


Assay Office Site
Historic Report

 Project No. 32-83-0003

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FRONTISPIECE: "Sail still flourishes in 1885." Photograph attributed to Kilburn, looking north from Pier 11, Old Slip and South Street, to Block 35. Taken from Maritime New York in Nineteenth Century Photographs, page 88, by Harry Johnson and Fredrick S. Lightfoot, 1980.

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HISTORICAL DOCUMENTARY REPORT
ASSAY OFFICE SITE
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Grossman
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GREENHOUSE CONSULTANTS INCORPORATED
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PREFACE

The following report presents a narrative and pictorial history of Block 35, the Assay Office block. This preface shall serve as a summary of those events which began with the filling in of that portion of the East River which is now the subject block in this study.

As of 1767 that portion of lower Manhattan which contains our study area was a large water-filled basin. In 1775 a number of New York merchants and politicians were granted water rights by the City to what was to become Block 35. The block originally contained nine lots coinciding with the original underwater grants. In about 1785 land filling began and by 1790 three wharves and a number of shops were in operation, occupying an "L"-shaped lot. The landfill process continued until 1804 when the block was completed to South Street. Reasons for landfilling included increased commerce, better navigation and health.

Block 35 continued to thrive as a part of New York's increasingly important commercial East River waterfront. Commission merchants trading with ports throughout the world operated from facilities on the block. Then in December 1835 the "Great Fire" caused the near-total destruction of the block. By 1840, however, the block had been totally rebuilt as a series of four and five story row structures. And thus, Block 35 was once again a thriving hub of commercial activity.

After about 1865, steam ships and the emergence of the West Side docks contributed to a rapid decline of the area. Aging merchants died and their buildings fell into decay. And so, by 1929 when the United States Government acquired that portion of the block upon which presently sits the Assay Office, many of the buildings were vacant and unuseable.

The Assay Office, completed in 1932, was built to replace a much smaller facility on Wall Street. The large steel and concrete structure was built on that portion of Block 35 which had contained fifteen of the then twenty-one lots comprising the block. The remaining six lots were acquired by condemnation in 1966 to make way for a paved parking area.

Chapter 1, which follows, details the history of Block 35 from the landfill process, through the "Age of Sail" and on to the construction of the Assay Office. An archaeological overview and summary is presented as Chapter 2. Finally, Chapter 3 portrays the development of Block 35 cartographically as a series of maps and plans.

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CHAPTER I



HISTORY OF THE ASSAY OFFICE BLOCK

Introduction

Block 35, the Assay Office site, measuring approximately 200 feet by 215 feet, is bounded by South Street, Old Slip, Front Street and Gouverneur Lane. It is "made land," part of a landfill process that extended much of New York City into the Hudson and East Rivers. This activity, still continuing (i.e. Battery City), began with the first Dutch settlers as "poldering." Between the seventeenth and early nineteenth centuries this landfill pushed the original shoreline at Pearl Street through to Water Street, Front Street, and finally South Street.

Research Methods

In order to learn as much as possible about the sequential development and use of Block 35, the Assay Office Block, a wide variety of sources was examined. Among the primary records were Conveyance Libers and Block and Lot indices found in the Register's Office of the City of New York. The Municipal Archives also provided very important records. These included the Approved Papers of the various Common Council committees, including those of Piers and Wharves, and Streets. Also consulted were Ward Maps and Assessment Books for the period 1789 to 1929. The earliest complete tax lists in the Archives date from 1789. Another group of tax records housed at the Historical Documents Collection, Queens College, City University of New York, covered the same period but were used in some cases to fill in missing pages. Also used was a very extensive collection of wills and inventories at the Collection to provide correlative evidence.

Libraries consulted included the New York Historical Society, where an important collection of directories, atlases and insurance maps are located, and the New York Public Library which provided a number of important printed sources including the I. N. P. Stokes Iconography of Manhattan Island, 1498-1909.

DATE	NAME	When Recorded		BETWEEN WHAT STREETS LOCATED			
		Book	Page	North	South	East	West
Mar 12	1792 Roosevelt, Isaac	E	1	Coffee House St.	Old Slip	South	Front
Mar 21	1775 Kennedy, Archibald	D	534	"	"	"	"
"	" Morton, John	"	530	"	"	"	"
"	" Jauncy, James	"	526	"	"	"	"
"	" Bache, Theophilus	"	523	"	"	"	"
"	" Richards Paul, Executors of	"	519	"	"	"	"
"	" Walton, Jacob	"	515	"	"	"	"
"	" Abraham	"	511	"	"	"	"
"	" Gouverneur, Nicholas	"	507	"	"	"	"
"	" Griffith, John	"	503	"	"	"	"
"	" Hallett, Joseph	"	499	"	"	"	"
"	" Gomez, Daniel	"	495	"	"	"	"
Mar 16	1799 Maxine, Jas. H.	E	38	"	"	"	"
" 21	1775 Carver Henry	D	486	"	"	"	"
"	" Brownish, William	"	482	"	"	"	"

Wall Street

Angus Wharf

Assay Office Site
Historic Report

 Project No. 32-83-0003

No Date EAST RIVER, INDEX OF GRANTS OF LAND UNDER WATER.

(List of original underwater grants for block.)
Found in the Bureau of Topography, Room 2217,
Office of the Borough President, 1 Center Street,
New York, New York.

The Pre-Revolutionary Era

As of 1767, the area from Old Slip to Wall Street fronting Dock or Pearl Street was a large water-filled basin, part of East River (boring data suggest a 17th century water depth of 17 to 25 feet). Water Street and part of Front Street had been filled on either side of Old Slip and Wall Street, but had not been extended through the basin (Ratzer Plan of the City of New York, 1767-68). As with other areas of the waterfront, the filling process was helped by the then constricted levels of available land in 18th century Manhattan. City officials and colonial governors encouraged such a process as a boost to commerce, trade and increased settlement, which would also add to the tax rolls. The medical profession had an interest in landfill since the draining and filling of low-lying areas was seen as a means to reduce sickness and epidemics, especially yellow fever which repeatedly troubled 18th century New York.

The City deeded away its valuable riparian rights with an ease which often bordered on scandal. The City's right to underwater land was officially extended by the Crown in the 1731 Montgomerie Charter to 400 feet beyond low water. This process often led to charges of favoritism being shown to government officials and well-known citizens (Peterson, pp. 350-351). All of the recipients of the original underwater grants in the Block 35 area (who included, for example, Theophylact Bache, John Morton, Isaac Roosevelt and Archibald Kennedy) were noted merchants and politicians.

On March 21, 1775, the City granted to a number of individuals, seven of whom were Abraham Walton, Jacob Walton, Stephen Richards, Theophylact Bache, James Jauncey, John Morton and Archibald Kennedy water rights to what was to become Blocks 29 to 36 (Minutes of the Common Council, hereinafter, MCC, I, 85). Isaac Roosevelt received a grant on March 12, 1792 (Ewen 1827). Theophylact Bache received two grants, and Block 35 was thus divided into nine lots.

An assessment of 1790 taken of Front Street (then completed through Block 35), provides the first site specific evidence as to the nature of the landfill operations between 1785 and 1790. This document identified the function and value of nine businesses on the new waterfront properties. The list begins with Nicholas Gouverneur's Wharf, just off Gouverneur Lane (see Taylor-Roberts Map, 1797), real value of \$550; followed by Mrs. Walton's blacksmith shop, \$250; Thomas Randall's blacksmith shop, \$150; Thomas Ming's cooper shop, \$300; Theophylact Bache's Wharf \$700 (almost in the middle of Block 35 -- see Taylor-Roberts Map, 1797); John Shaw's store, \$700; Blaze Moore's vacant lot, \$175; Isaac Roosevelt's Wharf on the east side of Old Slip, \$300; and



Isaac Roosevelt's house, \$900. Thus we know that at least by 1790 this site contained three wharves, one store, two blacksmith shops, one barrel shop and at least one vacant shop with a total value of over \$4,000 in 18th century capital.

A contemporary note helps to fix the southern bounds of Block 35 in 1790. The Roosevelt Wharf on the east side of Old Slip was condemned for being "so broken down as to admit the Filth and Dirt to run into and fill up the slip." Roosevelt was required to repair the wharf "agreeable to the Covenants contained in his Grant" (MCC, I, 745).

The Taylor-Roberts Map of 1797 shows that Block 35 contains three wharves stretching at least two-thirds the way to what was to become South Street, with landfill extending halfway across the site from Front Street. This fill and wharfage was done sometime after 1767 to 1768, and since water grants were still being made after 1778, it would seem that fill to this point was accomplished sometime between 1783 and 1790.

The Bache Wharf, so central to the development of Block 35, was apparently built just after the Revolution. Bache, a British-born merchant and land speculator, tried to stay neutral in the Revolution. He considered the event a struggle between friends and kinsmen. He stayed behind British lines when the City was seized in September 1776 at his country seat in Flatbush. However, in June 1778 he was "carried off by force" by Americans to Morristown, New Jersey, but was returned to New York soon after. Upon his return he reinstated his business at his old place at 38 Hanover Square, erected three buildings on Water Street (Numbers 85, 86 and 87) and several new houses including Numbers 212 and 213 on Front Street (Wilson, pp. 24-28; Assessment List, 1790). When Front Street was filled to South Street, he erected "two fine warehouses," Numbers 44 and 45, both on Block 35 at Gouverneur Lane facing the River (Wilson, p. 26). He was well connected. As an interesting genealogical note, Theophylact's brother, Richard, married Benjamin Franklin's only daughter, Sarah. In addition to these economic activities, the historical documents help reconstruct the progress of the landfill process as of 1790. A 1790 tax list shows one-half of the lot filled in an "L"-shaped form.

The LandFill Process

In April 1795, the Common Council took a hard look at the "unlimited extension" of water lot grants, as well as the unregulated expansion of the East River waterfront, and found



such development "injurious, if not ruinous" to low-lying areas in the City because of severe drainage and health problems. It ordered that a seventy-foot wide street (modern South Street) be laid out as an "outer street," and as "an ornament to the City," beyond which no further grants were to be made and no buildings or wharves constructed excepting those "deemed necessary for the safety of Shipping and the convenience of Trade and Navigation." The inner lines of the Block 35 area were mandated at 160 feet from Front Street at Coenties Slip (in a direct line to Crane Wharf -- Wall Street), from which it would be 333 feet, 9 inches from Water Street (MCC, II, 138).

South Street, as the outer street was soon known, took several years to complete. Among the impediments was a lack of authority by the Common Council to direct proprietors of water lots to fill in their land or to build proper wharves which would then allow the "Ebb and Flood" of River to wash away dirt and filth so harmful to its citizenry. The State Legislature was asked, and soon granted, this power to the City (MCC, II, 420-421).

Health and Disease and South Street

Concern with sickness and disease was especially high in the City at this time. There were major yellow fever epidemics in 1795 and 1798. Thousands died and cries of "bring out your dead" were often heard as cartmen plied their business. Richard Bayley, a noted New York physician, saw that yellow fever in the summer and autumn of 1795 was first observed at Fitch's Wharf on Water Street (near Peck Slip). The spread of the fever was aided, he thought, not only by prevailing winds, but also by the state of "unfinished docks which had been receptacles for several years of every kind of filth and dirt." This condition was exacerbated by the practice of throwing the dirt of adjacent streets into the recent fill areas. He noted that storehouses often erected on piles added to the "neglected and filthy state of the wharves." Bayley also observed that at Old Slip and other parts of the City the air was so noxious, especially during warm weather evenings, that inhabitants had to close the windows of their houses and "in several instances, gentlemen have assured us, that the offensive smell has been such as to occasion vomiting" (Medical Repository, I, 127-132).

Both city residents and officials felt that the filling of water lots, proper drainage and better circulation of river water were essential to improved public health. Epidemics thus helped speed the landfill process (McKay, pp. 19, 90, 92).

The accumulation of 18th century debris was a noted characteristic of the port areas. On April 16, 1795 some thirty-

five petitioners, including John G. Coster, John Duffie, Henry Cruger, William Seton and Dr. Samuel Borrowe, all residing in the Old Slip vicinity, noted that the head of the slip was so filled as to cause a most "disagreeable stench" which they feared might prove dangerous to health, especially during the oncoming summer. Furthermore, these conditions prevented bringing in "country produce," thus harming trade as well as health. The City was asked to deepen and clean the slip (Committee on Piers and Wharves, Common Council, hereinafter, CPW, April 1795).

A 1797 report by John Oothout, Health Commissioner, on the condition of the City's waterfront, found filth and disrepair widespread at Old Slip. Oothout indicated that the east side of Old Slip (fronting Block 35) was filling up and needed paving. It was, he said, "At present...almost impassable." He described the nearby yards in the rear of the Blaze Moore and Nevin Wilson stores on Front Street as "sunken, filthy nuisances, and the buildings in them fronting the river, though small, are considerably in the street." He recommended capping these deposits with "wholesome earth or gravel" (CPW, April 10, 1797). Paving was ordered by Mayor Richard Varick in April 1797 (CPW, April 28, 1797). In May, Oothout provided another report on "Lots and Cellars" which were in such a "state of nuisance" as to require filling with wholesome earth. Specifically as it relates to Block 35, the lots of Jacob Walton, Thomas Randall, Theophylact Bache and Carlisle Pollack "all in the rear of Front Street facing the river between Old Slip and Gouverneur's Alley want filling up about 25 or 30 feet in length" (CPW, May 22, 1797). A few days later the busy health officer made some further comments on the condition around the wharves. He suggested two sweepers be employed to clean sidewalks and that the landing of "string of hides, damaged coffee" and damaged perishable articles be prevented. Lastly he suggested the construction of "a few Public Necessary Houses at convenient places on the East and North Rivers, to prevent offensive practice of seamen and strangers sitting down at so many improper places..." (CPW, June 5, 1797).

In the summer of 1798 when another yellow fever epidemic occurred, Oothout also complained that "butchers continue their disgraceful practice of bringing sheep's heads and plucks, hocks and livers to market and that they are dragged by dogs around and into adjacent streets" (CPW, August 20, 1798). Such a factor should be considered by present-day archaeologists.

Drains

In 1797, Nicholas Gouverneur was granted permission to open Gouverneur Alley, present Gouverneur Lane, the northern boundary of Block 35 (MCC, II, 241). Shortly after, Gouverneur, in a long letter to Mayor Richard Varick, told of the "great expense" in making a common sewer from his wharf to the alley to carry off water from Front Street. This sewer, with four grates, cost \$2,000 and he wanted "something for it." Gouverneur also intended to build a house in the (Hanover) Square. It would need a drain to Old Slip. He again wanted the City to pay something or give the right to charge those using the sewer. Such drains he recognized were necessary for the health of citizens. Gouverneur seems to have received some compensation (CPW, August 21, 1797).

In 1803, Theophylact Bache was given permission to construct a drain through Water Street between Gouverneur's Alley and Old Slip. It was to be of brick or other durable material (CPW, April 18, 1803). In June, John McComb contracted to construct an oval drain two and one-half feet below surface and two feet wide in the inside. It was to be laid in a plank foundation four inches thick and eight inches wide and to be built of hard brick nine inches thick (CPW, June 10, 1803). While not relating directly to Block 35, the contract provides some information about drains, such as that at Gouverneur Alley, that could prove useful to further archaeological investigation. (In 1831 a cast iron pipe sewer was put in through Old Slip to the East River.) These data not only indicate that flooding and proper draining were problems, but also indicate the presence of identifiable and dateable late 18th and 19th century intrusions into the earlier deposits.

