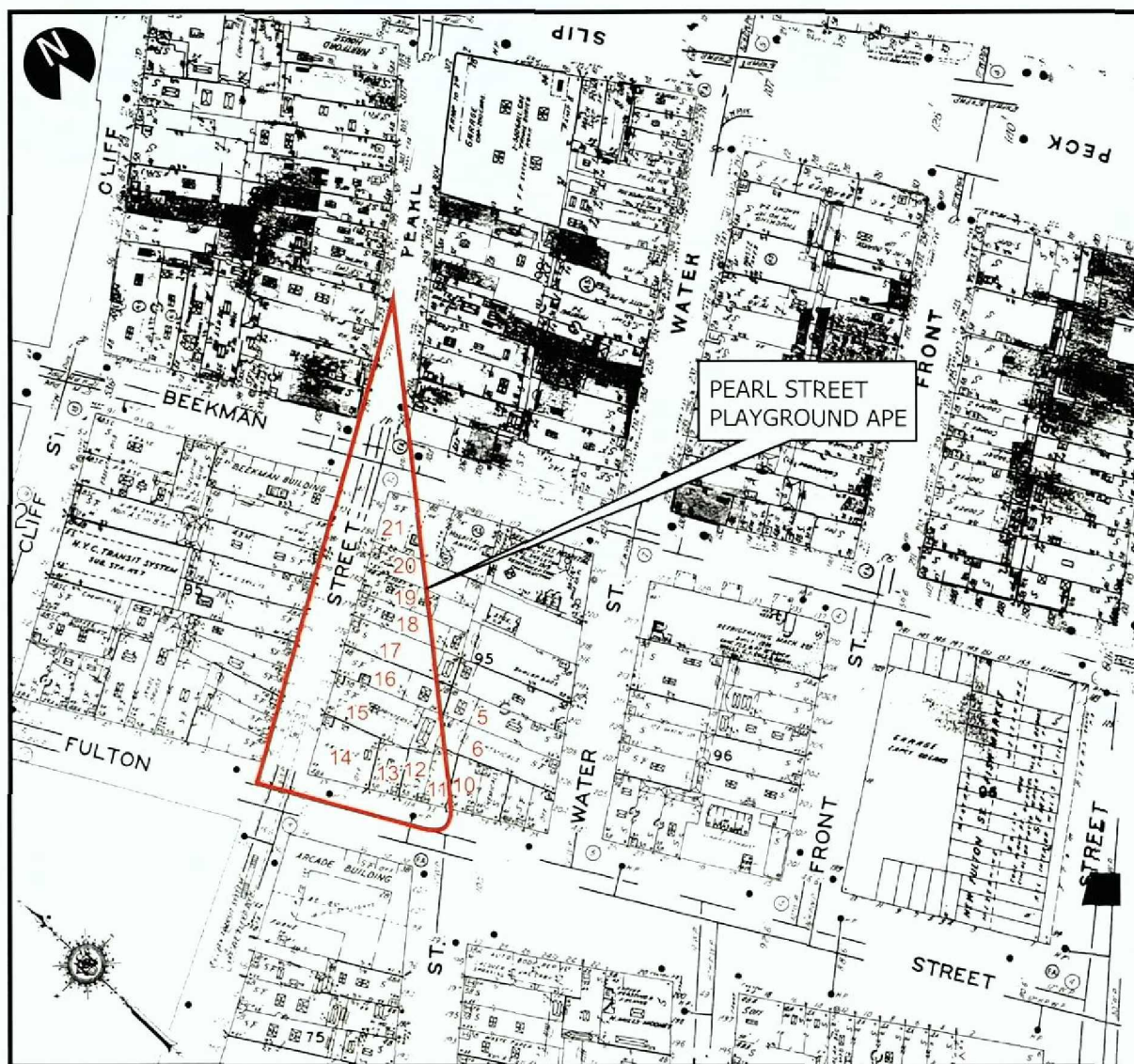
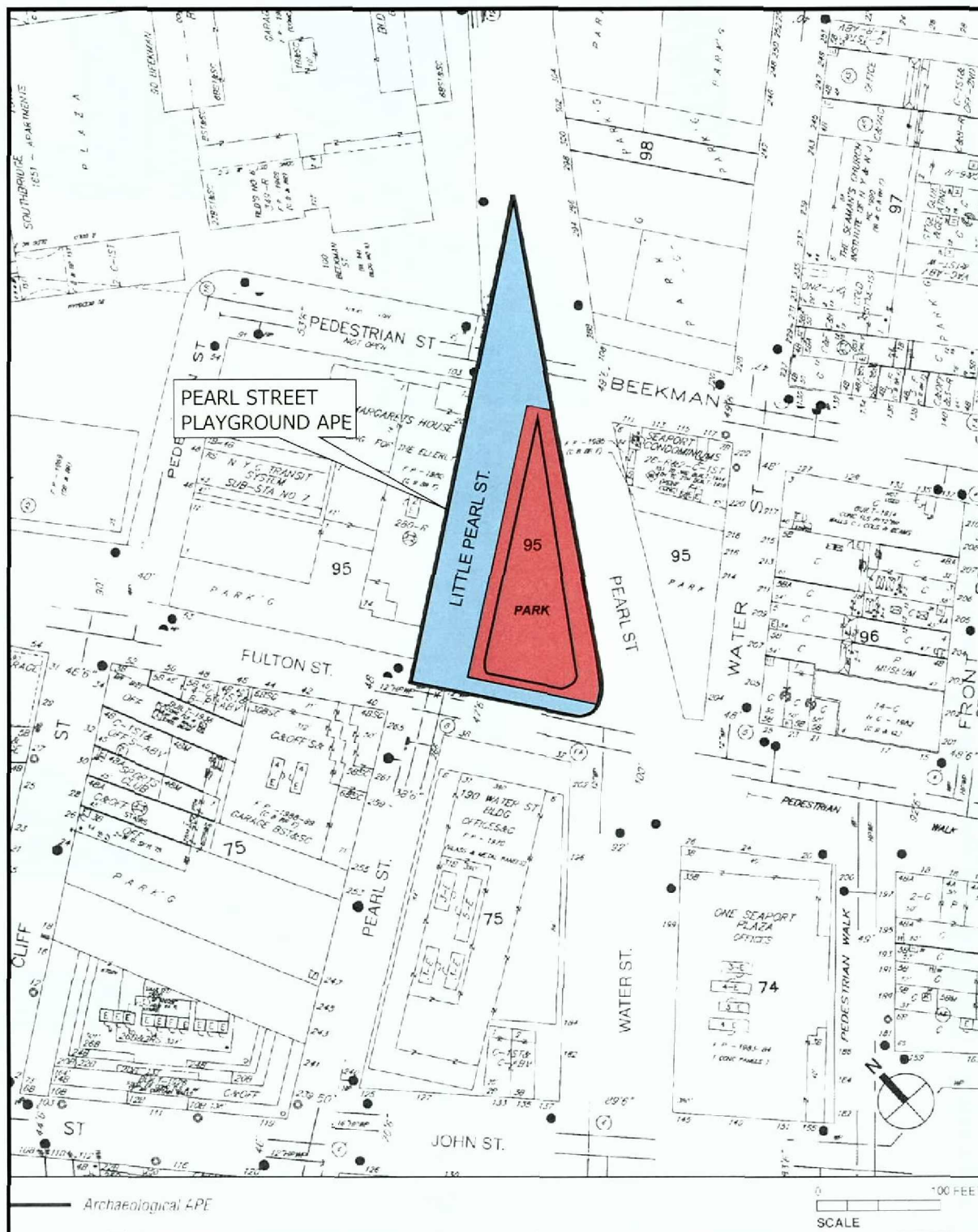


Figure 19. *Insurance Maps of the City of New York: Borough of Manhattan. Sanborn, 1951.*

0 25m



FULTON STREET REDEVELOPMENT, Phase 1A Archaeological Documentary Study

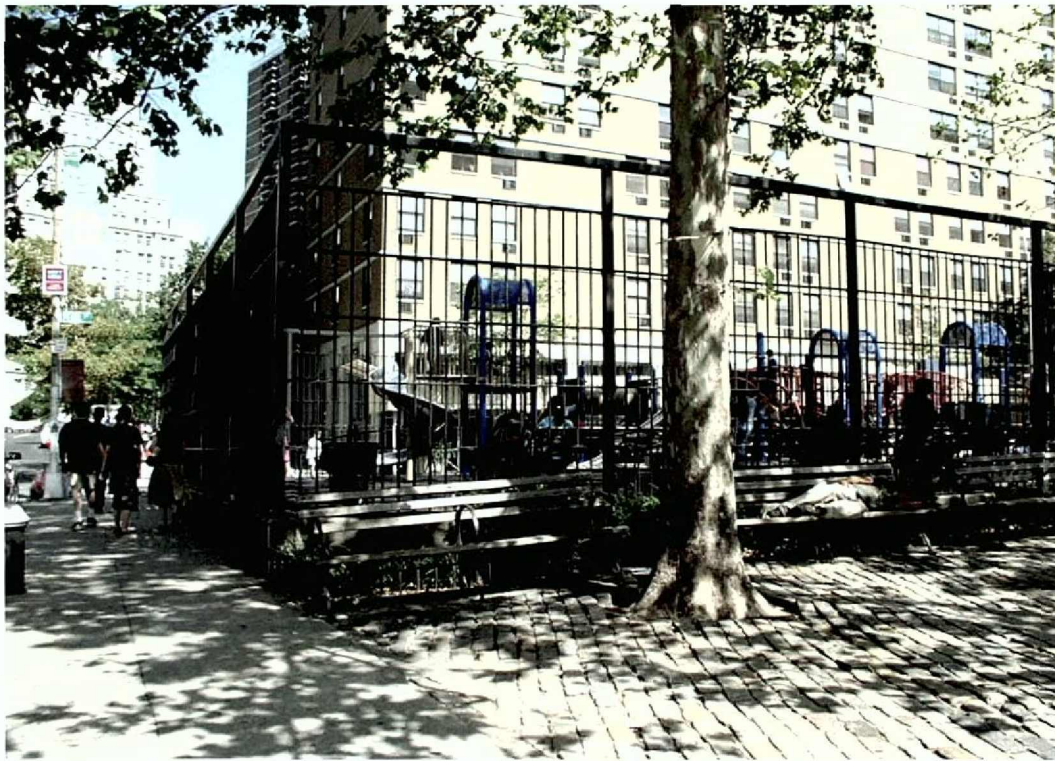
Hp

Figure 20. Pearl Street Playground APE
Historical Archaeological
Sensitivity. Sanborn, 2007.