Filling in South Street, 1795-1804

Having ordered the creation of the seventy-foot street in 1795, it was not until October 1797 that the Common Council ordered that all proprietors of water lots between Coenties Slip and Catherine Slip have their lots extended and filled to South Street with "wholesome" or sterile fill to a "proper height" by October 1, 1798. Events did not proceed rapidly. Thomas Ten Eyck, in an area just north of Block 35, needed more time because some workmen had taken ill (CPW, Aug. 12, 1799). John Jones, with property on Old Slip and the corner of South Street, tried to exempt himself from the fill order by arguing that "water is deep" beside his pier, still deep enough to dock Indiamen, ocean going vessels. This petition provides some sense of depth of the



landfill operation. A contemporary merchantman measured fifteen and one-half feet from hold to gun deck (Cutler, p. 33).

The filling of South Street was completed by 1804. In 1803 James Watson, Henry A. and John G. Coster, Theophylact Bache, Blaze Moore, Nicholas Gouverneur and Kemble, among other owners of waterfront property between Old Slip and Coffee House Slip (Wall Street), the above-mentioned having lots on Block 35, signed a petition to have all property owners join in to complete the landfill process. They also asked permission to extend two of the middle piers (Piers 12 and 13) to permit the unloading of large draft vessels filled with ballast (CPW, March 14, 1803; April 4, 1803). There are no further directives or petitions following that date. In that year, John G. Coster and Joshua Jones, owners of South Street property, petitioned to be allowed to build on a line with Coenties Slip buildings, rather than with a line drawn to Coffee House Slip. This shift enlarged the planned width of South Street to seventy-six feet at Old Slip and eighty-four feet at Coffee House Slip (CPW, October 8, 1804).

In summary, it can be seen that aside from pier and slip related construction, little, if any, filling was done prior to the Revolution. The block from Front Street toward South Street was filled partially during 1783 to 1790 and more fully by 1797. Block 35 was completely filled in by 1804.

The 1804-1865 Period

The history of Block 35 during this period of the 19th century basically relates to its rise as a shipping and mercantile center paralleling the rise and development of New York as the leading port of the country. Dirt and debris filled wharves, with the need for constant dredging always in evidence. Crowded conditions, noise and confusion were typical of South Street. In 1817, the plague of the waterfront were Ho-boys "hollering offensively through their Ward (First) at nights" (CPW, August 25, 1817). Some Ho-boys licensed by the City as carriers were joined by chimney sweeps in brawls and raucous singing, much to the disgust of sober citizens (CPW, February 7, 1817).

As commerce expanded, dock space became premium. The laws of supply and demand increased wharfage rates and the value of riverside property, and spurred an often bitter struggle for space. Also, as the size and draw of large clipper and steam ships outstripped the 18th century wharves, the need for better facilities increased through time.



There were numerous pleas by captains and owners of sloops and ships, such as Samuel Bank from Greenwich, Connecticut, owner of the Sally and Betsy, and Andrew Bird of Mamaroneck, owner of the Griffen Tompkins, for more and deeper piers on the East River (CPW, April 1818). Merchants like Robert Smith and Francis H. Nicoll, who dealt in wood, objected to being denied berths by dealers in codfish, and wanted such trade restricted (CPW, February 7, 1820). In 1834, Block 35 merchants Moses Taylor and Aymar and Co., among others, objected to the laying up of vessels for winter storage, as the practice denied valuable space and was a "serious inconvenience to Business and Commerce..." They suggested using the docks on the "North side of town," for storage (CPW, November 1834).

In 1839, Aymar and Co. and other merchants found that excessively shallow slips between Coenties Slip and Coffee House Slip damaged vessels so they often became grounded at low tide, thus causing expensive delays while awaiting high tide. It is not clear to what extent the city fathers responded with dredging and deepening the docking areas (CPW, January 25, 1839).

The "Great Fire" of 1835

The face of Block 35 changed drastically one December day in 1935. On December 16th much of the Block, as well as surrounding blocks, was destroyed by what became known as the "Great Fire."

A description of the fire of 1835 which consumed Block 35 is contained in a pamphlet entitled, "An Account of the Conflagration in the First Ward of the City of New-York December 16, 1835" by C. Foster, published in New York without date. This contemporary eye-witness account relates that:

"The morning of the 17th...opened upon New-York with a scene of devastation around, sufficient to dismay the stoutest heart. The fine range of buildings and splendid stores in Exchange Place, Merchant Street, and all the adjoining streets down to the river, lay literally levelled to the earth, with their contents consumed; the Merchant's Exchange and Post-Office entirely destroyed - the whole one heap of smoking ruins."



This pamphlet also contains the following statistical information.

The numbers of stores levelled by the fire was:

South Street	37
Front Street	80
Gouverneur Lane	20
Old Slip	33

It gives the following list of Block 35 buildings destroyed in the the fire, along with the inhabitants and their occupation:

SOUTH STREET

40	Acton Arvill Civill	Grocery and Ship Store
	Hy and Wm. Delafield	Commission Merchants
41	Perkins and McLellan	Commission Merchants
	Ebenezer Bartlett	Merchant
42	Campbell P. White	Merchant
43	Eleazer E. Bradshaw	Merchant
	Peter Edes	Merchant
	Wm. Sterling	Merchant
44	Thomas Marean	Merchant
	Moses Taylor	Merchant
45	Henry Coit & Co.	Merchant
46	Osburn and Youngs	Commission Merchants
	Wm. T. Whitlock, Jr.	Shipping Merchants
	Hy and Wm. Delafield	Storehouse
47	Augustus Averill	Commission Merchant
48	Hallam Chesebrough	Grocery

OLD SLIP

34	William Boyd	Merchant
32	W. T. Frost	Painter
	Allan McDougal	Grocer

FRONT STREET

79	William Todd	Merchant
81	S. Storm	Flour Merchant
83	Strong, Ballach & Co.	Grocers
85	J. H. Smith	Oil
87	Smith & Rudd	Merchants
89	J. C. Cooper	Importers of Liquors
91	Condit & Scott	Merchant
93	A. V. Williams	4-Story
	& Winans	



This list does not completely coincide with the information contained in Appendix I. This may either be due to the inaccuracies of the person who wrote the pamphlet or to the fact that the information in the Appendix was compiled for the years 1830 and 1840, while the fire occurred in 1835.

The "Age of Sail," 1820-1860

While the "Great Fire" of 1835 did much to change the physical appearance of Block 35, it did little to alter its character. South Street during the "Age of Sail" was a scene of busy life and money-making. Harbor-masters, stevedores, longshoremen and ship owners mingled with commission merchants, grocers and ship-store dealers.

As the great clipper ships built in New York yards with names like Sea Witch, Young America and Rainbow Challenge, sailed to destinations as far away as California and China, impatient owners, merchants and the general public anxiously paced the cobblestones of South Street or gazed out into the East River from the windows of the four and five story brick buildings that lined the waterfront.

Signs telling of the various trades or services hung in profusion from building fronts. Many of the windows had iron shutters. Awnings shielded packed rooms from the heat of the day. Streets, docks and buildings hummed with life and commerce. In the history of the City it was but a short period of time, yet in its day South Street had no equal in the country.

The buildings along South Street were crowded with so many who gained their trade from the sea. Each building, though owned by an individual, housed many tenants all doing business from the same address. In 40 South Street, for example, at the corner of Old Slip, were several commission merchants, a grocer, a gauger, a broker and a towboat owner or operator -- at least thirteen persons or firms doing business from this address. At 48 South Street were three commission merchant companies or partnerships, with seven members of these firms doing business from that address.

The typical four and five story buildings were crowded with merchants anxious for an arriving ship and anxious to sell profit making cargo. It was through these buildings that much of the commercial lifeblood of New York flowed. And for a period of time, 1820 to 1860, the "Age of Sail," these buildings were the City's throbbing main arteries (see Appendix, Doggett, 1852).



1865 - Present

The Civil War, steam ships, and the emergence of the West Side docks, all contributed to the decline of this area. The great merchants died and were not replaced. Buildings became old, decayed and unuseable. In 1835 the "Great Fire" destroyed virtually all of Block 35, as well as much of the surrounding blocks. After the fire at least twenty-one four and five story row buildings were completed by 1840.

The United States Assay Office, which presently occupies about half of Block 35 (see Sanborn Manhattan Landmap, 1955) was constructed on the site of fifteen lots purchased by the Federal Government for 1.4 million dollars in 1930 as part of a 700 million dollar Federal buildings program (New York Times, August 1, 1931). In March 1966 the remaining six lots on Block 35 were acquired by the Government by condemnation to make way for a paved parking area.

Construction of the Assay Office building started in the summer of 1931 ("Acting Secretary of the Treasury Ogden L. Mills wielded a silver trowel" at a ceremony to lay the cornerstone on July 31, 1931), and was completed by mid-1932 at a construction cost of 2.1 million dollars (Ibid., August 1, 1931; May 24, 1931). The project was built under the direction of James A. Wetmore, Acting Supervising Architect of the Treasury (Ibid., April 10, 1930). The building is five stories high with an attic and one basement level some ten feet (twelve feet under the vault) below grade. It is a massive concrete and iron structure having steel vaults, a 27-ton vault door and a 200 foot high smokestack. The structure was built to replace a facility approximately half its size situated at 32 Wall Street. The old facility was sold by the Government for a then-record price of \$6,501,000 to George L. Ohrstrom (Ibid., June 26, 1929). As originally conceived, the new structure was designed to also house a mint.

Newspaper accounts at the time of construction of the Assay Office indicated that the fifteen buildings on the site were "nearly a century old" (Ibid., December 8, 1929).

"Row houses" were used for light industry, storage and housing. A report in the Times article described the complex as "dingy warehouses and cheap lodging houses," four or five stories high facing the waterfront. The article cited the Block as "closely associated with the colorful life along the lower East River waterfront" (Ibid., December 8, 1929).

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It would appear that the original landfill of 1783 to 1804 may still be in place, since most of the buildings constructed on the site seemed to have been built without basements or cellars. Available documents indicate that from 1840 until the time of demolition of most of the buildings in 1930, little, if any, new building construction took place (Perris Insurance Atlas' of 1852 and 1884, Hyde Atlas of 1912). A search of records in the Department of Buildings suggests that only few of these row buildings had basements. Plans for altering buildings at 47 and 48 South Street in 1920 indicated the presence of a six foot basement, three feet of which were below ground and three feet above ground (See Block 35, Lots 47 and 48, Department of Buildings). The Bromley Atlas of 1959 shows that in the six remaining buildings at that time on Block 35 (fifteen had been demolished in 1930 to make room for the Assay Office), only one, Number 46 South Street, had a basement. The Atlas does not give basement depth. The Assay Office building covers approximately half of Block 35 and has a basement depth of some ten to twelve feet intruding into the lower fill.

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CHAPTER II



ARCHAEOLOGICAL SUMMARY

Goals and Criteria of the Study

The purpose of this historical survey of Block 35 is to establish the archaeological sensitivity and information potential of the block. Specifically, the report is aimed at: (1) Defining a general sequence (based on available documents), of the development or site formation process as a basis for outlining a temporal chronology of the block as an early port facility; (2) defining the potential range of activities and functions which took place during the different stages of the development of the block; and (3) defining, where the documentary sources permit, the physical character of the superimposed cultural deposits of the block, in order to project the unwritten, material record of the economic history of New York presently sealed beneath the visible (most recent) phase of the 200 year long history of the site.

Criteria for evaluation are based upon objective definitions and assumptions about the nature and significance of archaeological information and will constitute the basis for conclusions and further recommendations. The archaeological importance of a complex urban site is contingent upon a basic scientific assumption concerning the nature of archaeological information. In addition to the elementary physical building blocks (individual artifacts, old living surfaces, intervening fill layers, and structures) the ability to interpret the archaeological record is dependent on the relative integrity of the material remains. The concept of integrity refers to the relative degree of disturbance. Does the site still reflect the original sequence of deposits and spacial diversity of each phase of its developmental history? Or, either from recent disturbance or erosion, has the sequence of cultural deposits been either disturbed or destroyed beyond a reconstructable limit? The significance and potential for information is dependent on the relative integrity of the site as it survives today. Thus, given the limitations of written documentary records, if the site appears to be relatively undisturbed by modern construction or natural degradation, it should be interpreted as significant.

As Chapter I has detailed, the documentary information indicates that the block is composed of multiple deposits consisting of lost or discarded commercial items, port-related slips and wharves, various episodes of fill, commercial structures and buildings, and finally the contemporary structure and setting of Block 35. Both by default and through planning, this process of physical development was an additive one; previous phases were added to, or covered over, during each successive addition.



Finally, the documentary sources also suggest that these changes took place at specific and definable stages which can roughly be broken down into five major periods or steps:

1. 1760-1790 (or 97): Prior to landfill, as a waterfront series of slips and docking facilities which served commercial purposes (and as the inadvertant receptacle of lost or discarded Pre-Revolutionary material).
2. 1790-1804: Apparent period of sequential filling, during which time, like the expanding docks of early London, the shoreline gradually moved into the water to form new land.
3. 1804-1835: As reclaimed landfill of undefined content supporting warehouses, commercial facilities and residences, which were destroyed in the "Great Fire" of 1835.
4. 1835-1930: Subsequent to the apparently near-total loss by fire, the block was rebuilt with some twenty-one four and five story brick "row" structures, which marked a shift in both the appearance and function of the site -- from principally docking facilities to commercial and residential structures serving workers and merchants of the port.
5. 1930-Present: The demolition of the row structures to provide space for the United States Assay Office building and adjacent parking lot (which currently cap the buried pre- and post- Revolutionary remains of the history of the block).

Using these broad temporal categories as a chronological framework, the report presents the documentary indications of the site structure and formation process which took place within each; the nature of economic and commercial activities indicated; and the potential or predicted survival of these predominantly undocumented resources.

Documentary Source Limitations

The documentary record is extensive in terms of the potential number of resources, but at the same time restricted in scope, often incomplete and fragmented. Other limitations include contemporary problems of inaccessibility, loss or destruction of items pertinent to specific dates or events, or, as is often the



case, the written accounts are less than precise in their portrayal of the past. Estimates vary, but it is not uncommon to encounter no more than a fraction of original archival material surviving today when addressing issues of historic and colonial history.

There is another factor which makes archaeological evidence often the only source of information on past events. While available records often contain a wealth of detail concerning the events of famous people or monuments of high status, they are also limited in scope for any given period. This pattern of selective survival has left large areas of contemporary concern inaccessible in the written record. In particular, traditions of "common" architectural building styles and techniques are not reflected in buildings of high status. The ethnic origins and traces of daily lifestyle characteristic of the mixed ethnic heritage of New York generally receive only limited treatment in the written record. Key lines of evidences or innovations in the development of road, port and maritime technology are often left untold for later reconstruction. Finally, issues of past environmental conditions and change, so essential for the control and understanding of contemporary environmental problem solving, were often so taken for granted by past inhabitants that little reliable evidence survives today for reconstruction.