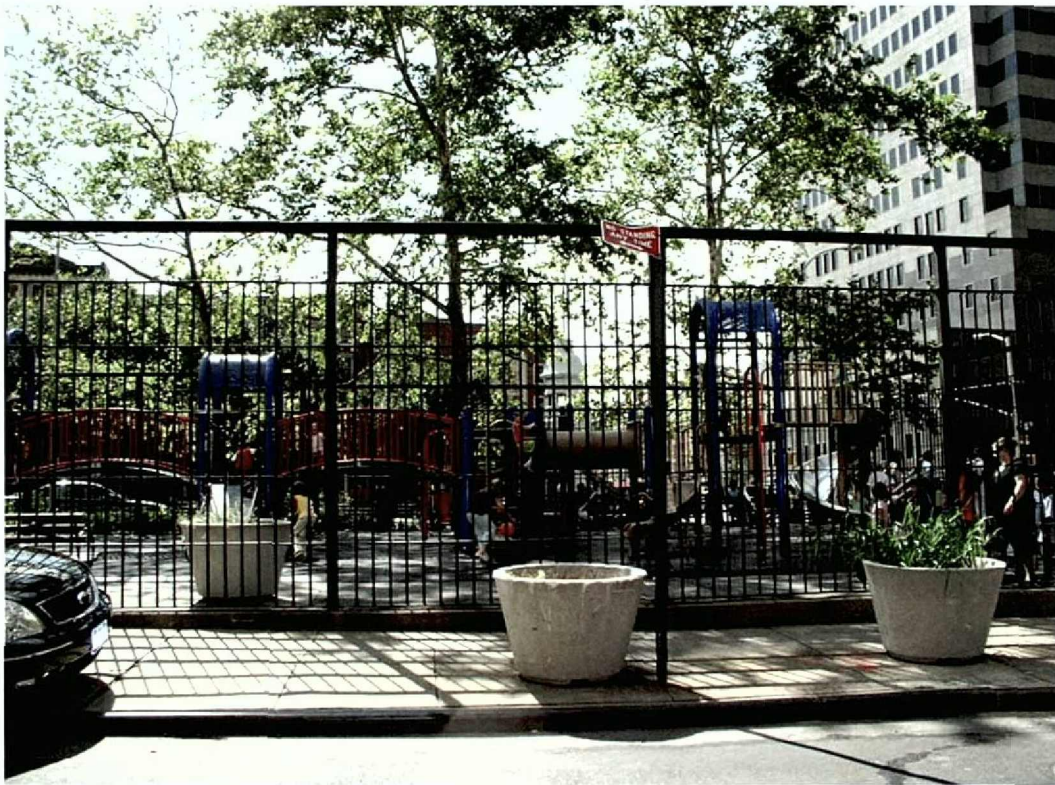
Estimated Depth of Potential Resources

3' + below grade

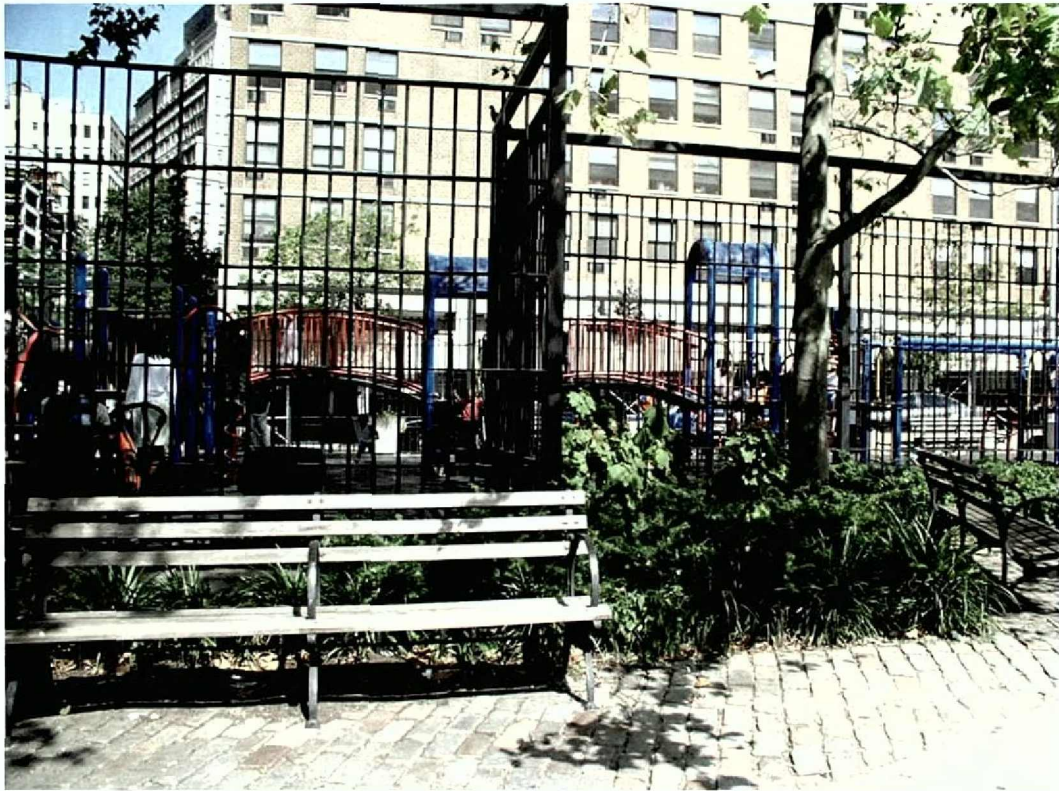
5' + below grade



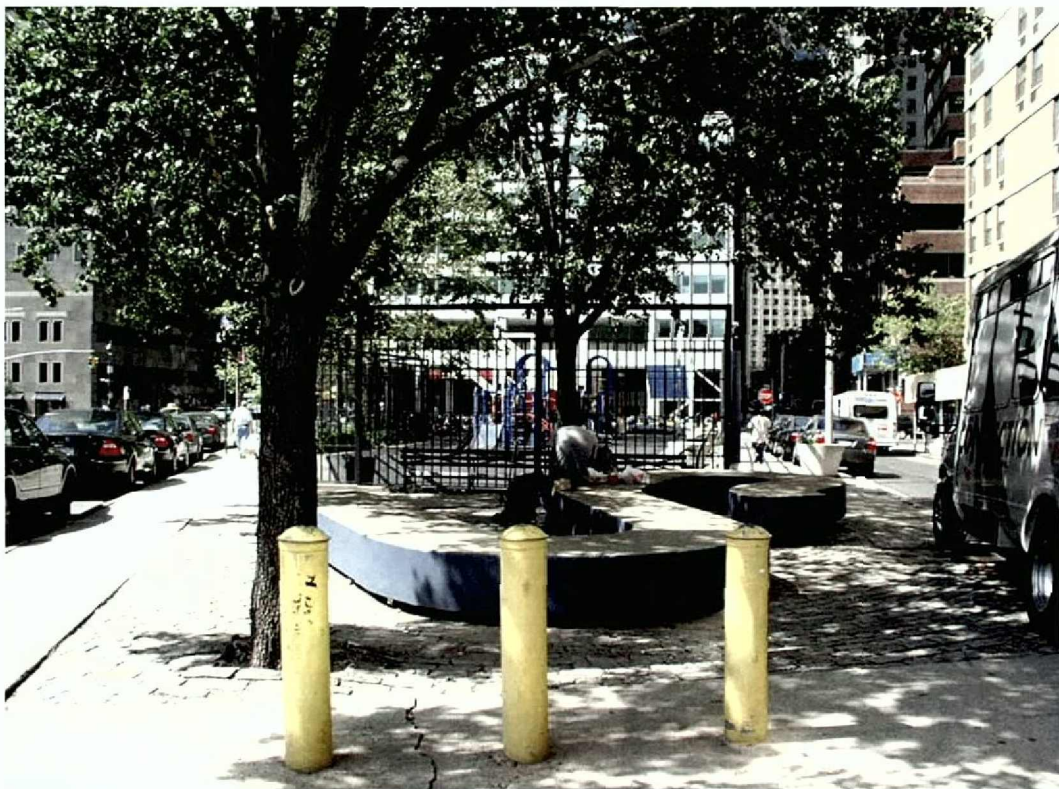
Photograph 1: Pearl Street Playground APE facing east from the corner of Pearl and Fulton Streets.



Photograph 2: Pearl Street Playground APE facing south from the north side of Pearl Street.



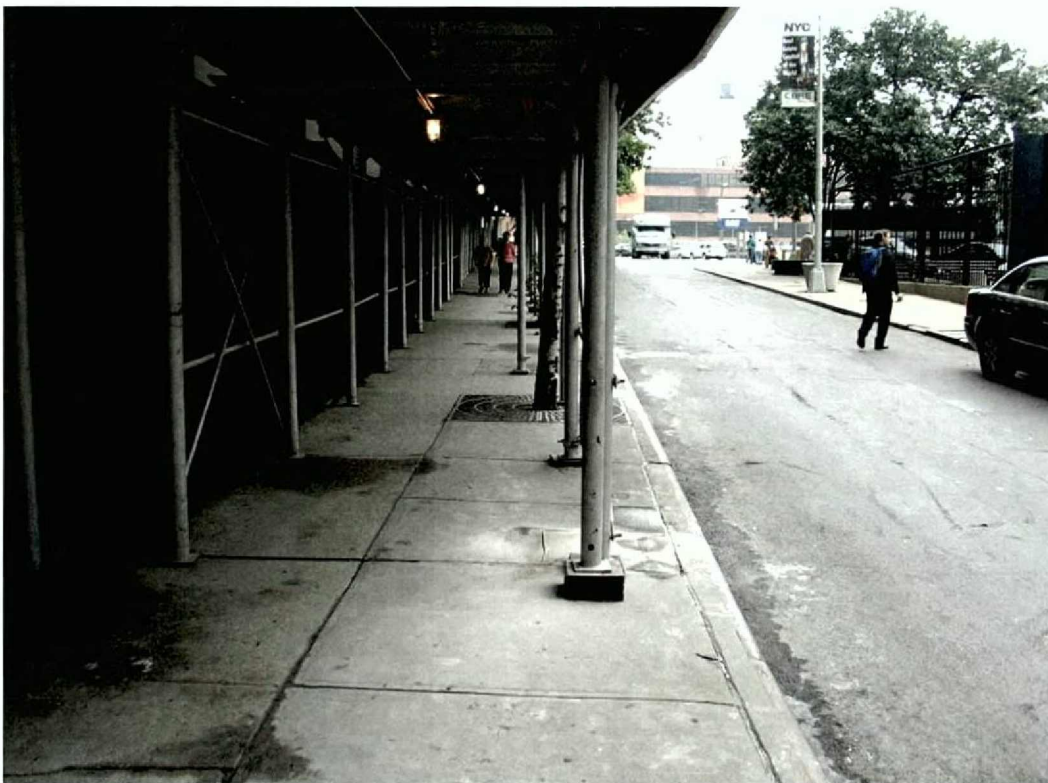
Photograph 3: Pearl Street Playground APE facing northwest from the southeast side of Pearl Street.



Photograph 4: Pearl Street Playground APE facing southwest from the northeastern end of the playground.



Photograph 5: Fulton Street roadbed in Pearl Street Playground APE, facing northwest from the south side of Pearl Street.



Photograph 6: Little Pearl Street and northern sidewalk in Pearl Street Playground APE, facing northeast from Fulton Street.

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 5: 208 Water Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 208 Water Street	Remarks
1654 to 1722	NIOR ¹						
1719	Mayor, Aldermen & Commonalty of the City of NY	Beekman, Johannes, NYC, mariner	5				Water Lot Grant B:70-76
1727 to 1731	NIOR						
1733 to 1767	NIOR						
1749		Tingley, Capt	5				Francis Maerschaick map, 1749 (MBPO Acc 103)
1773 to 1783	NIOR						
1786 to 1788	NIOR						
1790				Tingley, Capt, not listed Moore, John, listed, not in APE Moore, Lewis			Moore: Montgomery Ward household of two (1 male and 1 slave) (p. 80)
1797	Moore, John, NYC, merchant Moore, Mary	Moore, Lewis, NYC, merchant	5				"...All that the equal undivided half of All that dwelling house and lot of Ground...." (54:202)
1808			5			Winston, Nathan	H&L
1809-1811			5			King, Jacob	H&L
1810				Moore, John King, Jacob Hull, John Jr & Son, listed, not in APE Wilson, Stephen, listed, not in APE Moore, Lewis, Winston, Nathan, NONE listed			Moore, 2 nd Ward household of two (1 male, 1 female, and no slaves) (p. 67) King, 2 nd Ward household of eight (3 males, 5 females, and no slaves) (p. 104)
1812			5			Hull, John, Jr. & Son Hull, Jacob W Wilson, Stephen	H&L
1812			5		Hull, Jacob W Wilson, Stephen		Elliot's 1812
1813			5			Hull, John, Jr. & Son Hull, Jacob W	H&L

¹ NIOR: No Instrument of Record

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 5: 208 Water Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 208 Water Street	Remarks
						Langdon, Gerherdus C	
1815-1816			5			Campbell, Charles Thomas, William	H&L Thomas, William in 1815 only
1817-1818			5			Bennett, James	
1823			5			Brown, C	
1825	Moore, Lewis Moore, Eliza	Wilson, James					(195:148)
1829			5		Moore, Lewis, listed, not in APE (but in PSP APE at 284 Pearl Street as Hallock & Moore, merchants) Wilson, James, b. #206; h. listed, not in APE, stove manufacturer Wilson & Chipman, not listed	Wilson & Chipman	H&L Longworth (1829-1830)
1833	Wilson, James Wilson, Catherine	Storm, Isaac T Storm, Charles	5		Storm, Isaac T, listed, not in APE Storm, Charles, listed, not in APE		Examine 16 (298:616) (307:243) Longworth (1829-1830)
1834	Storm, Charles Storm, Catharine	Storm, Isaac T	5				Examine 16 (319:306)
1834-1839			5			Gilbert, JP	S&L
1839					Gilbert, Joshua T, #208, h Listed, not in APE, stoves		Longworth (1839-1840)
1840	Wilson, James Wilson, Catharine	Colgate, William	5				(408:339)
1840	Storm, Isaac T Storm, Ann	Colgate, William Colgate, Bowles	5				(408:340)
1844-1869			5			Colgate, William	S&L, except for 1853. Listed then as H&L 1859-1864: 21'9" x 99'7" lot; 21'7" x 86' building; one building, 5 stories 1869: 25' x 101'5" lot; 21'9" x 86 building; one building, 5 stories
1845-1853			5			Colgate, William	Tax Map-1848
1851			5		#206 & #208; Shepard, TM, stores Constable & Wilson, steel *Benjamin Constable *John Wilson		Doggett's (1851)
1869					Colgate, William, listed, not in APE Colgate, Bowles, listed, not in APE		NYC Directory, 1869 (Ancestry.com)

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 6: 206 Water Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 206 Water Street	Remarks
1654 to 1722	NIOR						
1719	Mayor, Aldermen & Commonalty of the City of NY	Beekman, Johannes, NYC, mariner	6				Water Lot Grant B:70-76
1727 to 1731	NIOR						
1733 to 1767	NIOR						
1749		Peterson, W	6				Francis Maerschalek map, 1749 (MBPO Acc 103)
1773 to 1783	NIOR						
1786 to 1788	NIOR						
1790				Moore, William Rogers, Moses			Montgomery Ward household of five (2 males, 3 females, no slaves) (p. 81) Montgomery Ward household of nine (2 males, 5 females, 2 slaves) (p. 88)
1792	Moore, William, NYC, merchant Moore, Mary	Rogers, Moses, NYC, merchant	6				"...All that certain Messuage or Dwelling house and Lot of Ground..." (47:180)
1797		Rogers, Moses	6				Inferred (Lot 5 conveyance 54:202)
1808-1813			6			Rogers, Moses	S&L, except for 1810 & 1812, when listed as H&L
1810				Rogers, Moses, listed, not in APE Bellamy, Anthony, not listed			
1812					#206 not listed		Elliot's 1812
1815-1816			6			Belamy, Anthony	H&L
1816		Moore, William, now or formerly	6				House and lot. Inferred (Lot 7 conveyance 115:252).
1817			6			Mott, W & I	
1818			6			Rogers, B W	H&L
1820				Rogers, B.W. listed in Ward 1 and Ward 9, not in APE			
1823			6			Wilson, I	
1829			6		Wilson, James, b. #206; h. listed, not in APE, stove manufacturer Wilson & Chipman, not listed	Wilson & Chipman	H&L Longworth (1829-1830)

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 6: 206 Water Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 206 Water Street	Remarks
1834-1839			6			Frazier, Thos	S&L
1839					Frazier, Thomas, #206, h not listed, stoves		Longworth (1839-1840)
1844			6			Rogers, Moses, Est. of	S&L
1845-1853			6			Rogers, Moses	Tax Map
1848-1864			6			Rogers, Moses, Est. of	S&L, except for 1853, when it is listed as H&L. 1859-1864: 25' x 101' lot; 25' x 86' building; one building, 5 stories
1851			6		#206 & #208; Shepard, TM, stores Constable & Wilson, steel *Benjamin Constable *John Wilson		Doggett's (1851)
1852	Rogers, Benjamin W Rogers, Samuel Trustees will of Rogers, Moses	Van Rensselaar, William P Bradford, John M Rogers, Nathaniel-Pendleton	6, 15				(597:203)
1863	Livingston, Herman	Rogers, Edmund P	6				(880:229)
1867	Rogers, Samuel Van Rensselaar, William P Rogers, Nathaniel P Trustees will of Rogers, Moses	Law, Hervey G Law, Nathaniel B	6				(991:588)
1869			6		Saw, JS & NG, not listed Law, Hervey G, both bus and h listed, not in APE Law, Nathaniel B, both bus and h listed, not in APE	Saw, JS & NS	Lot size blank; remaining dimensions the same as 1859-1864 NYC Directory, 1869 (Ancestry.com)

Block 95, Lot 10: 31 Fulton Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment	Remarks
1654 to 1722	NIOR						
1722	Mayor, Aldermen & Commonalty of the City of New York	Beckman, Gerardus	10				Water Lot Grant B:83
1727 to 1731	NIOR						
1733 to 1767	NIOR						

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 10: 31 Fulton Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment	Remarks
1749		Beekman, Cornelius	10				Francis Maerschall map, 1749 (MBPO Acc 103)
1773 to 1783	NIOR						
1786					(No Cornelius Beekman)		NYC Directory (Ancestry.com)
1786 to 1788	NIOR						
1789					(No Cornelius Beekman)		Rothschild (1999)
1790				Beekman, Gerard G. (Beekman, Cornelius, not in APE) (No Osborn, Charles) (No Payne, Anne)			G.G.B., Montgomery Ward, household of 9 (4 males, 4 females, 1 slave)
1800				(No Beekman, Gerard or Cornelius) (No Payne, Anne) (No Crowles, John)			
1810				(No Beekman, Gerard or Cornelius) (No Payne, Anne) (No Crowles, John)			
1819	Payne, Anne	Beekman, Gerard					(145:64) known as 29 Fulton Slip (including 31 Beekman), 46'3" along Fulton Slip, immediately adjoining van Wageningen property, lot in a deed made 1763 by David Beekman, Abraham Lynsen, and Ellie Beekman, execs. of Catherine Beekman's estate.
1820				Nichols, Samuel (No Crowles, John) (No Backhouse, Edward) (No Payne, Anne) (No Beekman, Gerard)			2 nd Ward, household of 8 (6 males, 2 females), 4 engaged in commerce (p. 25)
1823			10			Crowles, John	31 Fulton Slip

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 10: 31 Fulton Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment	Remarks
1829			10			Backhouse, Edward T.	31 Fulton Street, H&L, listed with 29 Fulton Street, out of APE
1830				(Nicolls, Samuel out of APE; Nichols, J. in Ward 2) (No Crowles, John) (No Backhouse, Edward) (Lyon, John out of APE)			
1830			10		Nicholas Miller, hair dresser		31 Fulton, h. out of APE Longworth (1829-1830)
1834			10			Owner of property	31 Fulton Street, listed as Lots, with 29 Fulton
1839			10			Lyon, John	31 Fulton, S&L
1840					Lyon, John, woodware (No S.B. Nicoll, no Backhouse in APE)		31 Fulton, h not in APE Longworth (1839-1840)
1840				Backhouse, Edward (Lyon, John out of APE) (Nicoll, Samuel out of APE)			Ward 2, 13 people in household (5 white males, 7 white females, 1 female free colored person), 5 people engaged in manufactures and trades
1841	Nicoll, Sarah Brown (formerly Payne, wife of S.B. Nicoll), White, Robert, and Le Roy, Daniel	Nicoll, Samuel Benjamin	10				(416:1), 29 and 31 Fulton Streets
1844			10			Nicoll, S. Benjamin	31 Fulton, S&L, also assessed for 29 Fulton
1845-1853			10			Nicoll, Sylvester B.	31 Fulton, Tax Map (1845-1853)
1845-1853			10			Nicoll, Sylvester B.	31 Fulton, S&L
1844-1848			10			Nicoll, S. Benjamin	31 Fulton, S&L
1851			10		Osborn & Swan, hardware		31 Fulton, Doggett's (1851)
1853-1869			10			Nicoll, J. B.	31 Fulton, 21'7" x 38'9" lot; 21'7" x 38'9" building; one 5-story building

Block 95, Lot 11: 33 Fulton Street (9 Beekman Slip)							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment	Remarks
1654 to 1722	NIOR						

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 11: 33 Fulton Street (9 Beekman Slip)							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment	Remarks
1722	Mayor, Aldermen & Commonalty of the City of New York	Beekman, Gerardus	11				Water Lot Grant B:83
1727 to 1731	NIOR						
1733 to 1767	NIOR						
1749		Beekman, Cornelius	11				Francis Maerschalek map, 1749 (MBPO Acc 103)
1773 to 1783	NIOR						
1786					(No Cornelius Beekman)		NYC Directory (Ancestry.com)
1786 to 1788	NIOR						
1789					(No Cornelius Beekman)		Rothschild (1999)
1790				Van Wagenen, Hubert Van Wagenen, Ganet (Van Wagenen, Garret, in West Ward, out of APE) (Beekman, Cornelius, not in APE) (No Osborn, Charles)			H.V.W., Montgomery Ward, household of 6, (3 males, 3 females) (p. 5) G.V.W., Montgomery Ward, household of 7 (2 males, 2 females, 3 slaves) (p. 7)
1800				(No Van Wagenen, Hubert or Ganet/Gerit) (Van Wagenen, Garret H., in Ward 3, out of APE) (No Osborn, Charles)			
1810				Osborn, Charles Van Waggenen, Hubert (No Van Waggenen, Ganet/Gerit) (No Conrad, James)			Osborn, 2 nd Ward, household of ten (6 males, 3 females, 1 slave) (p. 104) HVW, 2 nd Ward household of seven (4 males, 2 females, and 1 slave) (p. 104)
1812			11		Conrad, James		Elliot's (1812), 9 Beekman Slip
1818-1820			11			Wagenen, H.V.	33 Fulton Slip, H&L
1819	Van Wagenen, Gerrit H and Sarah	Osborn, Charles					(144:25)