Collections of directories, atlases and insurance maps were of major importance to the research in depicting the progression of change to the East River shoreline of lower Manhattan. These cartographic sources presented the general location and proportions of both lots and wharves associated with Block 35. Due to the difficulty of access for reproduction, several of these key maps and plans are presented as second-generation photocopies.

Aside from issues of clarity and precision, there is another problem associated with using maps for predicting the nature and location of buried features in multi-component historic archaeology projects. Even when they cover a small area in detail, which is rare, historic maps are often difficult to synchronize with current datum points. As the documents suggest for vertically stratified sites, street widths and corner locations often fluctuate through time (Grossman, 1982). This pattern also appears to have been the case with the streets fronting Block 35. In 1795 the Common Council ordered that the eastern edge of the block be defined by a seventy-foot wide street. However, what existed before cannot at the present be delineated, nor can original road edges be located. Because of these uncertainties it is not uncommon that historic map lot boundaries cannot be fixed with any degree of precision. This makes it difficult to use historic maps to accurately predict



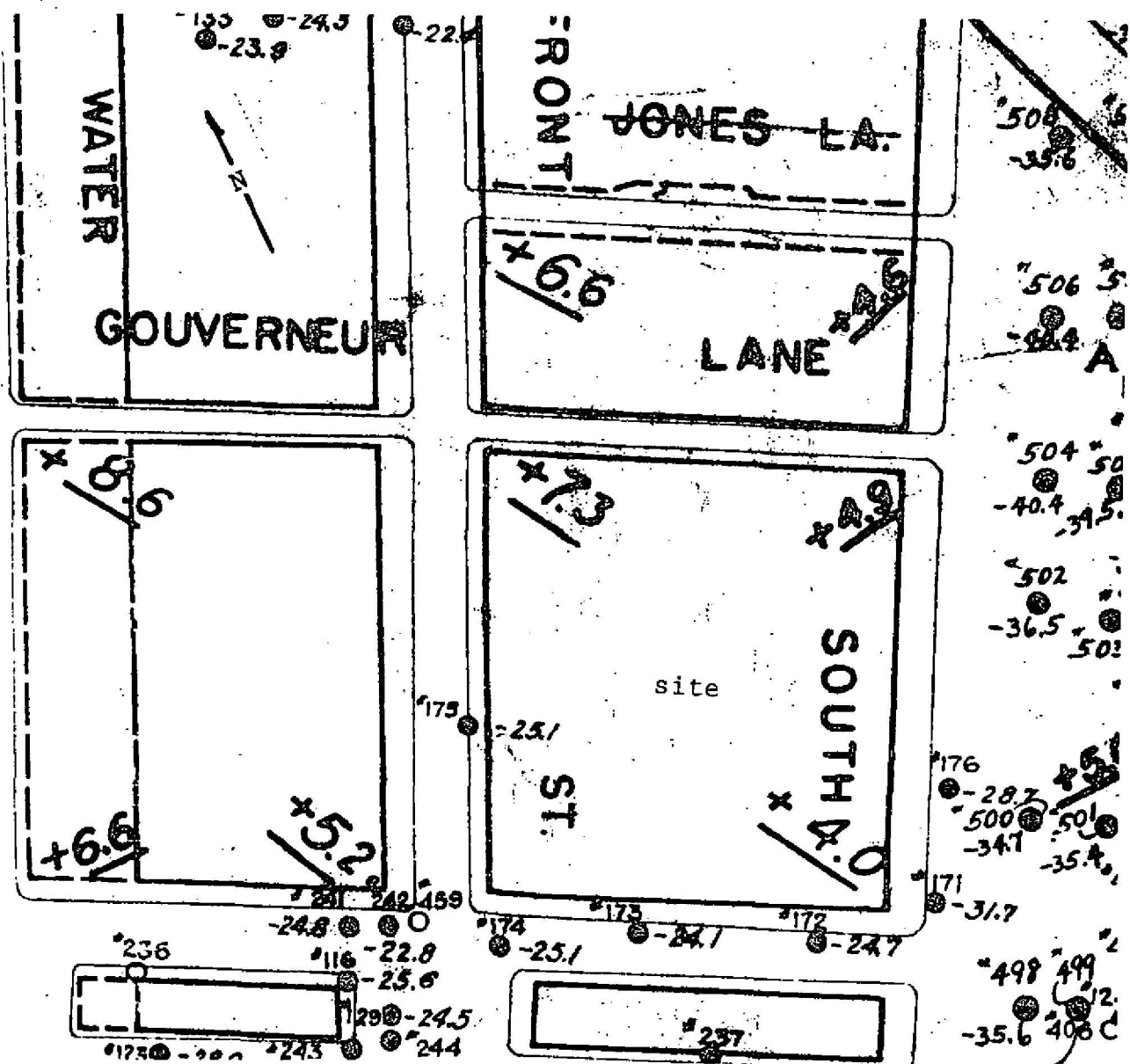
where old lot and building lines should be expected. The available cartographic evidence suggests that this may be a problem for Block 35 as it has been for other similar locations in waterfront New York.

In conclusion, although all periods are covered, the earliest documentation, to some degree, is the most sketchy. Names, holdings and structural details gain reliability only in the 19th century portion of the archival record. Not all periods of the history of the block can be characterized with comparable levels of accuracy or completeness. In several cases little or no evidence was encountered in the preliminary survey pertaining to the changing engineering and commercial nature of the port facilities. No specific evidence was encountered which would permit a determination as to whether ships were used in the evolving landfill operations which turned the channel into new commercial facilities. Boring data does confirm horizontal wood timbers (as well as brick and stone fill). Although a ship is not anticipated, it is probable that wharf structures will be unearthed.

Stratigraphic Projections and Site Structure

In addition to the more traditional archival sources cited above, more recent materials such as 20th century site testing and boring data can provide insights into the general makeup and stratigraphic ranges of expected archaeological remains. In 1937, P. J. Healey drilled six borings in three streets bordering the then standing United States Assay Office ("Rock Data Map," Bureau of Topography; Vol. I, Sheet I). When reconstructed in a vertically and horizontally scaled profile map, these data provide a basis for reconstructing the depth of bedrock; the slope and depth of the shore and river channel; and the general number, depth and relative thickness and composition of 18th, 19th and 20th century deposits.


Six borings were made, two near the river in the center of South Street, three in a line down Old Slip, and one on the inland side of the site on Front Street. Taken together, these six borings permit the reconstruction of a rough stratigraphic profile spanning 261 feet running east and west around the periphery of Block 35. Although taken after the Assay Office was constructed, and not reflective of what was actually within the block itself, these profile columns do show changing depths of the fill deposits as well as the clear presence of buried "timber" and "wood structures" beneath the modern streets.

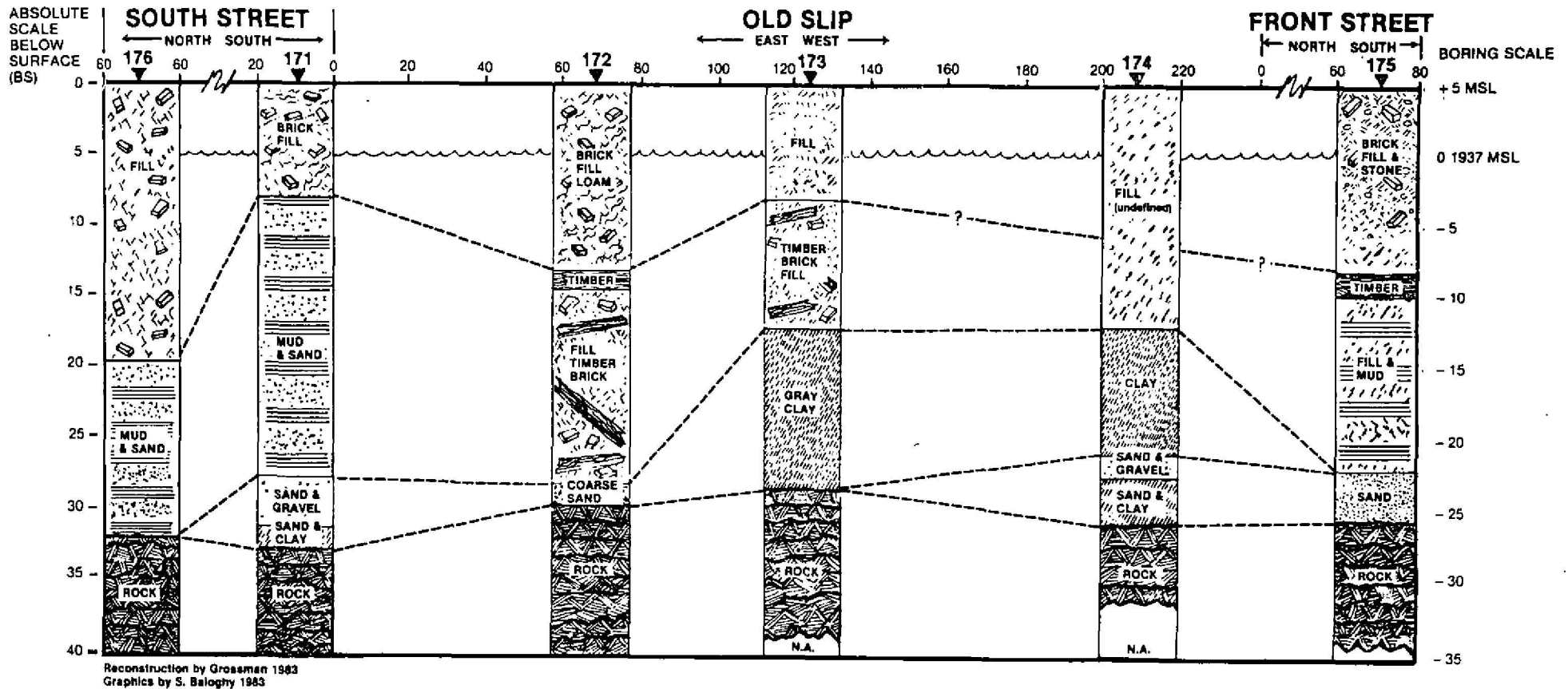


1937 BUREAU OF TOPOGRAPHY ROCK DATA MAP

(Illustrates location of borings
#171, 172, 173, 174, 175, and 176).
See Subsurface Stratigraphy plate.

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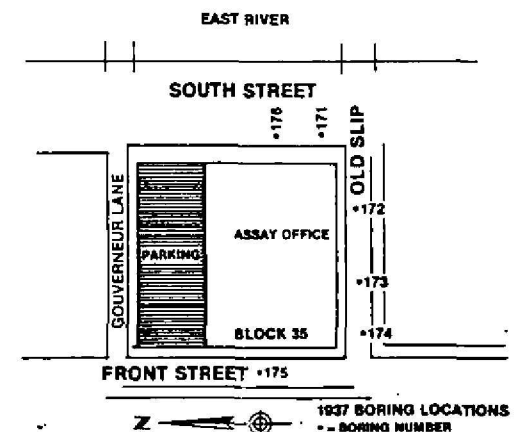
SUB-SURFACE STRATIGRAPHY

Block 35 - U.S. Assay Office

Derived from 1937 Rock Data
Map - Volume 1, Sheet 1

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Viewed in line from high ground under Front Street towards the water, the profiles clearly show the depth and slope of bedrock. Situated at an average depth of 30 feet below modern grade, the substrata slopes sharply to a depth of between 32 and 35 feet below the 1937 surface grade under what is now South Street. As would be expected in channel and river bottom formations, the bedrock is capped in four of the six borings by a one to five foot deposit of coarse sands and sandy clay, probably culturally sterile; between 27 and 30 feet below surface grade in the western end of the sequence and between 33 and 37 feet under South Street.

The probably culturally significant deposits appear to extend to a depth of between 25 and 30 feet in the western end and to 30 and 35 feet below surface grade in the eastern, water edge sections. Three major historically relevant deposits can be defined throughout. From the top down, the late 18th and 19th century strata are defined by two consistent deposits. The uppermost of these (probably relating to the 19th century utilization) is consistently described as either undefined "Fill" or as "Brick Fill and Loam" and "Brick Fill and Stone." These most recent deposits range in depth from 10 to 15 feet below the 1937 grade throughout. Beneath this upper fill, the boring profiles also show a repeated second and earlier deposit which was described by the engineers as "Fill Timber Brick," "Timber Brick Fill," and simply as "Fill and Mud." This lower fill deposit fluctuates considerably in depth and ranges at its highest between 10 and 20 feet below surface grade under the center of Old Slip, to a depth between 15 and 30 feet under the eastern end of Old Slip.

In two of the profiles, the drilling engineers clearly documented the presence of a relatively thin, one to two foot thick layer, or horizontal deposit of "Timber" at a consistent depth of 13 to 15 feet. In both column profiles, these two wooden structures mark the interface and separate the upper and lower fill deposits. While no functional interpretation is warranted, the consistent depths illustrated suggest the possible presence of buried wood structures under the streets adjacent to the block.

Finally, beneath these two upper fill deposits, five of the six profiles identify a third stratum which is consistently described as "Mud," "Clay," or "Gray Clay." This third deposit ranges in depth from 18 to 25 feet below surface grade for the central and western half of the profile sequence between 10 and 30 feet beneath South Street, nearer the river channel. While the lower "sand" deposits are consistent with sediments from flowing river

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channels, such as the old East River, the "Mud and Clay" are consistent with still or backwater sediments such as would be expected with slower currents in and around piers, slips and jetties such as existed in the area in the 17th and 18th centuries.

These port-related clays are also consistent with historic descriptions of water depth at piers described in 18th century documents. During the City-mandated filling operation of the street, John Jones appealed for an exemption from the filling order because he felt that his docking facilities were still sufficiently navigable to permit the offloading of ocean-going Indiamen merchant ships (CPW, Nov. 18, 1799). Given the fact that a contemporary merchantman measured 15.5 feet from hold to gun deck (Cutler, p. 33), this citation implies that the wharves then in use provided at least this depth of water clearance. This depth of needed draw corresponds to the depth of the gray clay identified in the boring profiles and implies that the gray clay deposits represent the old port river bottom of at least the 18th and possibly the 17th century.

As a consequence, although probably not a stratigraphic zone of historic structures, this third layer of port silt may be viewed as a potential source of material remains. Not only was the Pre-Revolutionary port of New York a hub in the Transatlantic trade networks for the "Indiamen" merchant ships, but also the receptacle for items which were often lost, inadvertently dropped or thrown overboard during the on and off loading of goods. In addition to mechanical failure of cranes and hoists, it was not uncommon to intentionally dump various contraband to avoid either taxes or jail. Smuggling of contraband was big business throughout the Americas before and after the Revolution. Given the preservative qualities of clay and marine silts, it would not be surprising to encounter organic artifacts (textiles, leathergoods, wooden items) sealed in the soft silts of the historic docks and slips.

Taken together, both the archival references and the physical boring data suggest the presence of at least three historic deposits which potentially contain a material record of the changing commercial and maritime activity of Block 35, spanning the 17th through the 19th centuries. It should be noted that although grouped by the drilling engineers into thick deposits of "Fill," stratified structural remains such as these rarely consist of a single thick deposit (as supported by previous archaeological excavations conducted in lower Manhattan). Instead, what may be anticipated is a potentially significant stratigraphic subdivision of cultural deposits reflecting the various stages of initial construction, occupation and periods of abandonment of Block 35.