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 11: 33 Fulton Street (9 Beekman Slip)							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment	Remarks
1820				Wagenen, Hubert Wagenen, Gerit (Osborn, Charles, out of APE) (Conrad, J., out of APE)			HW, 2 nd Ward, 7 males, 5 females, 3 involved in commerce GW, 2 nd Ward, 6 males, 5 females
1822			11			Osborn, Charles	33 Fulton Slip, house
1823			11			Osborn, Charles	33 Fulton Slip
1829			11			Osborn, Charles	33 Fulton Slip, H&L
1830				(Osborn, Charles out of APE) (Osborn, Joseph Jr out of APE) (No Little, Charles) (No Conrad, James) (No Wagenen, H or G)			
1830				Osborn, Charles merchant,			33 Fulton, h. out of APE Longworth (1829-1830)
1834			11			Owner of property	33 and 33 1/2 Fulton, listed as Lots
1839			11			Osborn and Little	33 Fulton, S&L
1840			11		Osborn, Joseph Jr, hardware Little, Charles S., hardware		33 Fulton, C.S. Little, h. out of APE Longworth (1839-1840)
1840				(Wagenen, Hubert out of APE) (Osborn, Charles, and Joseph out of APE) (Conrad, James out of APE) (No Little, Charles)			
1844-1848			11			Osborn, Charles	33 Fulton, S&L
1845-1853			11			Osborn, Charles	33 Fulton, Tax Map (1845-1853)
1851			11		C.S. Little, hardware		33 Fulton, Doggett's (1851)
1853-1869			11			Osborn, Charles, Est. of	33 Fulton, 19'6" x 38' lot; 19'6" x 38' building; one 5-story building

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 12: 34 Fulton Street (pre 1808-1816: 7 Beekman Slip; 1817-1869: 33 ½ or 34 Fulton Street)							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment	Remarks
1654 to 1722	NIOR						
1722	Mayor, Aldermen & Commonalty of the City of New York	Beekman, Gerardus	12				Water Lot Grant B:83
1727 to 1731	NIOR						
1733 to 1767	NIOR						
1749		Beekman, Cornelius	12				Francis Maerschallck map, 1749 (MBPO Acc 103)
1773 to 1783	NIOR						
1786					(No Cornelius Beekman)		NYC Directory (Ancestry.com)
1786 to 1788	NIOR						
1789					(No Cornelius Beekman)		Rothschild (1999)
1790				(Beekman, Cornelius, not in APE) (No Osborn, Charles)			
1808-1815			12			Osborn, Charles	7 Beekman Slip, House & Lot (H&L), except for 1811 when listed as Store & Lot (S&L)
1810				Osborn, Charles			Osborn, 2 nd Ward, household of ten (6 males, 3 females, 1 slave) (p. 104)
1812			12		Osborn, Charles		Elliot's (1812)
1816			12			Osborn, Charles Cornell, Joseph	7 Beekman Slip, H&L
1829			12			Wilsey, Fer	33 ½ Fulton, H&L
1830					Wilsey, Ferdinand I., comb manufacturer Wood, Thomas R. shoemaker		33 ½ Fulton & 194 Pearl 34 Fulton St Longworth (1829-1830)
1834			12			Owner of property	33 ½ Fulton, listed as Lots
1839			12			Mooney, R V & Co	34 Fulton, S&L
1840			12		Mooney, Rinier V, hats (Wilsey, b & h not in APE)		34 Fulton, h not in APE Longworth (1839-1840)
1844-1848			12			Osborn, Charles	34 Fulton, S&L
1845-1853			12			Osborn, Charles	34 Fulton, Tax Map (1845-1853)
1851			12		Roche, Brothers & Co., shipping merchants and passenger agents of the old black ball line of Liverpool packets and who		

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 12: 34 Fulton Street (pre 1808-1816: 7 Beekman Slip; 1817-1869: 33 ½ or 34 Fulton Street)							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment	Remarks
					sell drafts on the Royal Bank of Ireland, and on Messrs. Prescott, Grote & Co. bankers, London A G Clement & Co. brokers		34 Fulton, Doggett's (1851)
1853-1869			12			Osborn, Charles, Est. of	34 Fulton, 19'5" x 38' lot; 19'5" x 38' building; one 5-story building
1870			12		(Roche, Edward & John, not in APE) (No A G Clement)		NYC Directory, 1869 (ancestry.com)

Block 95, Lot 13: 35 Fulton Street (pre1808-1816: 5 Beekman Slip)							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment	Remarks
1654 to 1722	NIOR						
1727 to 1731	NIOR						
1733 to 1767	NIOR						
1773 to 1783	NIOR						
1786					Van Waggonen, H. and Sons, iron mongers		1 Beekman Slip Franks (1905)
1786 to 1788	NIOR						
1789					(No Van Waggenen)		Rothschild (1999)
1790				Van Waggenen, Herbert Van Waggenen, Ganet			HVW, Montgomery Ward: household of 7 (2 males, 2 females, and 3 slaves) (p. 85) GVW, Montgomery Ward: household of six (3 males, 3 females, and no slaves) (p. 89)
1808-1810 and 1812			13			Van Waggenen, Gerrit H 1810 and 1812: Van Waggenen, Hubbert in	5 Beekman Slip, H&L
1810				Van Waggenen, Hubert (No Van Waggenen, Ganet/Gerrit)			HVW, 2 nd Ward household of seven (4 males, 2 females, and 1 slave) (p. 104)
1811-1816			13			Van Waggenen, Hubbert	5 Beekman Slip, H&L
1812					Van Waggenen, G & H		Elliot's (1812)
1816	Pearsall, Thomas, Flushing, Queens	Hatrick, Peter, NYC	13				"...lot of ground and premises...." (115 :271)
1818			13			Hatrick, P.	35 Beekman Slip, house
1819			13			Hatrick, P.	35 Fulton Slip, H&L

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 13: 35 Fulton Street (pre1808-1816: 5 Beekman Slip)							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment	Remarks
1820				Wagenen, Hubert			2 nd Ward, 7 males, 5 females, 3 involved in commerce
1820				Wagenen, Gerit			2 nd Ward, 6 males, 5 females
1821-1822			13			Hatrick, P.	35 Fulton Slip, house
1823			13			Van Wagenen, H	35 Fulton Slip
1829			13			Christie, James M	35 Fulton Street, H&L
1830					Delanoy, Edward basket store Lee, James, merchant (No Van Waggenen) (Hatrick, Peter, merchant, not in APE) (Christie, James M. broker, not in APE)		35 Fulton Street Longworth (1829-1830)
1834			13			Osborne, Joseph, Jr.	35 Fulton Street, S&L
1839			13			Prowitt, H W	35 Fulton Street, S&L
1840					Osborn, Joseph Jr., hardware Prowitt, Henry M, drugs		JJO: 33 Fulton Street HMP: 35 Fulton Street, h not in APE Longworth (1839-1840)
1844			13			Hatrick, Peter, Est. of	35 Fulton Street, S&L
1845-1853			13			Hurlbut, E D	Tax Map (1845-1853)
1848			13			Hurlburt, E D & Co.	35 Fulton Street, S&L
1851			13		Quirk, J M, upholsterer		35 Fulton Street Doggett's (1851)
1852	Hurlbut, Joseph Hurlbut, Mary Cranford Hurlbut, Peter- Hatrick	Suffern, Thomas	13				(594:205)
1853			13			Suffern, Thomas	35 Fulton Street,
1859-1869			13			Suffern, Thomas	35 Fulton Street, 1859-1869: 24' x 40'6" lot; 24' x 40'6" building; one 4- story building
1870					(Suffern, Georgiana, widow of Thomas, not in APE)		NYC Directory, 1869 (Ancestry.com)

Block 95, Lot 14: 37 Fulton Street (pre 1808-1816: 3 Beekman Slip; 1829-1853: 37 Fulton Street; 1859 on: 268-270 Pearl Street)							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment	Remarks
1654 to 1722	NIOR						

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 14: 37 Fulton Street (pre 1808-1816: 3 Beekman Slip; 1829-1853: 37 Fulton Street; 1859 on: 268-270 Pearl Street)							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment	Remarks
1727 to 1731	NIOR						
1733 to 1767	NIOR						
1773 to 1783	NIOR						
1786					(No Pearsall, Thomas)		Franks (1905)
1786 to 1788	NIOR						
1789					Jon Pearsall & Sons merchants-Queen St		Rothschild (1999)
1790				Pearsall, Thomas			TP, Montgomery Ward: household of six (3 males, 3 females, and no slaves) (p. 88)
1808-1815						Leonard, Francis	3 Beekman Slip, H&L, except for S&L in 1811 & 1812
1810				(Pearsall, Thomas not in APE) Leonard, Francis			FL, 2 nd Ward household of seven (5 males, 2 females, and no slaves)
1812					Leonards, Francis		Elliot's (1812)
1816			14			Hattrick, Peter	3 Beekman Slip, "building", S&L
1818							Street renumbering of Beekman Slip, highest street number is 35, listed as P. Hattrick (see Lot 13) See next table for Lot 14 at 268-270 Pearl Street.
1819							Beekman Slip renamed Fulton Slip, highest number is 35, listed as P. Hattrick (see Lot 13)
1825	Pearsall, Thomas (Execs. of)	President, Directors and Company of the Fulton Bank of the City of New York	14				"... message lot and parcel of ground with buildings thereon..." East corner Pearl and Fulton Streets... in rear house & lot of Peter Hetterick... North east side by house & lot of Moses Rogers.... (190 :90-91)
1825	Bowne, Hannah Pearsall, Robert Pearsall, Sarah Widow and Heirs of Pearsall, Thomas Byrd, James	... Fulton Bank....	14				(190 :92)
1829-1864						Fulton Bank	1829-1853: 37 Fulton Street 1845-1853: neither Fulton nor Pearl Street

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 14: 37 Fulton Street (pre 1808-1816: 3 Beekman Slip; 1829-1853: 37 Fulton Street; 1859 on: 268-270 Pearl Street)							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment	Remarks
							address (Tax Map) 1851: 268 Pearl Street (Doggett's) 1859 on: 268-270 Pearl Street, H&L. 1859-1864: 18'6" x 49'4" lot; 18'6" x (blank) building; # of buildings & stories (blank)
1830					(Bowne, Hannah, widow, not in APE) (Pearsall, Thomas W, not in APE) (No Pearsall, Robert, Pearsall, Sarah, or Byrd, James)		Longworth (1829-1830)
1832	Fulton Bank of the City of New York	Lorillard, Peter	14				(283:14)
1832	Byrd, Elizabeth Heir of Pearsall, Thomas Byrd, James	President, Directors & Company of the Fulton Bank of the City of New York	14				(283 :31)
1840					(Lorillard, Peter J, not in APE) (Ronalds, Maria D L., widow of Thomas, not in APE) (No Byrd, Elizabeth, Byrd, James, Spencer, Eleanora E L, Wolfe, Dorothea A L, or Lorillard, Catharine)		(Longworth 1839-1840)
1843	Dean, Nicholas Davis, Ezra P Ward, Alexander H Commissioners & Partition estate of Lorillard, Peter	Lorillard, Peter J Spencer, Eleanora E L Wolfe, Dorothea A L Ronalds, Maria D L Lorillard, Catharine	14, 34, 35				(442 :3)
1844	President & Directors & Company of the Fulton Bank of the City of New York	Fulton Bank	14				(443 :238)
1845-1853						Fulton Bank	268 Pearl Street Tax Map (1845-1853)
1851					Fulton Bank Adams, John,		268 Pearl Street

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 14: 37 Fulton Street (pre 1808-1816: 3 Beekman Slip; 1829-1853: 37 Fulton Street; 1859 on: 268-270 Pearl Street)							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment	Remarks
					president Lane, W J, cashier		Doggett's (1851)
1856	Wolfe, Dorothea A L Wolfe, John David	Fulton Bank in the City of New York					Lease (699 :455)
1870					(No Wolfe, Dorothea A L) (Wolfe, John David, not in APE)		NYC Directory, 1869 (Ancestry.com)

Block 95, Lot 14: 268-270 Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 268-270 Pearl Street	Remarks
1654 to 1722	NIOR						
1727 to 1731	NIOR						
1733 to 1767	NIOR						
1773 to 1783	NIOR						
1786					(No Pearsall, Thomas)		Franks (1905)
1786 to 1788	NIOR						
1789					Jon Pearsall & Sons merchants-Queen St		Rothschild (1999)
1790				Pearsall, Thomas			TP, Montgomery Ward: household of six (3 males, 3 females, and no slaves) (p. 88)
1808			14			#268 not listed #270 Pessner, S K	H&L H&L
1809- 1813			14			#268 Pearsall, Robert	H&L
1809			14			#270 Price, William	H&L
1810				(Pearsall, Thomas, not in APE) Pearsall, Robert Price, William Henderson, Robert (No Pessner, S K, Bayley, Henry, or Chester, Nicholas)			RP, 2 nd Ward household of nine (4 males, 5 females, no slaves) (p. 101) WP, 2 nd Ward household of ten (5 males, 5 females) (p. 99) RH, 2 nd Ward household of eleven (8 males, 2 females, and 1 slave) (p. 101)
1810- 1813			14			#270 Henderson, Robert #270 Bayley, Henry (in	H&L

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 14: 268-270 Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 268-270 Pearl Street	Remarks
						1812 only) #270 Chester, Nicholas (in 1813 only)	
1812					#268 Pearsall, Robert #270 Henderson, Robert		Elliot's (1812)
1815			14			#268 Jarvis, Samuel #270 Shotwell, Joseph S	H&L
1816-1817			14			#268 Willis, John #270 Shotwell, Joseph S	H&L
1818			14			#268 Willis & White #270 Shotwell & Fox	H&L
1823			14			#268 Willis, John R #270 Elsworth, E	
1825	Pearsall, Thomas (Execs. of)	President, Directors and Company of the Fulton Bank of the City of New York	14				"... message lot and parcel of ground with buildings thereon..." East corner Pearl and Fulton Streets... in rear house & lot of Peter Hetterick... North east side by house & lot of Moses Rogers.... (190 :90-92)
1825	Bowne, Hannah Pearsall, Robert Pearsall, Sarah Widow and Heirs of Pearsall, Thomas Byrd, James	... Fulton Bank....	14				(190 :92)
1829			14		(#268) Fulton Bank #270 Fearing Hoyt & Co.		H&L Longworth (1829- 1830)
1830					(Bowne, Hannah, widow, not in APE) (Pearsall, Thomas W, not in APE) (No Pearsall, Robert, Pearsall, Sarah, or Byrd, James)		Longworth (1829- 1830)
1832	Fulton Bank of the City of New York	Lorillard, Peter	14				(283:14)
1832	Byrd, Elizabeth Heir of Pearsall, Thomas Byrd, James	President, Directors & Company of the Fulton Bank of the City of New York	14				(283 :31)
1834-1853						#268 Fulton Bank	Also see Lot 14: 37 Fulton Street.
1834						#270 Huntington, Felix A	S&L
1839						#270 Macdonald, Alexr	S&L h listed, not in APE
1840					(Huntington, Felix A, merchant, b & h not in APE) #270 Macdonald, Alexander, umbrellas		(Longworth 1839- 1840)

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 14: 268-270 Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 268-270 Pearl Street	Remarks
					(h not in APE)		
1843	Dean, Nicholas Davis, Ezra P Ward, Alexander H Commissioners & Partition estate of Lorillard, Peter	Lorillard, Peter J Spencer, Eleanora E L Wolfe, Dorothea A L Ronalds, Maria D L Lorillard, Catharine	14, 34, 35				(442 :3)
1844	President & Directors & Company of the Fulton Bank of the City of New York	Fulton Bank	14				(443 :238)
1844			14			#270 Coster, John G	S&L "assessed Fulton D A L Wolfe"
1845- 1853			14			#268 Fulton Bank #270 Wolfe, Jno D	Tax Map (1845-1853)
1848						#270 Wolfe, John D	
1851						#268 Fulton Bank Adams, John, president Lane, W J, cashier #270 Stevenson, Henry, crockery	Doggett's (1851)
1853- 1864			14			#270 Wolfe, John D	H&L 1859 & 1864: 30'4" x 47'2" lot; 30'4" x (blank) building; one 5-story building
1856	Wolfe, Dorothea A L Wolfe, John David	Fulton Bank in the City of New York					Lense (699 :455)
1870					(No Wolfe, Dorothea A L) (Wolfe, John David, not in APE)		NYC Directory, 1869 (Ancestry.com)

Block 95, Lot 15: 272 and 272 ½ Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 272 and 272 ½ Pearl Street	Remarks
1654 to 1722	NIOR						
1727 to 1731	NIOR						
1733 to 1767	NIOR						
1773 to 1783	NIOR						
1786					(Murray Sanson & Co, merch, not in APE) (No Diggins, Augustus, or Rathbone, J Jr.)		182 Queen Street NYC Directory (Ancestry.com)
1786 to 1788	NIOR						
1789					(No Moses Rogers)		Rothschild (1999)

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 15:272 and 272 ½ Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 272 and 272 ½ Pearl Street	Remarks
1790				Rogers, Moses (Diggins, Augustus, and Loomis, Luther, not in APE) (No Sanson, M, Rathbone, Jno Jr., Lord, Rufus or Bronson, Oliver)			MR: Montgomery Ward household of nine (2 males, 5 females, and 2 slaves) (p. 88)
1803		Rogers, Moses					"...house and lot of... Moses Rogers... where he lately lived...." In Lot 16, 274 Pearl Street conveyance (64 :246)
1808			15			Sanson, M	H&L
1809			15			Diggins, Augustus Rathbone, Jno Jr. Foote, Mr. Nevins, Mr. Bronson, Oliver Loomis, Luther Lord, Rufus	H&L
1810			15			Diggins, Augustus Lord, Rufus I Rathbone, John Jr. Webb, John Douglass, Chas Stan, W N Stan, William	H&L
1810				Diggins, Augustus (All others from 1810 tax assessment either not in APE or not listed at all)			AD, 2 nd Ward household of 18 (11 males, 3 females, 1 other, and 1 slave)
1811			15			Rogers, Benj W Diggins, Augustus Douglass, Charles Dwight, Benj W Saterlee, John R	H&L
1812			15			Rogers, Benj W Diggins, Augustus Douglass, Charles Saterlee, John R	
1812					Rogers, Leonard Diggins, Aug		Elliot's (1812)
1813			15			Rogers, Benj W Diggins, Augustus Douglass, Charles Star,	H&L
1815			15			Diggins, Augustus Satterlee, J R Cowles, Henry Center, Palmer, Benjn Fitch,	H&L
1816			15			Diggins, A Satterlee, John R Palmer, Benjn	

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 15:272 and 272 ½ Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 272 and 272 ½ Pearl Street	Remarks
						Douglass, Charles	
1817			15			Diggins, A Satterlee, John R Coates, Saml Babcock, W Shotwell, Joseph	
1818			15			Diggins, Mrs. Satterlee, Jno R Lee, David Ely, Ripley, Willis, Jewitt (?), John Chapin, Dister Emb???, Effm L Codwise, Nelson	H&L
1820			15			Lopes, L. Willard, Luther	
1823			15			Judson, P Mills, Elisha Dart, Rufus Booth, W L Hoffman, W C Mead, W S Lergant, Luther Purdy, W Beers, W Kitcham, Hiram	"boarding"
1829			15			Judson, Philo Loomis, Anson King, Beri Garret, John Merrill, Henry Hawley, Lewis Morgan, H P	H&L
1830					#272 Judson, Philo, boarding house Hewlett, Joseph, merchant (Loomis, Anson, King, Beri, Hawley, Lewis, all merchants, not in APE) (No Garret, John, Merrill, Henry, or Morgan, H P)		JH: h listed, not in APE Longworth (1829- 1830)
1834			15			Rogers, M Est. of	"Impt & Lot"
1836	Rogers, Benjamin, NYC, merchant Rogers, Susan	Rogers, Moses, NYC, Gentleman	15				Examine 16 ... certain dwelling house & lot of ground... bounded... Easterly by the House & Lot of ground of J E R Birch in the rear by a lot of ground... of said Moses Rogers & westerly partly... late of Thomas Pearsall deceased & partly by a lot of ground late of

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 15:272 and 272 ½ Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 272 and 272 ½ Pearl Street	Remarks
							Hubert Van Waggenen... (317: 362)
1839			15			#272 Baldwin, A & E #272 ½ Hutchinson Reeve & Co	S&L S&L
1840					#272 ½ Hutchinson, Josiah R, dry goods Reeve, Jeremiah, dry goods (Rogers, Benj W, not in APE) (No other Rogers or all Baldwin names)		JRH: h listed, not in APE (Longworth 1839- 1840)
1844- 1864			15			#272 & #272 ½ Rogers, Moses, Est. of	S&L
1845- 1853			15			#272 & #272 ½ Rogers, Moses, Est. of	Tax Map (1845-1853)
1851					#272 & #274 Benham & Whiney, house furnishing *Benham, D *Whitney, MR Bulkley, Ralph		Doggett's (1851)
1852	Rogers, Benjamin W Rogers, Samuel Trustee will of Rogers, Moses	Van Rensselear, William P Bradford, John M Rogers, Nathaniel- Pendleton	6, 15				(597 :203)
1853							H&L
1857	Livingston, Herman Livingston, Susan	Livingston, Herman	15				(752 :59)
1857	Rogers, Edmond P	Livingston, Herman C	15				(748 :288)
1858	Livingston, Herman C	Rogers, Edmund P	15				(749 :399)
1858	Livingston, Herman	Confirmation	15				See L848, cp288 (749 :401)
1859			15			#272 & #272 ½ Rogers, Moses, Est. of	#272: 16'4" x 88'11" lot; 16'4" x 70" building; one 5-story building #272 ½ : 16'5" x 93'5" lot; 16'5" x 70" building; one 5-story building
1864						#272 & #272 ½ Rogers, Moses, Est. of	Same as 1859 except #272 lot sized changed to 16'5" x 83'11"
1867	Rogers, Samuel Van Rensselear, William P Rogers, Nathaniel P Trustees Will of Rogers, Moses	Atwater, John H	15				(1008 :8)
1869	Atwater, John H Atwater, Jane B	Benham, Darius Stoutenburgh, Xenophon	15				(1100 :43)
1870					#270 Benham, Darius,		DB: h listed, not in APE