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CHAPTER III



PICTORIAL HISTORY OF BLOCK 35

This chapter presents a cartographic summary of Block 35. Beginning prior to the landfill process, the Bernard Ratzer Plan of the City of New York, published in London in 1776, depicts that area of lower Manhattan which was to become the study area as a water-filled basin as of 1766-1767.

A 1790 reconstruction from tax lists indicates the first of the landfilling of the block and presents the nine property owners and their holdings. The next phase of the landfill process is presented by the Taylor-Roberts A New & Accurate Plan of the City of New York, which shows the block as being "L"-shaped in 1797. By 1803-1804, Block 35 had been completely filled in. It has retained that same configuration to the present time.

A series of maps and plans is then presented depicting the evolution of lots and properties on the block. These lots and street addresses remained unchanged from the early part of the nineteenth century, through the "Age of Sail" and on to the acquisition of fifteen of the twenty-one lots by the United States Government over a century later to make way for the construction of the Assay Office. (The final six lots were acquired by the Government by condemnation in 1966.) This configuration even survived the "Great Fire" of 1835. First Ward maps and insurance atlases are presented at selected intervals throughout this period to present the character of the block.

Finally, the block as it currently exists is presented by a 1982-1983 plate from the Sanborn Insurance Company, Inc., Manhattan Landbook of the City of New York. This plate shows the block essentially as it has been since the completion of the Assay Office in 1932.



1766-67 PLAN OF THE CITY OF NEW YORK
Bernard Ratzer. Published
in London in 1776.

(Illustrates study block not in
existence as of date depicted).

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(Illustrates block under
water as of date cited).

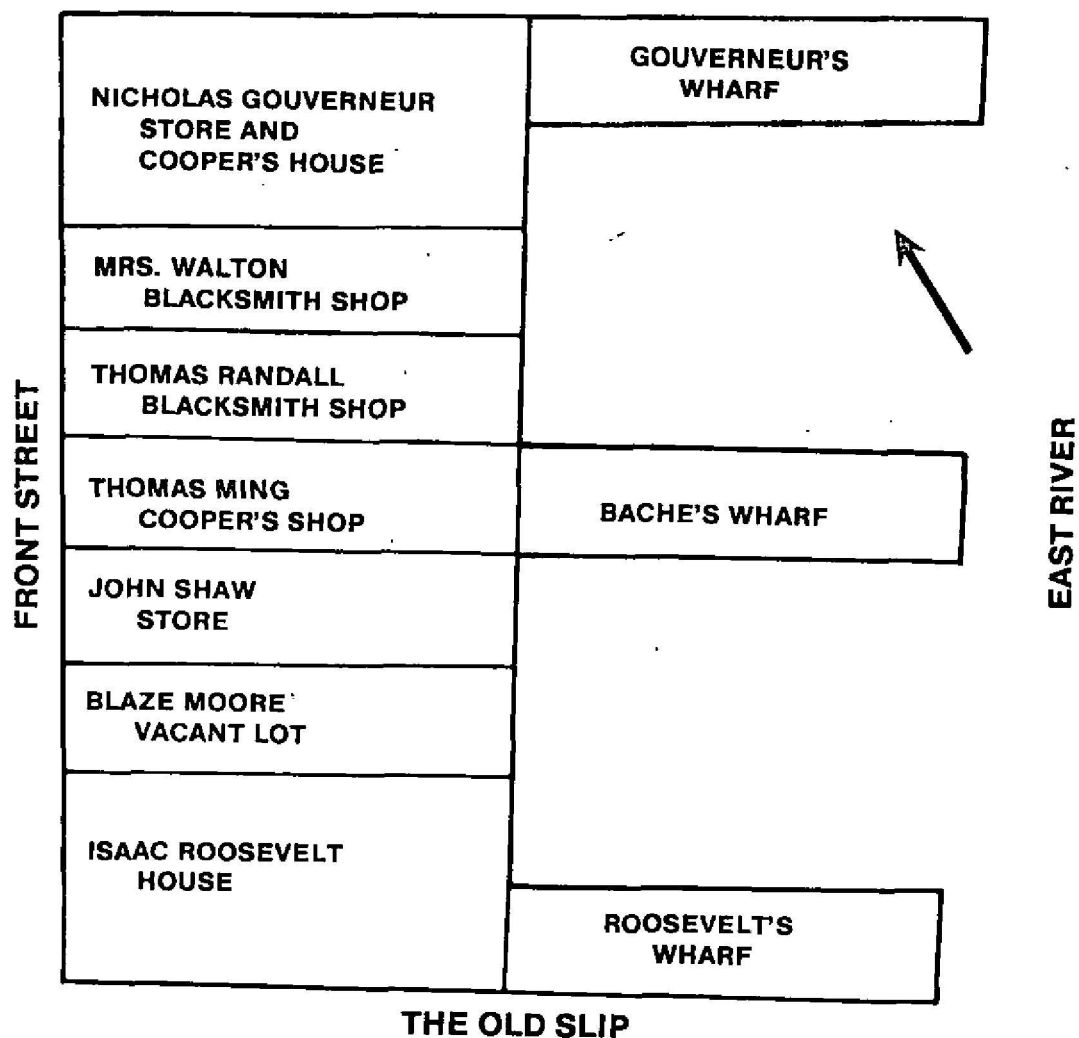
No Scale



1775 A PLAN OF THE CITY OF NEW-YORK & ITS ENVIRONS
John Montresor

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THE OLD SLIP

RECONSTRUCTED FROM:
1790 TAX LIST
NOT TO SCALE

Assay Office Site
Historic Report

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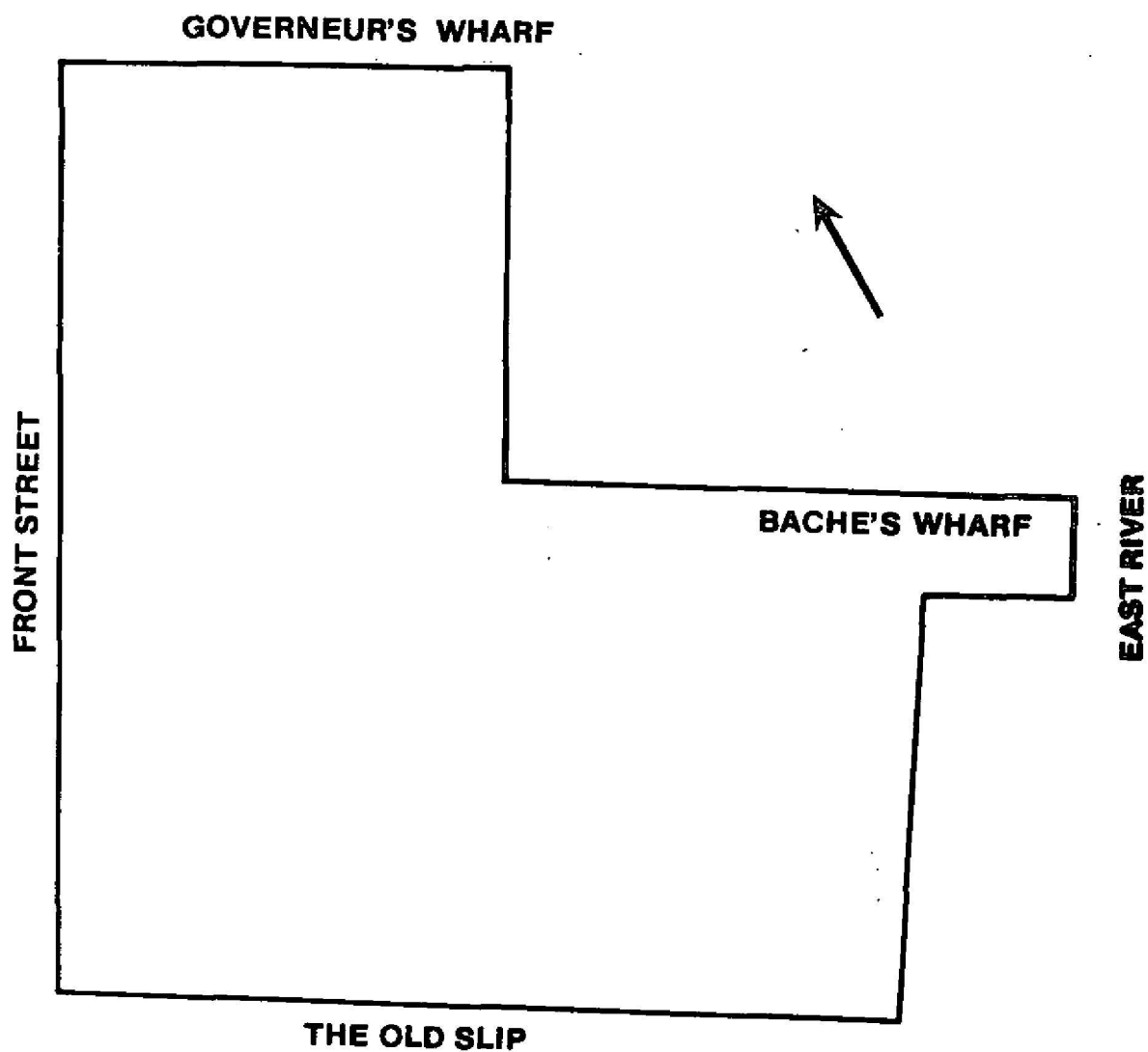


Found in Manual of the Common Council 1853, p. 324.

1797 A NEW & ACCURATE PLAN OF THE
CITY OF NEW YORK
B. Taylor, delineator
J. Roberts, publisher


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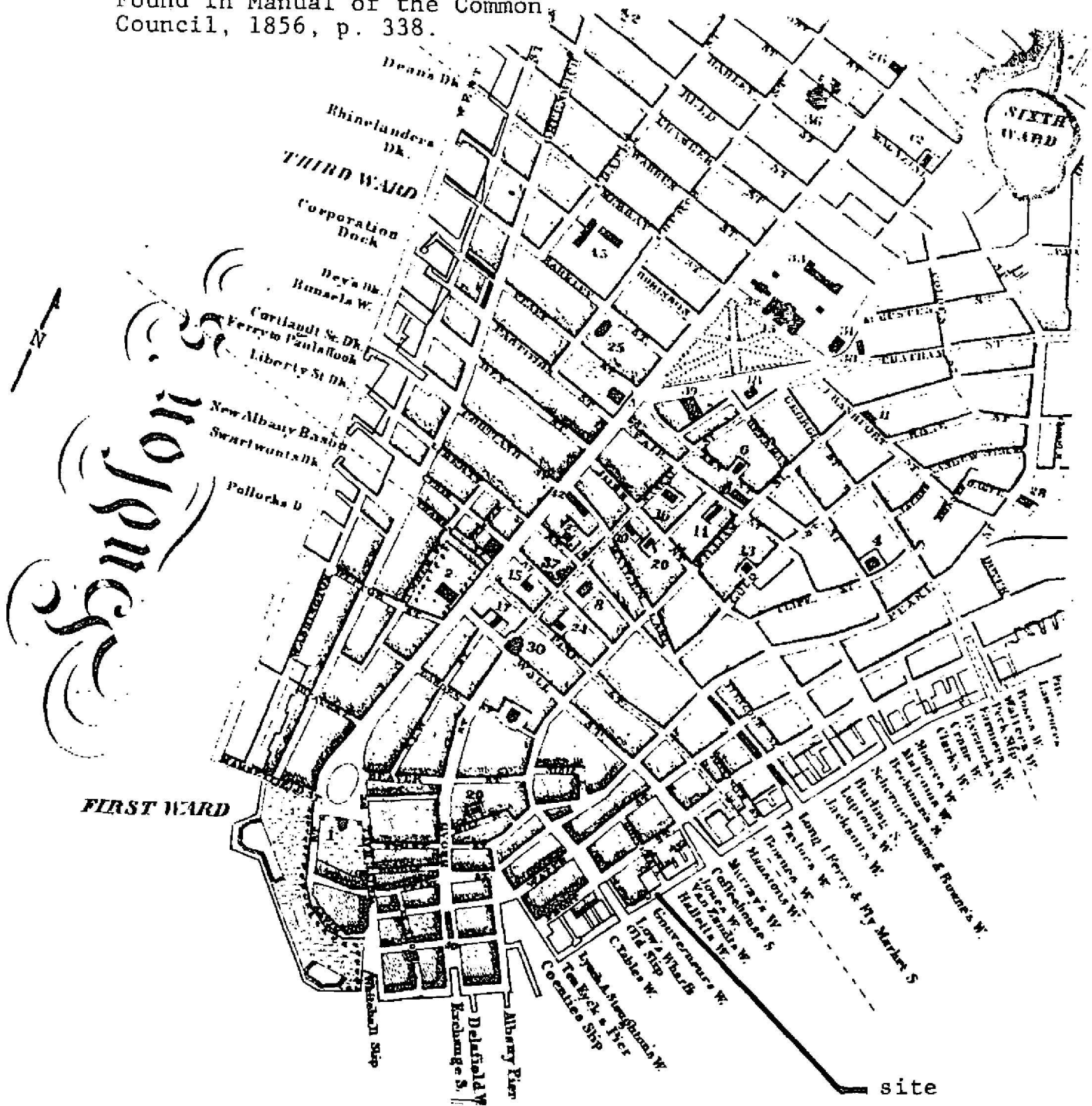


COMPILED FROM:
1797 TAYLOR MAP

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1803 PLAN OF THE CITY OF NEW YORK
 C.T. Goerck, J.F. Mangin.
 Found in Manual of the Common
 Council, 1856, p. 338.



Illustrates block as of date cited.
 Even though map shows block not fully
 filled in, tax records indicate that
 that part of block was taxed in 1802.

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 Historic Report

No Scale




MAP OF THE BURNED AREA

The dark area shows the extent of the fire. X marks the place where the fire originated on December 16, 1835.