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 15:272 and 272 ½ Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 272 and 272 ½ Pearl Street	Remarks
					house furnishing (No Atwaters, or Stoutenburgh, X)		NYC Directory, 1869 (Ancestry.com)

Block 95, Lot 16: 274 Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 274 Pearl Street	Remarks
1654 to 1722	NIOR						
Prior to 1726		Cannon, John					Referred to in 1726 conveyance for Lot 21 (31 :70)
1727 to 1731	NIOR						
1733 to 1767	NIOR						
1773 to 1783	NIOR						
1786					(Rogers, Moses, merchant, not in APE) (Hopkins, Samuel, merchant, not in APE)		MR: 26 Queen Street SH: 30 Queen Street NYC Directory (Ancestry.com)
1786 to 1788	NIOR						
1789					(No Rogers, Moses) Hopkins, Samuel merchant-Queen St		Rothschild (1999)
1790				Rogers, Moses Hopkins, Samuel M			RM: Montgomery Ward household of nine (2 males, 5 females, and 2 slaves) (p. 88) SMH: Montgomery Ward household of two (1 male, 1 female, and no slaves) (p. 80)
1803	Rogers, Moses, NYC, Esquire Rogers, Sarah	Hopkins, Sarah-Elizabeth, Their daughter, wife of Hopkins, Samuel Miles, NYC, Counsellor at law	16				"...dwelling house and Lot of Ground, which said Moses Rogers formerly purchased of the heirs of John Schermerhorn deceased and which was then occupied by Francis Van Dyck... purchased... bounded ... westerly by the house and Lot of the said Moses Rogers... where he lately lived on the North East by the house and lot formerly of John Haddock and on the rear by property of William Moor containing in front and rear twenty three feet

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 16: 274 Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 274 Pearl Street	Remarks
							six inches which distance extends from the side wall of the said other house of said Moses Rogers to the wall of the house and line of the lot late of said John Haddock including the use of the adjoining wall of the said other house of said Moses Rogers for the support of the house hereby granted...." (64 :245-246)
1808-1810			16			Hopkins, Samuel M	H&L
1810				Hopkins, Samuel M (Rogers, Moses, not in APE) Burch, Joshua E R (No Fish, Henry)			SMH: 2 nd Ward household of ten (2 males, 5 females, 3 others, and no slaves) JERB: 2 nd Ward household of 15 (7 males, 4 females, and 4 slaves)
1811-1815			16			Birch, Doctor 1813 only: Fish, Doctor Townsend, George Hegeman, Adrian Lamb, ? Cornwell, Joseph Coit, ?	H&L
1812					Birch, Joshua Fish, Henry		Elliot's (1812)
1815	Hopkins, Samuel M Hopkins, Sarah Elizabeth	Birch, Joshua E R	16				(113 :31)
1815	Birek, Joshua E R Birek, Rachel	Smith, Gilbert	16				(113 :101)
1815	Smith, Gilbert	Jenkins, Frederick	16				(113 :104)
1816-1817			16			Jenkins, Frederick	H&L
1818			16			Bunker, Capt	H&L
1820			16			Goold, Mrs. Childs, Chester	
1823			16			Mead, S Swandon, W	
1829			16			Hewlett, O T & J Bond, Mrs. M	H&L "boarding"
1830				(No Ray, Richard) (Jenkins, Frederick, not in APE) #274 Hewlett, Oliver T, merchant OT & J Hewlett,			OTH: h listed, not in APE

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 16: 274 Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 274 Pearl Street	Remarks
					merchants Bond, Margaret, widow of Nath S, boarding house Wilson, James, stove manufacturer (206 Water Street - not in APE)		JW: h listed, not in APE (h 55 Harman) Longworth (1829- 1830)
1834- 1839			16			Wilson, James In 1834 only: Uhl, Lewis Gilbert, Joshua T	JW: "merchant" H&L
1840					Wilson, James, b 274 Pearl Street, stove manufacturer (Gilbert, Joshua T, stoves, not in APE) (No Jenkins, Frederick, Ray, Richard, or Uhl, Lewis)		JW: b 206 Water Street (Titanic Park APE) JTG: b 208 Water Street (TP APE: 208 Water Street and Lot 16 abut); h listed, not in APE (Longworth 1839- 1840)
1844- 1864			16			Ray, Richard, Est. of 1859 & 1864 no "Est. of"	1844 & 1853: H&L 1848: S&L
1845- 1853			16			Ray, Richard Est.	Tax Map (1845-1853)
1851					Best, James, hardware Stone, Mrs. Wm W, boarding		Doggett's (1851)
1859- 1864			16			Ray, Richard	23'6" x 90' lot; 23'6" x 70' building, one 3 ½ story building
1866	Fox, Charlotte L Widow of Fox, Wm W	Fox, George	16				Examine 15 (962 :542)
1870					(No Fox, Charlotte L, or Ray, Richard)		NYC Directory, 1869 (Ancestry.com)

Block 95, Lot 17: 276 Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 276 Pearl Street	Remarks
1654 to 1722	NIOR						
Prior to 1726		Cannon, John					Referred to in 1726 conveyance for Lot 21 (31 :70)
1727 to 1731	NIOR						
1733 to 1767	NIOR						
1773 to 1783	NIOR						
1784	Sears, Isaac, NYC, merchant Sears, Sarah	Haydock, John W	17				"...all that certain house and lot of Ground... bounded in the rear by lott now or late of Benjamin Payne on the Northeast by the lott now or late

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 17: 276 Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 276 Pearl Street	Remarks
							of John Schermerhorn and on the southwest side by the lot now or late of David Provoost...."
							Referred to in 1827 conveyance for 276 Pearl Street. See below. (219:310)
1786					(Sears, Isaac, on list of NYC officials) (No Payne, Benjamin, Schermerhorn, John, Provoost, David, or Haydock, John W)		Franks (1905)
1786 to 1788	NIOR						
1789					(No Sears or Haydock)		Rothschild (1999)
1790				Haydock, John W (No Payne, Benjamin, Schermerhorn, John, Sears, Isaac, or Corties, Benjamin)			JWH: Montgomery Ward household of nine (4 males, 5 females, and no slaves) (p. 88)
1808			17			Corties, Benjamin	H&L
1809			17			Quackenbos, Jas Pool, Jno V Morris, Jedediah Hayden, Alex	H&L
1810-1818			17			Scott, Richard In 1811 only: Rogers, John In 1812 only: Lockwood, Rufus	H&L
1810				Scott, Richard (Quackenbos [as Quackenbush], Jas, not in APE) (No Pool, Jno V Morris, Jedediah, Hayden, Alex, Rogers, John, or Lockwood, Rufus)			RS: 2 nd Ward household of four (2 males, 2 females, and no slaves) (p. 102)
1812					Scott, Richard		Elliot's (1812)
1819	White, George F, NYC merchant	Haydock, William W, NYC merchant	17				"... certain dwelling house and Store and lot..." At the time, Haydock was deceased. (140 :367)

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 17: 276 Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 276 Pearl Street	Remarks
1820			17			Clancy, Geo	
1823						Stillwell & Hicks	
1827	Corlies, John, NYC, merchant Corlies, Phebe Corlies, Joseph W, NYC, merchant Corlies, Lydia	Willis, John R, NYC, merchant	17				Examine 18 "... certain lot piece or parcel of Ground with the messuages and buildings thereon... (219 :310)
1829						Willis, John R	H&L
1830					#276 Corlies, Joseph Willis, John R, ironmonger (Hicks, Willet, and Haydock, William W, merchants, not in APE) (No Stillwell)		JC: h listed, not in APE JRW: h listed, not in APE Longworth (1829- 1830)
1834						Willis & Brothers	S&L
1839						Haydock, Henry W	S&L
1840					#276 Haydock, Henry W, crockery (Willis, John R, not in APE) (No Willis & Brother, or Haydock, William W)		HWH: h listed, not in APE (Longworth 1839- 1840)
1844						Willis, John R	S&L
1845- 1853						Willis, Jno R Est.	Tax Map (1845-1853)
1848- 1859						Willis, John R, Est. of	
1851					Oliver Willets & Son, crockery * Willets, Amos		Doggett's (1851)
1853	Willis, Alfred Willis, William H Willis, Edward Willis, Thomas	Agreement					(638 :350)
1853	Willis, John R (Exers of) Willis, Alfred Willis, William H Willis, Edward Willis, Mary F Willis, Lydia W	Gallatin, Albert R		17			(638 :351)
1859						Willis, John R	22'11" x 90'4" lot, 22'11" x 80' building; one 4 1/2 story building
1864						Gallatin, Albert A	Ditto 1859
1870					(Willis, John R, not in APE) (No Gallatin, Albert)		NYC Directory, 1869 (Ancestry.com)

Block 95, Lot 18: 278 Pearl Street

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 278 Pearl Street	Remarks
1654 to 1722	NIOR						
Prior to 1726		Cannon, John					Referred to in 1726 conveyance for Lot 21 (31 :70)
1727 to 1731	NIOR						
1733 to 1767	NIOR						
1773 to 1783	NIOR						
1786					(Townsend, James on list of NYC officials) (No Treadwell, Seabury or Geo. or Humphreys, Elijah)		Franks (1905)
1786 to 1788	NIOR						
1789					(No Treadwell or Humphrey) Townsend, Solomon merchant-Queen St		Rothschild (1999)
1790				(Townsend, James, not in APE) (No Treadwell, Seabury or Geo, or Humphrey, Elijah)			
1808			18			Townsend, James	H&L
1809			18			Townsend, James Treadwell, Seabury Treadwell, Geo Humphreys, Elijah	
1810			18	(Townsend, James and Livingston, Wm A, not in APE) (No Wilkins, Alfred, Livingston, Isam, Cheesebrough, or Frost, Caleb)		Townsend, James Wilkins, Alfred Livingston, Isam Livingston, Wm A Cheesebrough, H	
1811						Townsend, James Livingston, William A Livingston, Alfred Wilkins, Isaac Humphrey, Elijah Cheesebrough, Codington Woolley, Mr. Kissam, Mr. Moore, Thos W C	H&L
1812			18			Frost, Caleb Humphrey, Elijah Cheeseborough, R Wurtz, Daniel Allen, Francis Van Allen, James	H&L See 1832 conveyance for CF Execs. as grantees.
1812					Lewis, Mrs. Humphrey, E		Elliot's (1812)