1835 MAP OF THE BURNED AREA
C. Foster

(Illustrates destruction
caused by the "Great Fire")

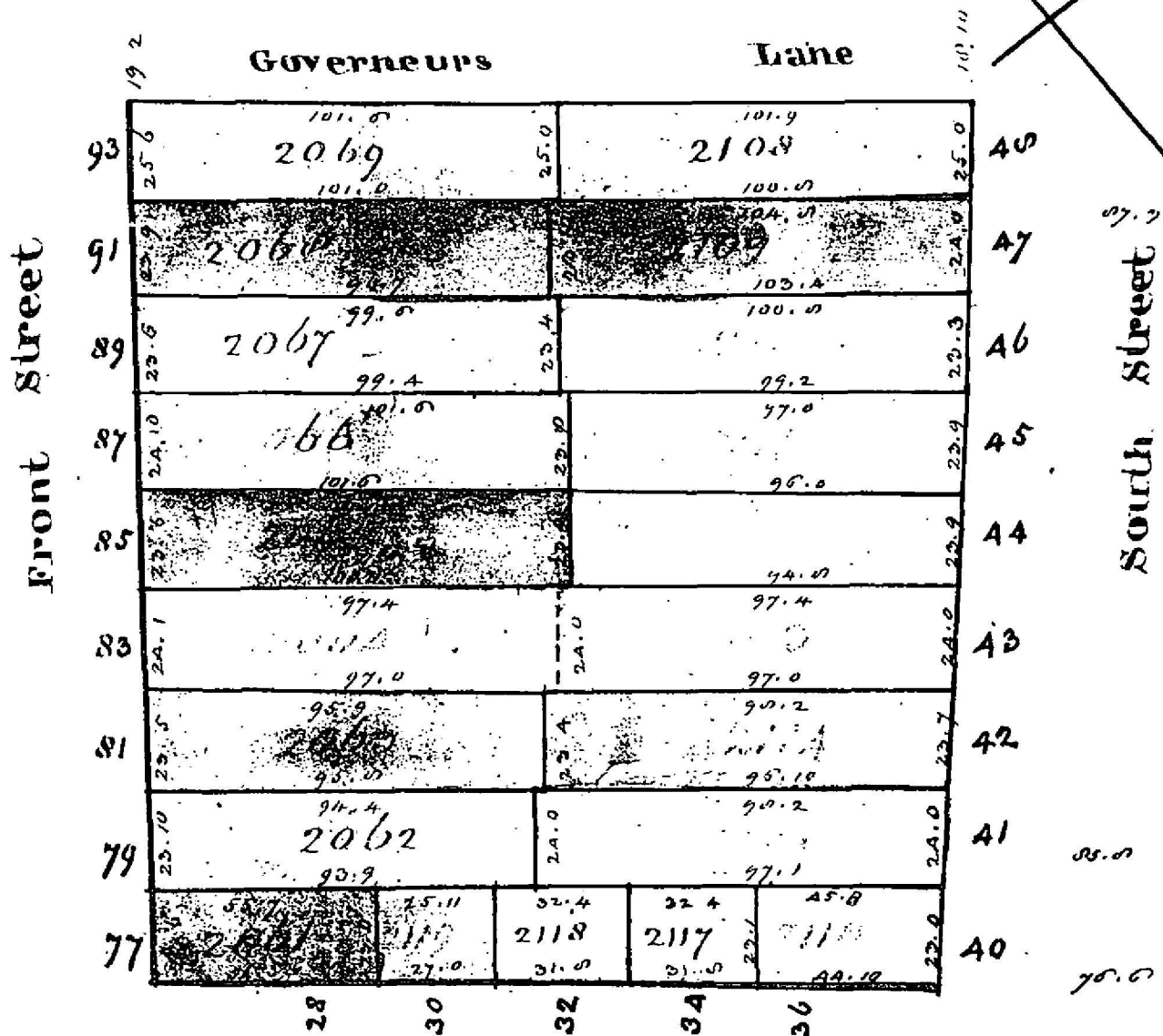
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Corrected up to
1845.



(Illustrates lot subdivisions and street addresses as of date cited/revision, which remained virtually unchanged).



No Scale

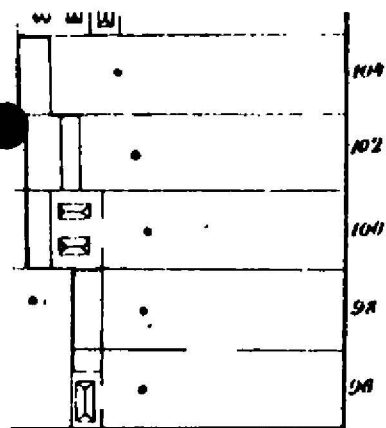
old

slip

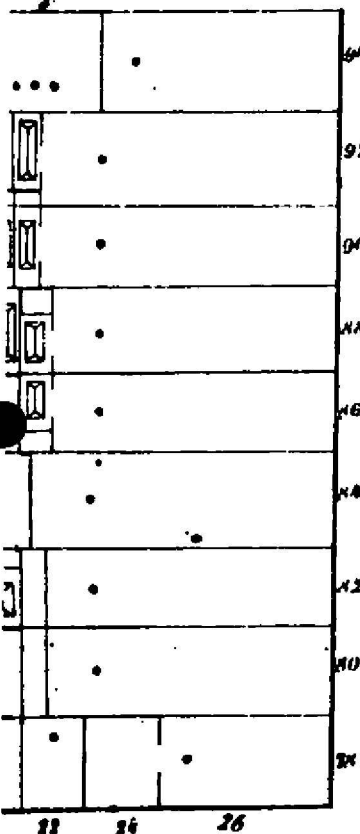
1835-36 FIRST WARD OF THE CITY OF NEW YORK
Edward W. Bridges, revised 1845

Assay Office Site
Historic Report

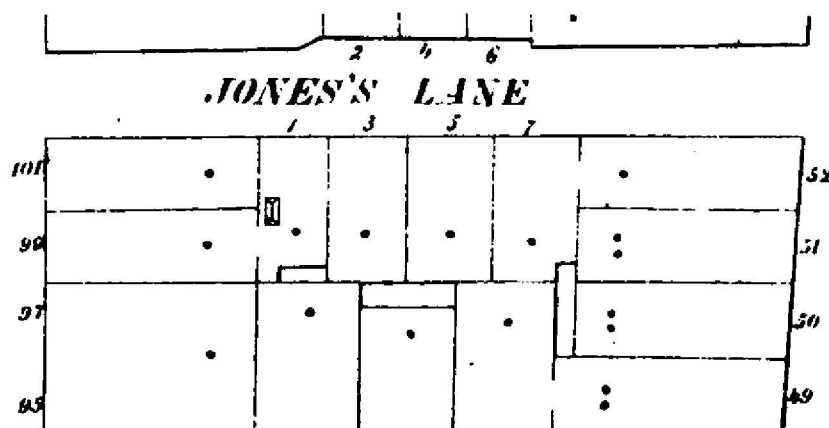
Project No. 32-83-0003



GOUVERNEUR'S

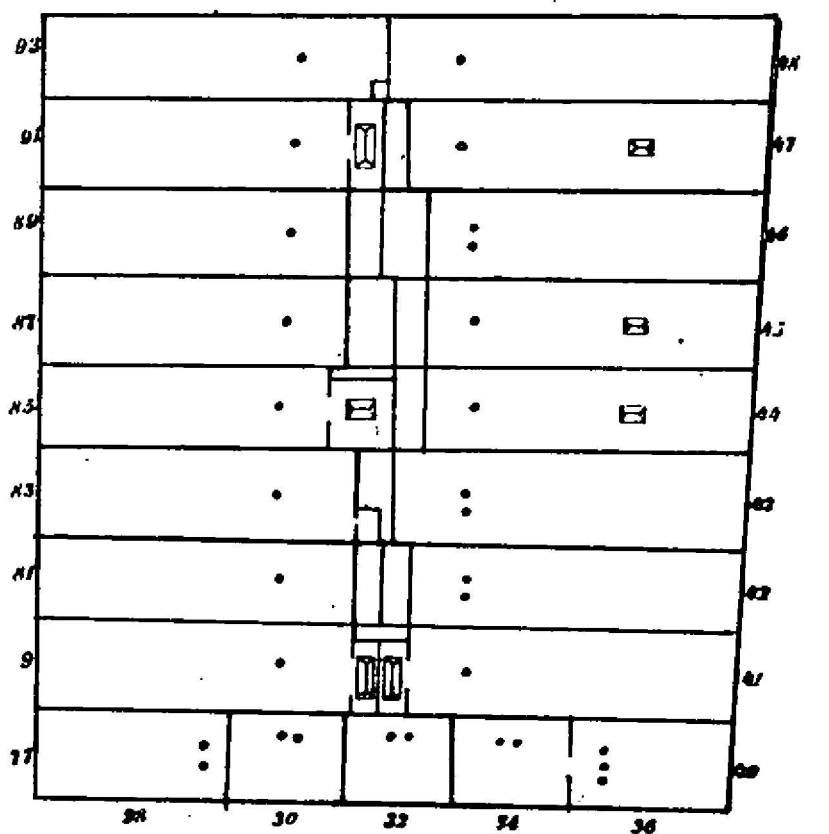


FRONT'S

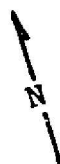


JONES'S LANE

LANE



SOUTH STREET




OLD SLIP

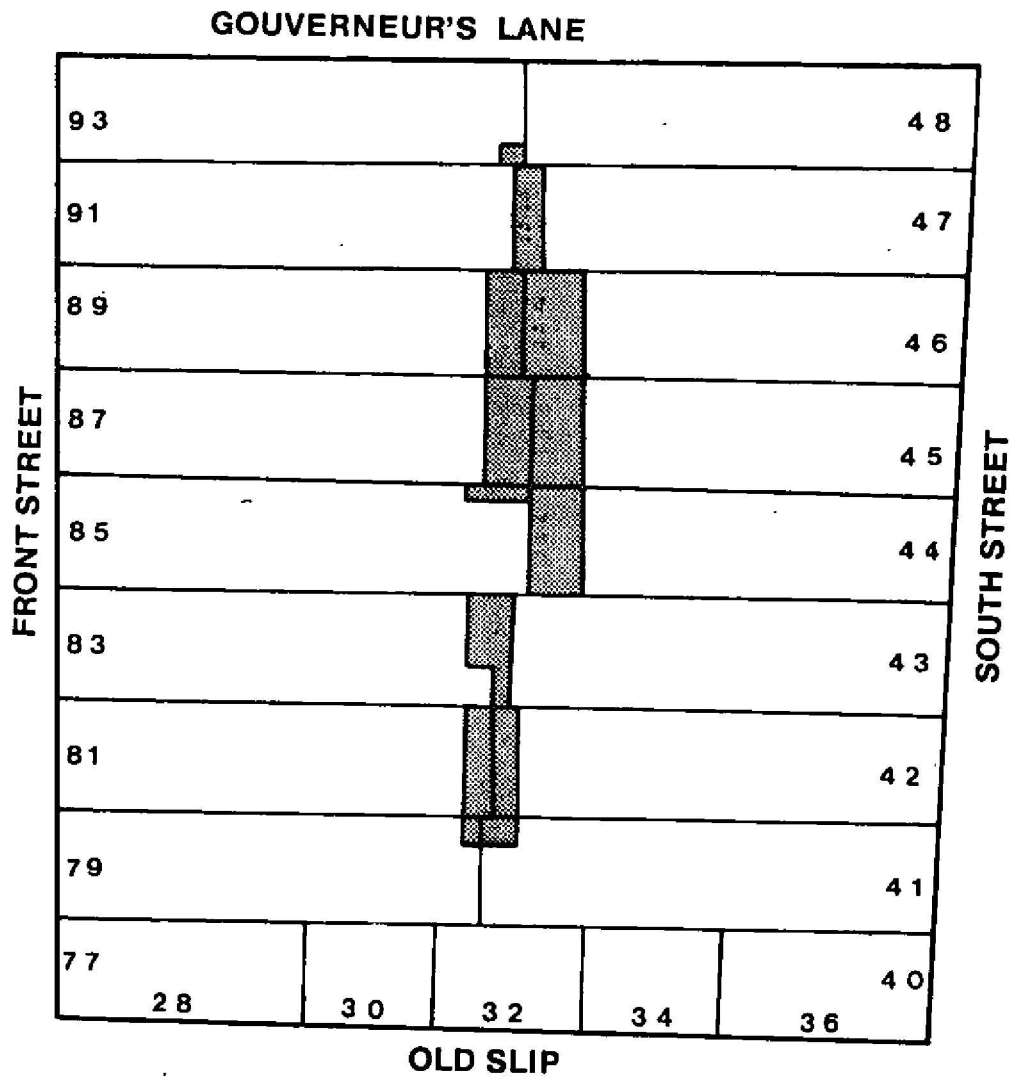
1852-53 INSURANCE ATLAS OF THE CITY OF NEW YORK
William Perris

(Illustrates lot subdivisions and backyards.)

Note: One dot signifies first-class building,
brick or stone with stores under.
Two dots signifies second-class building.

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 BACKYARD

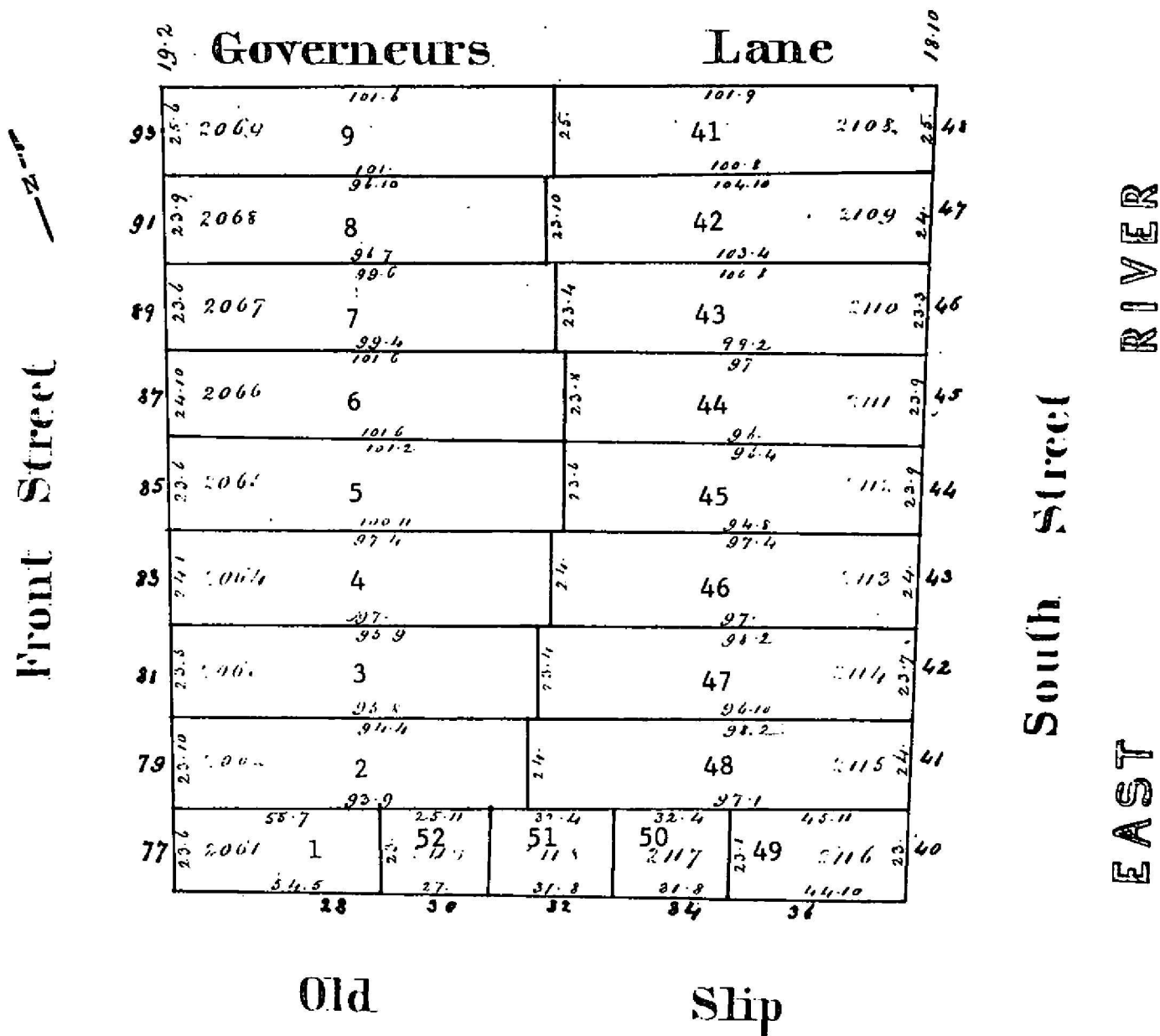
COMPILED FROM:
1852 PERRIS INSURANCE MAP
1856 MORGAN MAP OF THE FIRST WARD

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1856 MAP OF THE FIRST WARD OF
THE CITY OF NEW YORK
Drawn and corrected by
John Morgan

(Illustrates lot subdivisions and
street addresses as of date cited.
Lot numbers added for report).



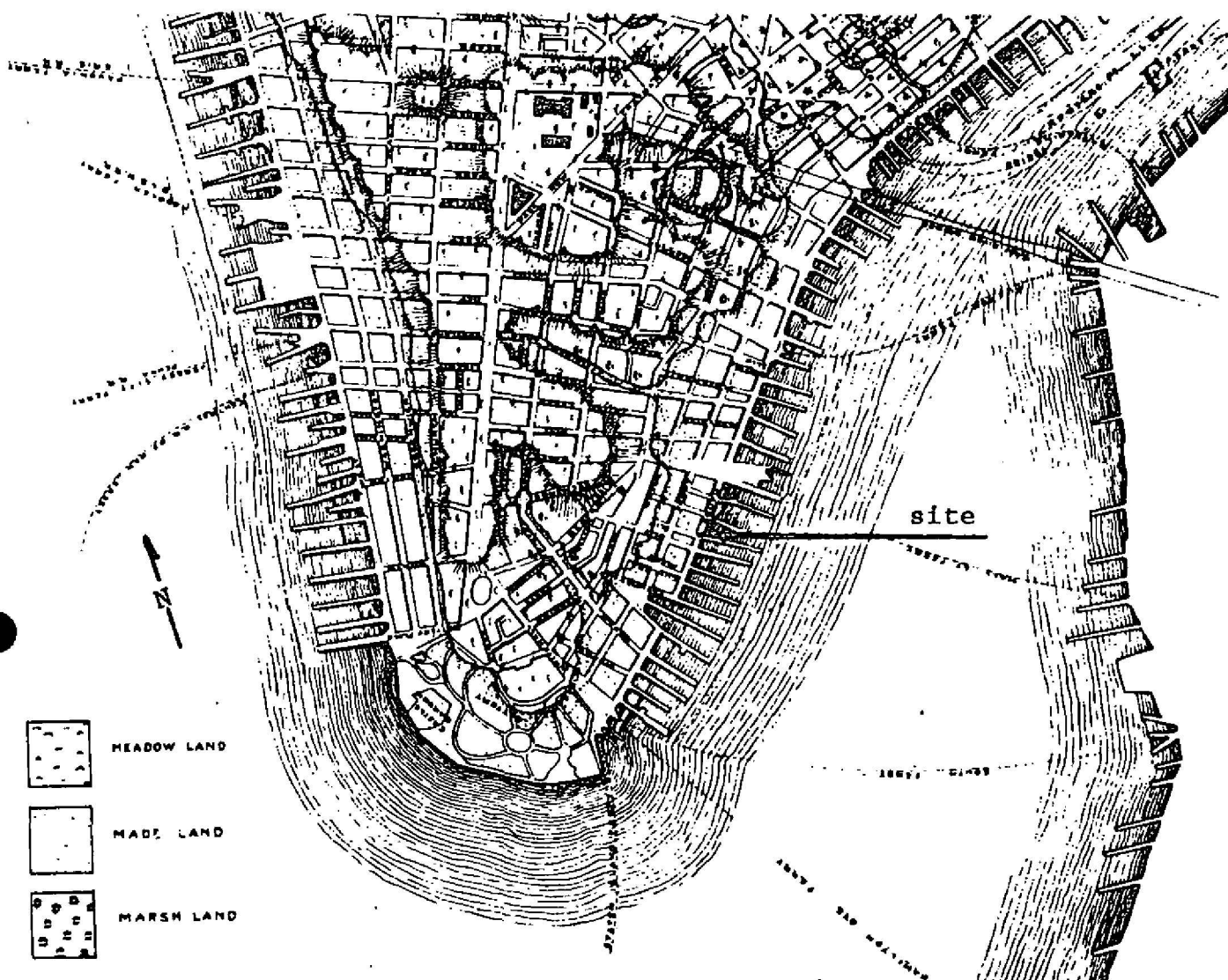
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1874 TOPOGRAPHIC ATLAS OF THE CITY OF NEW YORK
including the annexed territory, showing
original water courses and made land.

(Illustrates location of study block in
relation to made land as of date cited.)



Prepared under the direction of
Eugene L. Viele Sheet 2

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Historic Report

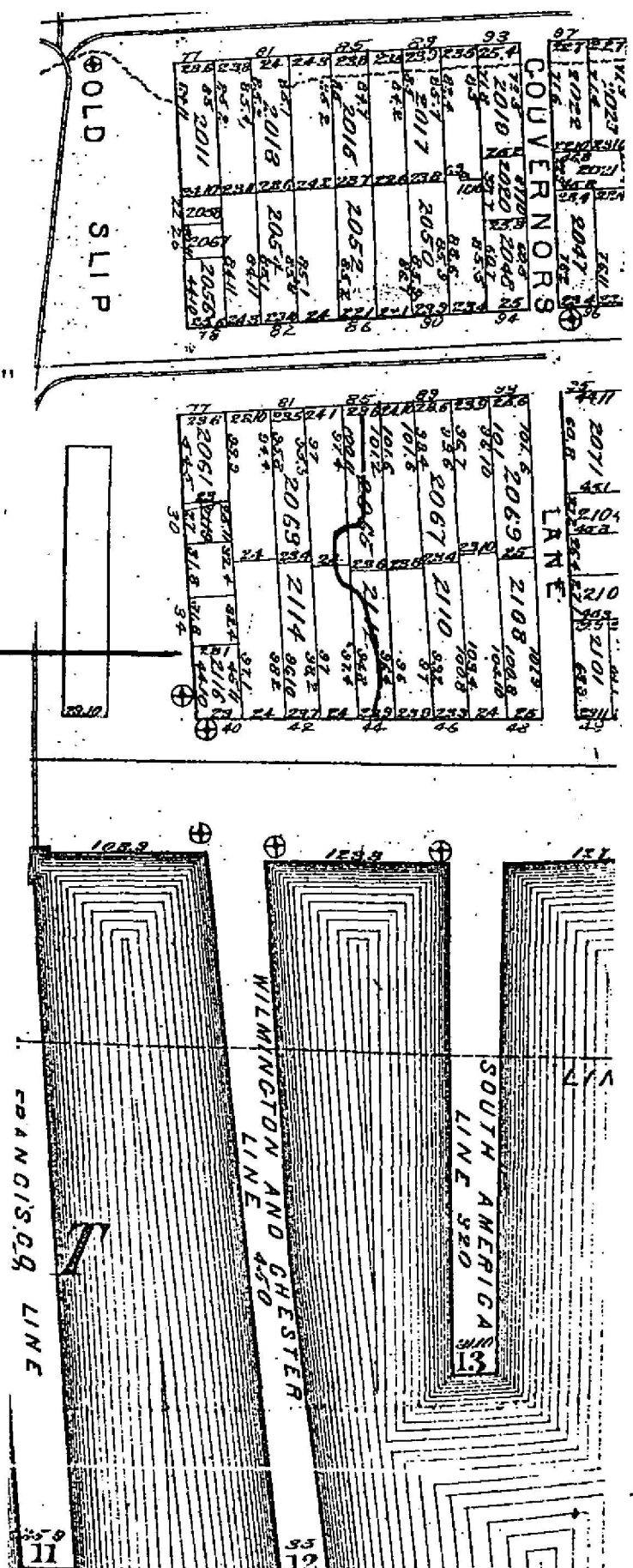
 Project No. 32-83-0003

1881 ATLAS OF THE CITY
OF NEW YORK
E. Robinson

(Illustrates lot subdivisions
and street addresses for that
period after the "Age of Sail.")

No Scale

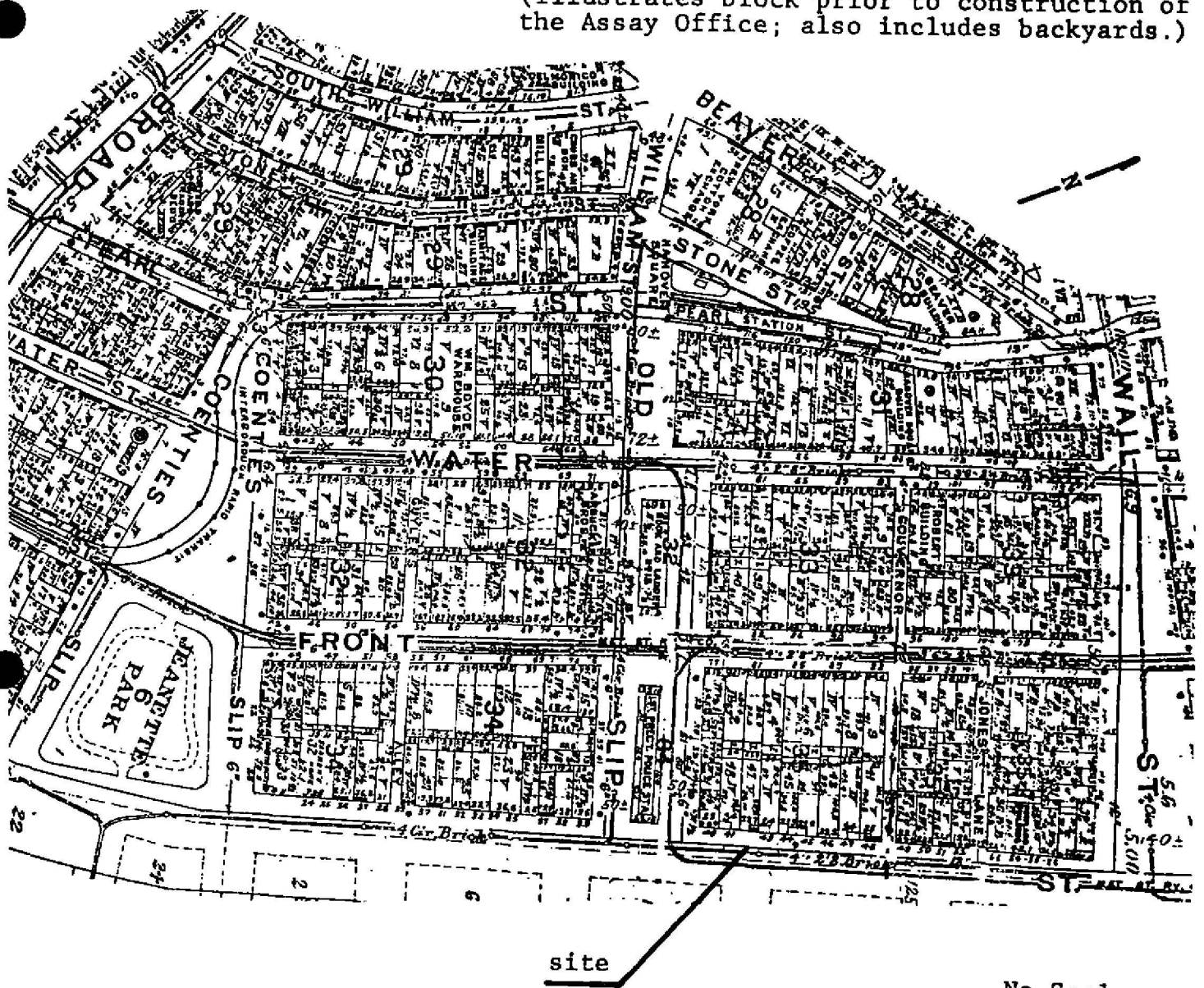
site




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1912 MINIATURE MARITIME ATLAS OF THE BOROUGH OF MANHATTAN
E. Belcher Hyde

(Illustrates block prior to construction of
the Assay Office; also includes backyards.)



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1982-83 SANBORN, MANHATTAN LANDBOOK OF THE CITY OF NEW YORK
(Sanborn Map Company, Inc., formerly published by
G. W. Bromley Company, Inc.) Leased by Real Estate
Data, Inc., 475 Fifth Avenue, New York, N. Y. 10017).

(Illustrates present occupancy of the study block).

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Scale: 1" = 120'

G

ACKNOWLEDGEMENTS



ACKNOWLEDGEMENTS

We gratefully acknowledge those capable personnel who helped bring this historical documentary research and report to its conclusion within the allocated, although abbreviated, time allotted for same. Many long days (and nights) were spent gathering data, analyzing those data, writing, drafting maps and tables, editing, and word processing.

A special word of appreciation goes to both Mr. John J. Scaldini, Jr., of HRO International Ltd. and to Mr. Robert F. Fox, Jr., of Fox & Fowle Architects, P. C. for allowing our firm to provide these services on what will certainly be a most worthwhile project.

The following is a list of those who had an active participation in the production of this Historical Report for the Assay Office building site:

Susan Dublin, cartography
Joel W. Grossman, Ph.D., Principal Archaeologist
Bertram S. A. Herbert, historical and map research
Leo Hershkowitz, Ph.D., Principal Historian

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APPENDIX I



NOTE ON BLOCK 35 APPENDIX I

The information as to real estate value and lot and building dimensions are taken from the Ward Tax Books for the appropriate year. Directories for the individual property were used to confirm street address, occupation, and names of individuals and firms. Specific citation can be found in the appropriate directory or tax book, and so is omitted in reference. Use of other sources such as Perris' Insurance Atlases and Conveyance Libers are cited in the text.

Information subsequent to 1880 has been omitted since nothing changed in building structure from that date until 1930 when the property was acquired by the United States Government. Transfers during that period add little to the historical or archaeological study of Block 35.

There are several problems presented that the researcher could not overcome. One is the absence of deeds relating to early conveyances so that there are consistent gaps in tracing the chain of title. A second relates to the difficulty in tracing the occupation of many of the tenants and owners of property. Directories often list merchants, but do not detail further as to the individual's specialty. Printed accounts, such as Barrett's Old Merchants of New York provide some detail, but not enough to fill in most of the gaps in the written record.



BLOCK 35, LOT 1, 77 FRONT STREET

Lot 1 on the northeast corner of Old Slip and Front Street was part of the Isaac Roosevelt grant of March 12, 1792.