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 18: 278 Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 278 Pearl Street	Remarks
1813			18			Frost, Caleb Humphrey, Elijah Van Allen, James	H&L
1815			18			Mein, John Clark, Chester Carter, Hiram	H&L
1816			18			Lord & Deforest Robins, Mr. Wood, Abm	H&L
1817			18			Carman, M Adams, Mr.	
1818			18			Vail, Mrs.	H&L
1820			18			Vail, W	
1823			18			Post, Mr.	
1829			18			Hinman, Munson Pierson, Frost, Philemon H Frost, Jacob Weld, Addison	H&L "PH&J Frost 278 Pearl ditto Weld & Champing" See 1840 conveyance for PHFrost as exec. for 1832 conveyance.
1830					#278 Hinman, Monson, boardinghouse (occupation) PH & J Frost, merchants (Frost, Jacob, Weld, Addison, grocer, and Lorillard, George, tobacconists, not in APE) (No Pierson)		Longworth (1829- 1830)
1832	Frost, Caleb, late of Oyster Bay (Execs. of)	Lorillard, George, NYC, tobacco manufacturer	18, 19				Sold at public auction at the Merchants Exchange, NYC "... certain lot of ground & premises with the buildings thereon... bounded... Southerly in the rear partly by ground now or late of John Ireland and partly by ground now or late of Edward Lawrence... Westerly ... by a house and lot of ground late belonging to John W Haydock & now John R Willis... Easterly by a house and lot of ground late belonging to Thomas Franklin Junior now of John T Dolan... the said premises are now known as 278 & 280 Pearl Street..." (282:56-57)
1834			18			Smith & Lawrence	S&L

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 18: 278 Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 278 Pearl Street	Remarks
1839			18			Belden, Mrs.	H&L "no taxable boarders"
1840					#278 Belden, Amos, h address, sailmaker (Lorillard, Peter, tobacco, not in APE)		(Longworth 1839- 1840)
1840	Court of Chancery before the Vice- Chancellor of the First Circuit Lorillard, Peter, Plaintiff against	Report of Commissioners in Partition	18 278 Pearl St.				"bounded... Southerly in the rear partly by ground now or late of John Ireland and partly by ground now or lately of Edward Lawrence on the westerly side by a house and Lot of ground, lately belonging to John W Haydock and now or lately to John R Willis... being the same lot of ground and premises... conveyed to the said George Lorillard by Henry Coles Edward L. Frost and Philemon Frost acting executors of the last will and testament of Caleb Frost late of... Oyster Bay..." See 1832 conveyance above. (40:256)
1842	Lorillard, Margaretta A Devisee of Lorillard, George	Ward, Margaretta-- Henrietta	18				(426:349)
1842	Ward, Thomas Ward, Margaretta-- Henrietta	Camman, George P	18				(426:352)
1842	Camman, George P Camman, Catharine-Ann	Ward, Thomas Ward, Margaretta-- Henrietta	18				(426:356)
1844			18			Dean, Ward N, Agent	S&L
1845- 1853			18			Ward, Thos, Dr	Tax Map (1845-1853)
1848- 1864			18			Ward, Thos, Dr	S&L
1851					John G Murray & Co, brushes *Bradshaw, William		Doggett's (1851)
1859- 1864			18			Ward, Thos, Dr	19'10" x 90'8" lot; 19'10" x 60' building; one 4-story building
1865	Ward, Thomas Ward, Margaretta H	Carmer, Lewis A	18				(946: 89)
1867	Whiting, John N (Referee) Conner, Lewis A et al Defendants	Barnes, George D	18				(1015: 653)
1868	Barnes, George D	Butler, Betsey	18				(1074: 84)

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 18: 278 Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 278 Pearl Street	Remarks
1870	Barnes, Catharine				(No Barnes, George D or Butler, Betsey)		NYC Directory, 1869 (Ancestry.com)

Block 95, Lot 19: 280 Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 280 Pearl Street	Remarks
1654 to 1722	NIOR						
Prior to 1726		Cannon, John					Referred to in 1726 conveyance for Lot 21 (31 :70)
1727 to 1731	NIOR						
1733 to 1767	NIOR						
1773 to 1783	NIOR						
1786					(No Frost, Caleb)		Franks (1905)
1786 to 1788	NIOR						
1789					(Frost, Caleb grocer-Water Street, not in APE)		Rothschild (1999)
1790				Frost, Caleb Shotwell, William Hicks, John (Robinson, Thomas, not in APE) (No Rogers, Jedediah, Talcott, Daniel, McInire, William, Walden, Charles, Stockholm, Andrew, Kimberely, Anson, Bush, R, or Rode, Mr.)			CF: Montgomery Ward household of six (2 males, 3 females, and 1 slave) (p. 92) WS: Montgomery Ward household of 12 (8 males, 2 females, 2 others, and no slaves) (p. 80) JH: Montgomery Ward household of 7 (4 males, 2 females, and 1 slave) (p. 103)
1797		Frost, Caleb					1797 conveyance for Lot 20 mentions that Caleb Frost was one lot to the west (Lot 19). "... Lot of Ground and premises... Bounded... Southerly in Rear by Edward Lawrence... westerly by Caleb Frost and easterly by the Widow Livingston...." (55 :510)
1808			19			Hicks & Shotwell	II&L

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 19: 280 Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 280 Pearl Street	Remarks
						Rogers, Jedediah Talcott, Daniel Robinson, Thomas McIntire, William Walden, Charles Stockholm, Andrew Kimberely, Anson Bush, R Rode, Mr.	
1809			19			Hicks & Shotwell Rathbone, Jno, Jr. Foote, Mr. Nevins, Mr. Bronson, Oliver Loomis, Luther Lord, Rufus	H&L
1810			19			Birch, Dr	H&L
1810				(Frost, Caleb, not in APE) Shotwell, William Shotwell, Joseph L. (Rathbone, Jno Jr., and Nevins, Mr., not in APE) (No Hicks, Foote, Mr., Nevins, Mr., Bronson, Oliver, Loomis, Luther, or Lord, Rufus)			CF: in Oyster Bay, Queens household of eleven (5 males, 5 females, 1 other, and no slaves) WS: 2 nd Ward household of 10 (3 males, 6 females, 1 other, and no slaves) (p. 67) JLS: 2 nd Ward household of 5 (1 male, 3 females, and 1 slave)
1811			19			Buckley, Ralph	H&L
1812- 1813			19			Frost, Caleb	
1812						Frost, Caleb	Elliot's (1812)
1815			19			Davis, Mrs. Bradford, Horace Witmore, Jennings, Allen, King,	H&L
1816			19			Frost, Caleb Lyster, Henry Allen, Andrew Beck, George Witmore, Lindsay Hyde, Mr. Brevort, Mr. Poore, Mr. Wright, Thos Parish, Mr. Dolan, John T	H&L
1817			19			Frost, Caleb Hoffman, Henry	
1818			19			Mitchell, Jas Thomson, Peter	H&L
1820			19			Lilby, G	
1823			19			Day, Mr. Judson, David	
1829			19			Hoff, A M, Mrs.	H&L

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 19: 280 Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 280 Pearl Street	Remarks
						Miller, John G	Longworth (1829-1830)
1830					#280 Hoff, Ann M, boardinghouse keeper (Miller, John G, merchant, and Lorillard, George, tobacco manufacturer, not in APE)		Longworth (1829-1830)
1832	Frost, Caleb, late of Oyster Bay (Execs. of)	Lorillard, George, NYC, tobacco manufacturer	18, 19				Sold at public auction at the Merchants Exchange, NYC "... certain lot of ground & premises with the buildings thereon... bounded... Southerly in the rear partly by ground now or late of John Ireland and partly by ground now or late of Edward Lawrence... Westerly ... by a house and lot of ground late belonging to John W Haydock & now John R Willis... Easterly by a house and lot of ground late belonging to Thomas Franklin Junior now of John T Dolan... the said premises are now known as 278 & 280 Pearl Street..." (282:56-57)
1834			19			Mead & Scofield Hathaway, Mrs. White, James	H&L MI: "Bd House" JW: "Merchant"
1839			19			S & S Halsted	H&L
1840					#280 Halsted, Samuel, dry goods Halsted, Schureman, dry goods (No Mead Scofield, Mead & Scofield, Hathaway, Mrs., or White, James)		Both SH: h listed, not in APE S&L (Longworth 1839- 1840)
1841	Coster, John H Coster, Sarah Adeline	Coster, John G	19				Examine 20 (414 :80)
1841	Coster, John G Coster, Catharine M	Heckscher, Charles A	19				Examine 20 (414 :81)
1841	Acker, Jacob (Sheriff) Coster, John H (Interest of)	Heckscher, Charles A	19				Examine 20 (419 :54)

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 19: 280 Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 280 Pearl Street	Remarks
1842	Heckscher, Charles A Heckscher, Georgiana L	Coster, John G	19				Examine 20 (424 :162)
1842	Coster, John G Coster, Catharine M	Coster, Henry A	19				Examine 20 Conveyance in Trust (432 :112)
1844			19			Coster, John G	H&L "Henry A Coster"
1845- 1853			19			Coster, H A	Tax Map (1845-1853)
1848			19			Henry & Coster	H&L
1847	Coster, Henry A	Coster, John H	19				Examine 20 (490 :290)
1851					Wendel, John D, furs William Geisse & Sons, Imprs *Geisse, Herman G (*no information) Degan, Francis, hats		Doggett's (1851)
1853						illegible	H&L
1853	Dolan, John T Coster, John H	Agreement	19, 20				(641 :248)
1859			19			Carter, H A	19'6" x 88'2" lot; 19'6" x 60' building; one 4-story building
1864	Jones, George A Trustee for Coster, Sarah And her children Coster, Sarah— Adeline Chadwick, Henry G Chadwick, Adeline Jones, George A Jones, Harriet G Tallmadge, George-Clinton Tallmadge, Henrietta Coster, John H Coster, George W Coster, Charles R	Abendroth, William Abendroth, Augustus Abendroth, Augustus Firm of Abendroth Brothers	19			Costar, John A	19'6" x 88'2" lot; 19'6" x 60' building; one 4-story building (898 :239)
1865	Abendroth, Augustus Abendroth, Mary M Abendroth, John Abendroth, Amanda W	Abendroth, William P	19				2/3 Interest (917 :454)
1870					(Abendroth, Augustus, stoves, Abendroth, John, stoves, and Abendroth, William P, stoves, not in APE)		NYC Directory, 1869 (Ancestry.com)

Block 95, Lot 20: 282 Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 282 Pearl Street	Remarks

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 20: 282 Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 282 Pearl Street	Remarks
1654 to 1722	NIOR						
1727 to 1731	NIOR						
1733 to 1767	NIOR						
1773 to 1783	NIOR						
1786					(Franklin, Thomas, Jr., merchant, not in APE) (No Tillotson, Thomas, Schermerhorn, Peter, NYC merchant, Cornelius, mariner, James A, NYC merchant, or Catherine, NYC spinster)		Franks (1905)
1786 to 1788	NIOR						
1789					(No Franklin, Tillotson, or Schermerhorns)		Rothschild (1999)
1790				Franklin, Thomas, Jr. (No Tillotson, Thomas, or Schermerhorns)			TF, Jr.: Montgomery Ward household of six (1 male, 3 females, 2 others, and no slaves) (p. 88)
1797	Schermerhorn, John (Exr of) Schermerhorn: Rebecca, Simon, Jane, Peter (NYC merchant), Elizabeth, Cornelius (mariner), James A. (NYC merchant), Sarah, Catherine (NYC spinster)	Franklin, Thomas Jr., NYC merchant	20				"... Lot of Ground and premises... Bounded... Southerly in Rear by Edward Lawrence... westerly by Caleb Frost and easterly by the Widow Livingston...." (55 :509-510)
1797	Tillotson, Thomas Tillotson, Margaret	Franklin, Thomas Jr.	20				(55 :511)
1808	Franklin, Thomas Franklin, Margaret	Slidell, John Slidell, Thomas	20			Newbold, George Birch, Doctor	H&L (79 :454)
1809			20			Newbold, Geo Burch, Doctor Frost, Doctor	H&L
1810			20			Newbold, Geo Bowen, Geo Coit, Wm	
1810				Burch, Joshua E R (Tillotson,			JERB: 2 nd Ward household of fifteen (7 males, 4 females, and 4 slaves) (p. 102)