- 1810: A store at the address was listed under William W. and J. H. Todd, noted salt merchants. Real value was put at \$4,000. A deed for the property was conveyed by the City of New York to Henry A. Coster, Allan McDougal and James Patterson on September 25, 1817 (Liber 123, conveyance page, hereinafter, cp. 122). There is no indication as to how the City received title.
- 1820: Now in the name of William W. Todd, salt merchant, the store was assessed at \$7,000. James Duffie, his father-in-law, received title on June 16, 1826 from the executors of the Will of John Duffie (Liber 206, cp. 58; Barrett, 4, 311).
- 1830: On June 16, 1826, William W. Todd was deeded title to the property by James Duffie (Liber 205, cp. 65). Title remained in the Todd family for almost 100 years.
- 1840: A building owned by Todd now occupies 77 Front Street. The "Great Fire" of 1835 destroyed almost all of Block 35. The new building's value was set at \$24,000.
- 1850: The Todd building valued at \$17,000 is a four and one-half story structure of brick, stone and iron. Construction is listed as "second-class" in the Perris Insurance Atlas of 1852 and 1884 having "some detail not classed standard by the New York Fire Insurance Underwriters."
- 1860: The dimensions of the Todd structure were given as 23' x 55', the exact size of the lot.
- 1870: Still owned by William W. Todd, the building of the same size is now given five stories, having its top one-half story raised. Valuation is \$22,000.
- 1880: The same building with the same owner is listed at four and one-half stories and valued at \$18,000. In 1884, in the Perris Insurance Atlas of that year the building is described as "second-class" and four stories high.



BLOCK 35, LOT 2, 79 FRONT STREET

Lot 2 is part of the Archibald Kennedy grant of March 21, 1775, possibly originally the site of a house and store belonging to Nicholas Low in 1795. Since early deeds are not available, positive identification is difficult. Though the Low property is numbered 83 Front Street in 1795, its configuration alongside Isaac Roosevelt's Wharf would seem to put the site at what became known as 79 in 1799 and 1802. It is also possible that it was Isaac Roosevelt's "new unfinished store" listed in the Tax Book of 1789. In 1802, number 79 is listed under Burrer and Geer and is a wood(en) store" valued at \$3,500. The tax was \$13.30.

- 1810: Now valued at \$2,500, merchants Isaac and Cornelius Van Cleef are listed in 79 Front Street. Deed to the property held by Robert and Mary Watts was transferred to John G. Coster, a noted merchant on May 10, 1811 (Liber 93, cp. 278).
- 1820: Still in the ownership of John G. Coster, the building is listed as the residence of W. Wheeler and is valued at \$2,500.
- 1830: Stephen Storm, another noted merchant, occupied the premises now valued at \$7,000. Coster still holds the title.
- 1840 A. V. Winans, grocer, occupied 79 Front Street in a new building, which like many in the area, was built after the fire of 1835. This was reflected in the valuation of \$24,000.
- 1850: Moses Taylor purchased the property from Coster on March 9, 1849 (Liber 432, cp. 462). One of the most prominent of merchants, the New England-born shipping magnate bought several other Block 35 properties including Lots 8, 44 and 46. The building, now assessed to Taylor, is valued at \$16,000. Perris' Insurance Atlas of 1852 notes that the building is a "first-class" structure of brick, stone and iron, four stories high.
- 1860 Moses Taylor in residence. The building was 23' x 84' on a lot 23' x 94'. The ten-foot difference is a backyard. Value was \$18,000.
- 1870: Still occupied and owned by Moses Taylor, the building was valued at \$22,000.
- 1880: Still occupied and owned by Moses Taylor, the building was valued at \$17,000.

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BLOCK 35, LOT 3, 81 FRONT STREET

Lot 3 was part of the John Morton grant of March 21, 1775. It is possible that the John Shaw store of 1789, 1790 and 1795 stood on this site. In 1802, 81 Front Street is assessed to merchant John Duffie, valued at \$3,500, with a tax rate of \$13.30. The same is true in 1808.

- 1810: William W. Todd, the merchant of 77 Front Street is in possession. The building is valued at \$3,000.
- 1820: The entry in the tax book oddly enough is "No. 2 John Street." This is the address of John D. Aymar, block and pumpmaker, so that perhaps the building is rented to him, although title is in the name of Baltis Moore. The premises, though, are vacant and valued at \$4,500.
- 1830: In this year, merchant Stephen Storm, who also used 79 Front Street, is listed at this building which has a value of \$11,000.
- 1840: George A. Jervis, merchant, is at 81 Front Street. The property is valued at \$22,000. This, too, was a building constructed after the fire of 1835.
- 1850: Ownership of the site is now in the hands of Augustus W. Winter, who on May 15, 1849 purchased the property from Margaret Chesebrough, widow of Adronicus Chesebrough (Liber 522, cp. 260). Baltis Moore is listed as in possession of 81 Front Street, which has a value of \$18,000 for a first-class four story building.
- 1860: J. W. Shorter is in occupancy of a building 23' x 83'. The size of the plot is 23' x 95'. Value is \$18,000.
- 1870: J. W. Shorter is in possession of the building. Value is \$22,00.
- 1880: Still in the possession of J. W. Shorter, value \$17,000.



BLOCK 35, LOT 4, 83 FRONT STREET

The line of conveyance for this lot seems clear though the early deeds are not extant. It was first deeded to John Jauncey, Jr., on March 21, 1775. (Ewen, 1827). Early residents may have been John Shaw or Thomas Ming, a cooper. In 1799, John Sullivan, not further identified, occupied a wooden house valued at \$6,000. In 1802 he is taxed \$19.57 on a real value of \$4,500 and a personal estate of \$650.

- 1810: John Wheeler, merchant, resided in a house appraised at \$2,500. He had personal property valued at \$200.
- 1820: The site was valued at \$3,600. Residing there was John Wheeler's widow, simply noted as Mrs. Wheeler.
- 1830: A. K Moorehouse, merchant, resided there in property valued at \$5,500.
- 1840: Gleason and Co., merchants, is in residence in a site valued at \$22,000. A new building was the result of the fire of 1835. Sometime around this date, Herman Thorn, merchant, obtained this property. It remained in the family for three decades (Liber 1372, cp. 218).
- 1850: Herman Thorn continues to own the site, now valued at \$18,000.
- 1860: The Estate of Herman Thorn owned the four story "first-class" building measuring 24' x 90' on a plot 24' x 97', having a value of \$17,000.
- 1870: Same as in 1860, though the building is valued at \$22,000.
- 1880: Breyer and Smith are listed and the building is valued at \$17,000.



BLOCK 35, LOT 5, 85 FRONT STREET

This lot was part of the original grant to Theophylact Bache on March 21, 1775. Almost in the center of the waterfront tract, it was almost certainly the site of the Bache Wharf depicted in the Taylor-Roberts Map of 1797. In the 1795 Tax Book, John Ming's cooper shop was located on this wharf. In that year, the Tax Book notes that Bache was building two houses on this property. These could have been 85 and 87 Front Street. The wooden cooper shop also appears on the lists of 1789 and 1790. In 1799, with the block basically filled into South Street and with the wharf gone, 85 Front Street was the residence of George Hunter and T. Major. The value of the property was \$4,000. In 1802, George Hunter was the only resident and the value was given at \$3,000. Theophylact Bache was the owner of the property and he remained so until March 22, 1809, when his executors sold the site to James Linkletter (Liber 87, cp. 201).

- 1810: Sterling and McGuiness had a cooper shop at the premises, which had a value of \$3,500.
- 1820: James Linkletter, the owner of the premises, ran his grocery business here. Value of the site was \$5,000 and he had a personal estate of \$500.
- 1830: H. Rice, not further identified in the directories, was now resident of the property valued at \$9,000.
- 1840: Putnam & Co., merchants, was listed at the property valued at \$22,000 (again a newly-constructed building after the fire of 1835).
- 1850: Merchant John Caswell was at this address in a four story "second-class" building valued at \$17,500, having purchased it on April 20, 1847 from the Trustees of the Will of Thomas Truslow (Liber 489, cp. 144).
- 1860: Caswell remains on the site which measured 23' x 101' with a building having dimensions of 23' x 80'. Value was placed at \$18,000.
- 1870: Same as above, value \$22,000.
- 1880: Same as above, value \$17,500.



BLOCK 35, LOT 6, 87 FRONT STREET

Like Lot 5, this lot was in the original underwater grant to Theophylact Bache made March 21, 1775. The record is not clear, however, as to the exact locations of early shops, structures, etc., but it appears that it may have been the site of Thomas Randall's blacksmith shop in 1789, 1790 and 1795, or of Carlisle Pollack's "lot and house" in 1795. In 1799, Nevin Wilson resided at 87 Front Street in a wooden store valued at \$4,000. In 1802, Thomas Egginton lived in a wooden house valued at \$3,000.

- 1810: Valued at \$2,800, William Murdoc is listed as residing there. At about this time, the site came into ownership of Cortlandt Van Beuren. When the transfer was made is not clear (Ewen, 1827).
- 1820: An unknown M. Schoolmaker (Schoonmaker?) resided in a structure called a store appraised at \$5,000.
- 1830: Van Beuren and DeForrest, grocers, resided in the property valued at \$9,000.
- 1840: John Caswell, merchant, lived in new premises, a four story "second-class" building constructed after the fire of 1835. The structure was valued at \$22,000.
- 1850: Widow Van Voorhis is listed for the property valued at \$18,000. By 1852, the building had an elevator and a steam boiler, the only ones shown on the entire block.
- 1860: Widow Van Voorhis resided in the property having dimensions of 23' x 80' on a lot of 23' x 80'. It had a value of \$18,000.
- 1870: The building is owned by John Caswell who was deeded the property on January 30, 1868 by the Trustees of the Van Beuren estate. It had a value of \$22,000.
- 1880: In Caswell's possession, the property is valued at \$17,500.



BLOCK 35, LOT 7, 89 FRONT STREET

Lot 7 was originally deeded to Stephen Richards on March 21, 1775. Theophylact Bache was Executor of the Richards Estate (Ewen, 1827). It is possible that Thomas Randall's blacksmith shop was on the property in 1789 and 1790. In 1795, Lazalaier and Williams' shop is listed on the "Wharf on Randall." This is the only reference to such a wharf in researched literature. Perhaps Randall held the deed at that time. In 1799, John Feelen had a brick house at 89 Front Street valued at \$6,666. In 1802, James Linkletter (see Lot 4), grocer, resided in the brick store which then had a value of \$4,600. A tax of \$18.24 was imposed.

- 1820: George Blair, watchmaker, resided in the property valued at \$5,000.
- 1830: William Chamberlain, merchant, resided at this address. The value of the site was \$8,500. On May 2 of the following year, John D. Aymar, block and pumpmaker, sold the property to William Whitlock (Liber 275, cp. 100). It is likely Aymar had the property after he used the site as a blacksmith's shop, as the Trustees of Sailors' Snug Harbor purchased the property in 1833 (Liber 295, cp. 115).
- 1840: After the 1835 fire, a new "first-class" four story building was constructed. It was valued at \$22,000 and Brittain L. Wooley, merchant, leased the premises.
- 1850: Ezra Wheeler leased the premises from the Sailors' Snug Harbor. The property was valued at \$17,500 (Liber 634, cp. 646).
- 1860: The Wheeler site is detailed as being 23' x 99' with a building being 23' x 86', valued at \$19,000.
- 1870: Wheeler remained in the premises valued at \$22,000.
- 1880: Same as above, but the property is valued at \$17,500.



BLOCK 35, LOT 8, 91 FRONT STREET

Lot 8 was on the site of the Jacob Walton grant of March 21, 1775. It was possibly the site of Thomas Randall's blacksmith shop in 1789 and 1790 or the Richard Yates store in 1795. In that year, Jacob Walton's Wharf is listed, but no other reference to this wharf is found. It may also have been the site of William Bache's brick house of 1799 and grocer Cortlandt Van Beuren's brick store of 1802. Lot 8 was sold by Henry A. Coster to John G. Coster on April 1, 1806 (Liber 72, cp. 165).

1810: Grocer Cortlandt Van Beuren is listed in the house now valued at \$3,500. John Hasbrock lived here also, but is exempt since he is listed as being in the Artillery.

1820: Lot 8 is now resided in by Walsh and Gallagher, merchants, the value of the property being \$6,000.

1830: Condit and Richards, merchants, now probably lease the premises, value \$9,000.

1840: After the fire of 1835, a new firm of Condit and Scott, merchants, leased a "first-class" new building valued at \$22,000.

1850: Moses Taylor, shipping magnate, is now in possession of the premises, having purchased the building from John G. Coster on March 9, 1843 (Liber 432, cp. 462).

1860: Taylor is still proprietor of a building 23' x 86' on a lot 23' x 96', valued at \$19,000.

1870: As above, value is \$17,500.

1880: As above.



BLOCK 35, LOT 9, 93 FRONT STREET

This lot was on the site of the Abraham Walton grant of March 21, 1775. In 1789, Abraham Walton's blacksmith shop, as well as the Nicholas Gouverneur Wharf and his double store and cooper shop are listed on the property, which was on the south side of what was to become Gouverneur Lane. In 1790, Mrs. Walton's blacksmith shop and the Gouverneur property are noted. The same configuration occurs in 1795. The first specific reference to 93 Front Street occurs in 1799 as the address of John Elsworth's brick house and in 1802 as Thomas Delves' brick store. 93 Front Street, on the northeast corner of Front Street and Gouverneur Lane, was lived in by Henry A. and John G. Coster in 1808.

- 1810: Garrit Sickles is now resident in a house valued at \$3,500. There are three tenants listed Pyzack Hodges, Daniel Sickles and William D. Hill.
- 1820: Hinton and Moore, white lead dealers, occupy a store valued at \$6,000. As of 1827, the property is divided into four lots, including Lot 9, which is owned by the Estate of P. Morris (Ewen Map, 1827).
- 1830: A. V. Winans, grocer, is now resident of the premises valued at \$9,500. In 1835, Henry Walton sold the property to Ann Morris (Liber 318, cp. 416).
- 1840: After the 1835 fire, Boker and Co., merchants, reside in a new four story "first-class" building valued at \$31,000.
- 1850: The property is listed in the name of Ann Morris and valued at \$25,500.
- 1860: Same as above, but the size of the lot is given as 25' x 101' and the building as 25' x 100', value \$24,000. On May 5, 1866, the Executors of the Estate of Gerard W. Morris sold the property to George W. Lane (Liber 965, cp. 465).
- 1870: George W. Lane is in possession of the site valued at \$27,000.
- 1880: Same as above, with the value at \$29,000.



BLOCK 35, LOT 41, 48 SOUTH STREET

This lot was formed out of the Abraham Walton grant of March 21, 1775. It could have included and been the site of Thomas Marston's vacant lot and wharf of 1799. This property, not further identified in published sources, is bounded by the newly-opened (1798) Gouverneur Alley (later Lane). In 1807, what was Marston's lot and wharf is now Gerard Walton's vacant lot and the wharf of the Estate of Nicholas Gouverneur. Adjacent is John G. Coster's vacant lot. The Tax Books do not number any of these sites prior to 1808. 48 South Street appears as such for the first time in the Tax Book of 1808, when Martin and Osborne had a store valued at \$4,000. Neither is further identified.