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 20: 282 Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 282 Pearl Street	Remarks
				Thomas Franklin, Thomas Jr., Slidell, John, and Newbold, George, not in APE) (No Slidell, Thomas, Frost, Doctor, Bowen, Geo, or Coit, Wm)			See also Lot 16.
1811			20			Newbold, George	H&L
1812			20		Newbold & Leggett Williams, Mrs. Tredwell, S Tredwell, Geo Townsend, Jas Cornwall, Jas	Newbold, George Tredwell, Seabury Tredwell, George Townsend, James	Elliot's (1812)
1813			20			Newbold, George Tredwell, Seabury Tredwell, George Townsend, James	H&L
1815			20			Parker, Mrs. Tredwell, Seabury Tredwell, George Ely, Elias H Parsons,	H&L
1816	Slidell, John Slidell, Margery Slidell, Thomas	Dolan, John T	20			Dolan, John T Ives, A W, Doctor Tredwell, George Tredwell, Seabury Baker, Wm Blossom, Mr. Fellows, Mr.	See will of John T Dolan L140 Wp 494 (114:45)
1817- 1818			20			Parker, Mrs. Tredwell, Seabury	
1820			20			Parker, W Tredwell, Seabury	
1823			20			Dolan, John T	
1829			20			Dolan, John T Sprowl, Mrs. E	H&L
1830					#282 Sproull, Elizabeth, widow of Samuel (Tredwell, George, crockery, Tredwell, Seabury, merchant, and Dolan, John T, hardware, not in APE) (No Parker, Mrs.)		ES: occupation listed as widow of Samuel Longworth (1829- 1830)
1834			20			Dolan, John T Penfold, Nichl B	H&L NBP: "Printer"
1839			20			Anderson, S	H&L
1840					#282 Dolan, John T, hardware Anderson, Sarah, widow of Thomas, boardinghouse keeper (Penfold, Nichl B,		JTD: h listed, not in APE Store & Lot (S&L) (Longworth 1839-

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 20: 282 Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment: 282 Pearl Street	Remarks
					printer, not in APE)		1840)
1844-1864			20			Dolan, Jno T	H&L
1845-1853			20			Dolan, Jno T	Tax Map (1845-1853)
1851					John T Dolan & Sons, imprs *Dolan, Peter *Dolan, Henry Quinling, M Donahue, C Murphy, J M'Carty, J Field, M Simms, William Walker, J Wire, D D		Doggett's (1851)
1853	Dolan, John T Coster, John H	Agreement	19, 20				(641 :241)
1859-1864			20				21' x 87'7" lot; 21' x 72' building; one 5 story building
1870					(No Dolan, John T, or Coster, John H)		NYC Directory, 1869 (Ancestry.com)

Block 95, Lot 21: 284 and 286 Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment	Remarks
1654 to 1722	NIOR						
1726	Harrison, Francis Nichols, John Livingston, Robert Jr. Trustee for Livingston, Gilbert and his heirs	Staats, Catha, widow	1-1 ¼				includes 21, 22, 23 "...those four Lotts... bounded on the west by the messuage and Lotts of Land now in the trust and possession of John Cannon and on the east by the Lott of Ground belonging to John Ellis and on the South by the River...and the other three Lotts Situate Lying & being in Beekman Strett known and distinguished by the numbers one hundred fortynine one hundred & fifty & one hundred and fifty one lying contiguous...." (31 :70)
1726	Staats, Catha	Livingston, Robert	1-1 ¼				includes 21, 22, 23 (31 :75)
1726	Staats, Catha	Livingston, Robert Jr.	1-1 ¼				includes 21, 22, 23 (31 :76)
1727 to 1731	NIOR						
1733 to 1767	NIOR						
1773 to 1783	NIOR						
1786					(Lawrence, John, on list of NYC		

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 21: 284 and 286 Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment	Remarks
					officials) (No Lawrence, Edward, or Lawrence, Zipporah)		1786 Franks (1905)
1786 to 1788	NIOR						
1789	Lawrence, Edward Lawrence, Zipporah	Lawrence, John	21				(45 :269)
1789					Lawrence, Edward grocer- Waterbeek Lawrence, John Merchant-Queen St		Rothschild (1999)
1790				Lawrence, Edward Lawrence, John Lawrence, John (No Lawrence, Zipporah)			EL: Montgomery Ward household of five (2 males, 3 females, and no slaves) (p. 80) JL: Montgomery Ward household of three (1 male, 2 females, and no slaves) (p. 84) JL: Montgomery Ward household of nine (3 males, 6 females, and no slaves) (p. 93)
1808			21			#284 Alfred S Pell & Co Pell, Ferris Lewis, Mrs. Heyden, Abraham #286 Lecount, B Tonnele, John Ftich, Edward	H&L
1809			21			#284 Alfred S Pell & Co Pell, Ferris Havens, Gabriel White, Ivory Price, Mr. Roberts, Capt Hayden, Abrm #286 Lecompte, B Tonnele, Mr. Frowd, Wm	
1810			21			#284 Russell, Mrs. Stevens, Wm Wyer, Pruella	

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 21: 284 and 286 Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment	Remarks
1810				Lewis, Hannah Roberts, John Price, Joseph Havens, Gabriel Russell, Rhoda Tennele, John Stevens, William Wyer, Barsilla (No remaining names from 1808-1810 tax assessments)			HL: 2 nd Ward household of fifteen (10 males, 2 females, and 3 slaves) (p. 102) 2 nd Ward household of five (5 others) (p. 66) JP: 2 nd Ward household of six (3 males, 3 females, and no slaves) (p. 102) GH: 2 nd Ward household of four (1 male and 3 slaves) (p. 99) RR: 2 nd Ward household of eleven (8 males, 2 females, 1 other) (p. 102) JT: 2 nd Ward household of nine (3 males, 5 females, and 1 slave) (p. 102) WS: 2 nd Ward household of four (1 male, 2 females, 1 other, and no slaves) (p. 102) BW: 2 nd Ward household of three (1 male, 2 females, and no slaves) (p. 102)
1811	Thurston, William Assignee of King, John	Hasjett, Joseph	21			#284 Smith, James T Guillard, Joseph #286 Tonnele, John Comte, Bruno	H&L (93 : 132) H&L
1812			21		#284 Jennings, S W Smith, James T #286 Comti, Bruno Tonnelle, John Legrand, Mr.	#284 Smith, James T #286 Tonnele, John Compte, Bruno	H&L H&L Elliot's (1812)
1813			21			#284 Miller, Thomas #286 Tonnelly, John Compl, Bruno	H&L H&L
1815			21			#284 Tonnele, John Comte, Bruno #286 Peck, Wm	H&L
1816			21			#284 Tonnelle	H&L

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 21: 284 and 286 Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment	Remarks
						#286 Redmond, S Ingols, Wm F	
1817			21			#284 and #286 Tonnele, John	
1818			21			#284 Tonnele, John Loon, Peter #286 Redmond, F	H&L
1823			21			#284 Tonnelly, John Suneau, P #286 Redmond, S	
1824	Tillotson, Thomas	Tillotson, Robert Tillotson, John C Lynch, Janet	1-1 ¼				includes 21, 22, 23 (175 :434)
1824	Lynch, Janette Heir of Livingston, Margaret Lynch, James, Utica, NY	Tillotson, Robert, NYC Esquire	1-1 ¼				includes 21, 22, 23 "... all the one third part of those certain lots or parcels of ground... being the same to which the said Janet became entitled as one of the heirs at law of Margaret Tillotson deceased late the wife of Thomas Tillotson subject however to the life estate and interest of the said Thomas Tillotson...." (includes Lot 21) (175 :435-436)
1828	Tillotson, John C Tillotson, Maria	Tillotson, Robert	21, 22, 23				(233 :428)
1829	Tillotson, Robert Lynch, James Tillotson, John C	Tillotson, Thomas	1-1 ¼				includes 21, 22, 23 Release (247 :16)
1829			21			#284 Hallock & Moore #286 Titus & Clark	H&L H&L #286: "corner"
1830					(Lynch, James, not in APE) #284 Hallock & Moore, merchants Moore, Edward H, Sign painter Clark, Aaron, dry goods (No Tillotson, Robert, or		EHM: b address Pearl c Beckman; h listed, not in APE AC: address Pearl c Beckman

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 21: 284 and 286 Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment	Remarks
					Tillotson, Thomas Titus)		Longworth (1829-1830)
1832	Tillotson, Robert Tillotson, Emily C	Livingston, Charles L	21				(289 :611)
1834			21			#284 Wickham & Hutchinson #286 Van Wyck & Phillips	S&L #286: "corner of Beekman" S&L
1839			21			#284 Wickham & Hutchinson #286 Bogart, John B	S&L #286: "corner of Beekman" Bogart h listed, not in APE
1840					(Livingston, Charles L., not in APE) #284 Wickham, Henry W, dry goods Hutchinson, Samuel, dry goods #286 Bogert, John B, Hardware (No Tillotson, Robert or Van Wyck & Phillips)		SH: h listed, not in APE JBB: h listed, not in APE Longworth (1839-1840)
1843	Robinson, Lucius (Master in Chancery) Charles L. Livingston et al Defendants	New York Life Insurance & Trust Company	21				(439 :273)
1844-1848			21			#284 and #286 NY Life Insc Trust Co	S&L "corner of Beekman"
1845-1853			21			#284 and #286 Life Ins & Trust Co	Tax Map (1845-1853)
1851	New York Life & Insurance & Trust Company	Kerhohan, Joseph	21		#284: Lyins & Inglis, varnish *Lyons, M *Inglis, G C Colwell & Spurring, nails *Colwell, E B (*no information) Muir, J M, shirts O'Hara, R H, paper Charff, P, umbrella sticks #286: listed as across Beekman Street: after #284, "Here Beekman Street Intersects"		(566:65) Doggett's (1851)
1853	Kemochan, Joseph	Market Bank	21			#284 and #286 Market Bank	(640 :413)
1859-1864			21			#284 and #286 Market Bank	#284: 20' x 50' lot; "All built upon; no description of # of bldgs or # of stories

APPENDIX A: CONVEYANCE, CENSUS, TAX, AND DIRECTORY RECORDS

Block 95, Lot 21: 284 and 286 Pearl Street							
Year	Grantor	Grantee	Lot #	Census	Directory	Tax Assessment	Remarks
							#286: 20' x 53'6"; "All built upon; no description of # of bldgs or # of stories