- 1810: William Osborne, merchant, resided at 48 South Street. His store is valued at \$4,000.
- 1820: John Buckley & Co., merchants, are now at the site valued at \$6,000.
- 1830: Daniel O. Tuttle and Co., merchants, are listed at this site in property valued at \$7,000. The owner of the property is Peter Schermerhorn, who purchased it from Henry Walton on May 7, 1825.
- 1840: After the fire of 1835, a new five story "first-class" structure was built, valued at \$38,000. It was now the store of Joseph Foulke, merchant. John Smith, Jr. and Charles W. Town now own the property, having received title from Ann Morris in 1836. Then, in 1838 the Estate of John B. Smith, Jr., sold his interest to William Foulke (Liber 389, cp. 536). In 1842, Moses Taylor bought the site from John G. Coster (Liber 424, cp. 391). The deed to Coster is not found.
- 1850: Despite all the changes in fee ownership, Joseph Foulke continues in residence. The value of the property is \$26,000.
- 1860: Foulke continues in residence in a building 25' x 100', the same size as the lot. The value of the property is \$30,000.
- 1870: George T. Oliphant is now in residence, value \$36,000. He had purchased the site from Foulke on December 26, 1862 (Liber 864, cp. 342), who in turn sold to George W. Lane in 1870 (Liber 1142, cp. 437).
- 1880: As above, value \$30,000.



BLOCK 35, LOT 42, 47 SOUTH STREET

This lot was part of the Jacob Walton grant of March 21, 1775. It would seem that in 1799 the lot was the site of John Sullivan's cooper shop or James and William Sterling's cooper and blacksmith shop. Absence of deeds prevents exact location. In 1802 nothing is listed for the location in the Tax Books, while in 1807 and 1808 the site is noted as Sterling's vacant lot.

- 1810: The property is listed as Sterling's vacant lot valued at \$1,000, although John G. Coster purchased the property from Henry A. Coster in 1806 (Liber 72, cp. 165). Lot 42 is just east of Lot 8, also owned by John G. Coster.
- 1820: John White and Co., merchants, are in residence and the property is now valued at \$8,500, indicating that a building was constructed in the interim.
- 1830: Same as above.
- 1840: The property is in the name of John W. Alsop, merchant, in a new four story building valued at \$21,000.
- 1850: Baltis Moore, a former trunkmaker, resided in the building valued at \$18,500.
- 1860: Same as above. The size of the lot is 23' x 98' and the building was 23' x 93', valued at \$22,000.
- 1870: Same as above, with a value of \$30,000.
- 1880: W. Hill, merchant, is in residence, and the property is valued at \$23,000.

The Conveyance Liber indices indicate that the first real estate transaction after 1806 was recorded on February 14, 1906 when John Gordon sold the site to the South Street Corporation (Liber 92, cp. 381).



BLOCK 35, LOT 43, 46 SOUTH STREET

Lot 43 originally contained in the Stephen Richards grant of March 21, 1775, was probably the site of Nevin Wilson's blacksmith shop in the Tax Book of 1799. In that year, Wilson had a similar trade at 87 Front Street. In 1807 and 1808, John D. Aymar, block and pump maker is at the site appraised at \$2,500.

- 1810: Aymar remained on the premises, valued at \$3,000.
- 1820: As above, but the value has risen to \$5,000. By 1827, the lot is owned by the Trustees of Sailors' Snug Harbor (Ewen, 1827).
- 1830: As above, but the value has risen still higher to \$8,000.
- 1840: William Whitlock, cordage merchant, now occupies the lot, but a new four-story "first-class" building with a value of \$22,000 has been constructed on the site.
- 1850: As above, but the value has declined to \$18,000.
- 1860: The Tax Book of this year shows the site as being 24' x 100' and the building as 24' x 87'. It is still listed in the name of William Whitlock, and is valued at \$25,000.
- 1870: As above, but the value is \$30,000.
- 1880: As above, but the value has declined to \$23,000.



BLOCK 35, LOT 44, 45 SOUTH STREET

This lot was part of the Theophylact Bache grant of March 21, 1775. The first specific mention of 45 South Street is in the Tax Book of 1807 when Melick and Burger are listed on the property valued at \$3,500. In 1808 Melick and Burger are again listed at this location in property valued at \$4,500. On June 22, 1807, Theophylact Bache sold the premises to Charles McEvers and Leonard Lispenard (Liber 76, cp. 505).

- 1810: Hoyt and Tom, cordage merchants, are at 45 South Street and the real property was valued at \$4,500.
- 1820: Hoyt and Tom remain on the property, which was valued at \$8,500.
- 1830: George Douglass, merchant, was in residence in property valued at \$8,500.
- 1840: In this year on February 24, 1840, the Abraham Ogden Myndert Van Schaick Estate sold the property to John G. Coster (Liber 405, cp. 252). Coster also owned the property as of 1827, but somehow it went to the Ogden Van Schaicks after that date (Ewen, 1827). After the fire of 1835, a new four story building was raised on the site with a value of \$22,000. Resident now was Charles Hecksher, Mecklenburg Consul to the United States. This seems to be the only time a consulate office used a site on Block 35.
- 1850: On March 19, 1843, John G. Coster sold the property to Moses Taylor who had also purchased, at the same time, Lots 2, 8 and 45 of Block 35 (Liber 443, cp. 462). He is listed in the Tax Books for this year and the property is valued at \$19,000.
- 1860: Moses Taylor is still in residence in a building with dimensions of 23' x 87' on a lot 23' x 96' and with a value of \$24,000.
- 1870: As above, but the value of the property is \$30,000.
- 1880: As above, but the value of the property is reduced to \$23,000.



BLOCK 35, LOT 45, 44 SOUTH STREET

This lot was part of the Theophylact Bache grant of March 21, 1775. It was seemingly also the site of the Bache Wharf as listed on the Taylor-Robers Map of 1797. It is listed in the Tax Book of 1799 as Bache's Wharf. The first structure on the lot seems to be that of John D. Aymar's block and pump shop and house, value \$3,000, which is listed in the 1802 Tax Book as 44 South Street. Thomas W. Satherwaite was resident in 1807-1808. The property was appraised at \$3,500 and \$4,500 respectively. In 1807, Theophylact Bache sold the property as he did Lot 44 to Charles McEvers and Leonard Lispenard (Liber 76, cp. 505).

- 1810: Goodhue and Sweet, cordage merchants, were in residence in the building now valued at \$4,500.
- 1820: Goodhue and Co. is now on the lot valued at \$8,500. Henry A. Coster is the owner (Ewen, 1827).
- 1830: The firm of Marean and Low, merchants, is at 44 South Street valued at \$8,500. On February 1, 1834, a Chancery Court decision awarded the property to John G. Coster (Liber 310, cp. 3).
- 1840: The property is assessed to Moses Taylor. A new building was constructed on the site after the fire of 1835 with a value of \$22,000. On March 9, 1843, Taylor bought the property from John G. Coster (Liber 432, cp. 462).
- 1850: As above, value \$19,000.
- 1860: The size of the lot is given at 23' x 96' with the building dimension of 23' x 87'. Moses Taylor is still the owner. Value is \$24,000.
- 1870: As above, value \$30,000.
- 1880: As above, value \$23,000.



BLOCK 35, LOT 46, 43 SOUTH STREET

This lot was part of the James Jauncey, Jr. grant of March 21, 1775. The first building could have been the blacksmith shop of Nevin Wilson, who is also listed at 87 Front Street in 1799. In 1802 William Kyle's wooden shop, value \$1,000, is specifically 43 South Street. He is followed by James and William Sterling, cooper and blacksmiths. In 1807 and 1808, the property is valued at \$3,500 and \$4,500 respectively.

- 1810: James and William Sterling remain in residence. Value remains \$4,500.
- 1820: As above, but the value of the site is raised to \$8,000.
- 1830: As above, but the value rises again to \$9,000. William Sterling has acquired title to the premises on May 1, 1827 (Liber 219, cp. 321).
- 1840: After the fire of 1835, Sterling erected a new four story "first-class" building, valued at \$21,000.
- 1850: Herman Thorn is proprietor of the site valued at \$19,000, having acquired title to the property from the Executors of the Estate of William Sterling in 1847 (Liber 492, cp. 56).
- 1860: With the Executors of the Estate of Herman Thorn in possession, the Tax Book of this year shows the lot as being 24' x 97' and the building with the same dimensions, value \$23,000.
- 1870: As above, the value \$22,000. In 1876 the Executors of the Estate of Herman Thorn sell the site to Moses Taylor (Liber 1364, cp. 353).
- 1880: R. M. Strebigh is resident of the property valued at \$23,000.



BLOCK 35, LOT 47, 42 SOUTH STREET

Lot 47 was originally part of the John Morton grant of March 21, 1775. The James and William Sterling cooper and blacksmith shop is listed in the Tax Books of 1802. In 1807, however, this address is a vacant lot, but listed under the Sterling name with a value of \$750 in each year.

- 1810: 42 South Street remains a vacant lot and continues listed in the name of the Sterlings. The value is \$1,000.
- 1820: John White & Co. is listed in a store valued at \$8,500. The occupation is not known. This lot, as well as the one to its rear, Lot 3, is owned by Baltis Moore (Ewen, 1827).
- 1830: As above.
- 1840: John W. Alsop, merchant, is now listed at 42 South Street in a four story "first-class" building resulting from the fire of 1835. It is valued at \$21,000.
- 1850: Baltis Moore is listed as resident in property valued at \$18,500. Though he previously owned the property (see above 1820), as of 1849 it was transferred to August Winter by Margaret Chesebrough, widow of Adronicus Chesebrough (Liber 522, cp. 240). This is the only early extant deed for this lot recorded in the Conveyance index.
- 1860: The site still listed under Moore is described as 23' x 98' with the building being 23' x 93' and a value of \$22,000.
- 1870: As above, but the value is \$30,000.
- 1880: Now under W. Hill, the site is valued at \$23,000.



BLOCK 35, LOT 48, 41 SOUTH STREET

This lot, formed out of the Archibald Kennedy grant of March 21, 1775, possibly was the site in 1799 of the John G. Warren "wooden store," or John Sullivan's cooper shop and "wooden store." Sullivan had occupied similar premises at 83 Front Street also in 1799. In 1802, 41 South Street is Nicholas Low's vacant lot.

- 1810: By this year, John Wheeler has his shop, not further identified at this location. Value is put at \$1,200. Robert Watts sold this property to John G. Coster on May 10, 1811 (Liber 293, cp. 278).
- 1820: The firm of McCray and Slidle is located here in property valued at \$7,500.
- 1830: Sturgis and Perkins are residents here. The value is \$8,000.
- 1840: A. Averill, merchant, is in a newly-constructed four story building valued at \$21,000. The store is listed as hazardous in the Perris Insurance Atlas by 1884.
- 1850: John J. Taylor is proprietor of the site. He had been deeded the property by John G. Coster on March 9, 1843 (Liber 432, cp. 465).
- 1860: The site is described as being 24' x 98' and the building 24' x 93' and is valued at \$22,000 with John J. Taylor in possession.
- 1870: As above, with the value of \$30,000.
- 1880: As above, with the value of \$23,000.



BLOCK 35, LOT 49, 40 SOUTH STREET

This lot at the northwest corner of Old Slip and South Street was formed out of the Isaac Roosevelt grant of 1792 and out of the land fill process of 1796 through 1803. Probably among the first structures fronting South Street in 1799 were James Watson's Wharf valued at \$1,600 and John F. Warren's adjoining wooden store. Both are not numbered, but fit into the configuration of the Taylor-Roberts Map of 1797. Watson's Wharf and store are specifically mentioned as 40 South Street, and together the property is assessed at \$2,500 and the tax set at \$9.50. Watson's Wharf and his store at 40 South Street are also mentioned in 1807 and 1808.

- 1810: The Wharf is not mentioned on the tax lists but 40 South Street is John Jones' cooper shop valued at \$2,200. The James Talcott Estate deeded the property to Henry A. Coster on July 8, 1835, as did Mary Watson (see Liber 110, cp. 336; 339).
- 1820: S. Jackson, merchant, is in residence in a store valued at \$2,000.
- 1830: Acton A. Civill, grocer, is in the store at 40 South Street. Value of the property is \$7,500. Washington Coster sold the property to Civill on February 3, 1834 (Liber 308, cp. 241).
- 1840: Civill remains in possession, but now it is of a new four story "first-class" building.
- 1850: Civill's grocery store is now valued at \$14,000.
- 1860: Same as above, but the value of \$20,000 is given. The size of the plot is 23' x 45' and the building has the same dimensions.
- 1870: Same as above, valued at \$24,000.
- 1880: Same as above, valued at \$23,000.



BLOCK 35, LOT 50, 34 OLD SLIP

Lot 50 was part of the original grant to Isaac Roosevelt on March 12, 1792. Until 1802 there are no clear indications as to who owned or resided on this lot. The first specific mention of 34 Old Slip occurs in 1802 when James Watson's "wooden store" is assessed at \$2,100 and taxed \$7.98. Watson's store had been listed at 3 and 4 Old Slip in 1799. 3 Old Slip surely became 34 in 1802, and 4 Old Slip became 36 Old Slip, part of 40 South Street. It is the 40 South Street address that is taxed. 36 Old Slip and 40 South Street are the same building. In 1808, Goodhue and Jewett reside at 34 Old Slip, value \$3,000.

- 1810: James Watson, merchant, is listed at this address, value \$3,000. Mary Watson, widow, sold the property on July 8, 1815 to Henry A. Coster (Liber 110, cp. 339).
- 1820: Now the address of L'Homedrieu and Brown, merchants, value \$3,000.
- 1830: As above, value \$4,000. Coster sold the property to Allan McDougal on February 4, 1834 (Liber 308, cp. 283).
- 1840: Now grocer Allan McDougal's store, value \$7,000. On April 10, 1840, McDougal sold the property to Uriah Hendricks (Liber 405, cp. 435).
- 1850: Uriah Hendricks, merchant, now resident. Hendricks was a member of the old and influential copper and iron family.
- 1860: As above. The lot is described as 31' x 23', while the four and one-half story building on it has the same dimensions.
- 1870: As above, value \$9,000. The building is described as five stories.
- 1880: As above, value \$6,000. On June 11, 1902 the Hendricks family sold the property to Edwin H. Peck (Liber 77, cp. 346).



BLOCK 35, LOT 51, 32 OLD SLIP

This lot was part of the original grant to Isaac Roosevelt of March 12, 1792. Though there were probably buildings on the site during the period 1789 to 1800, there is no clear indication of this in the records. The first mention of 32 Old Slip appears in the Tax Map of 1802. Stephen Eustace is mentioned as being in a wooden store, the value of which was \$2,100 and the tax \$7.98. On May 30, 1807, George Tait leased the site from James and Mary Watson (Liber 75, cp. 481). He continued to reside there in 1808, when his store is valued at \$1,800.

- 1810: George Tait, grocer, is still lessee and resident. The property has a value of \$1,000 and his personal estate is set at \$200. In 1815, Talcott Watson sold the property to John Ratoone (Liber 109, cp. 567), who sold it to James Patterson the following year on May 1 (Liber 117, cp. 146). The year later, the City of New York sold the property to Henry A. Coster, Allan McDougal and James Patterson. This is also true for Lots 1, 49, 50, 51 and 52 (Liber 123, cp. 122).
- 1820: Allan McDougal, grocer, is now at 32 Old Slip. On the Ewen Map of 1827, he is listed as owner, though a deed to him from John Patterson is dated June 5, 1843 (Liber 473, cp. 279).
- 1830: As above, value \$3,000.
- 1840: As above, value \$7,000. The earlier building had been destroyed in the fire of 1835 and a new four story building stood in its place. At the time of the fire, W. T. Frost, painter, occupied the premises. In 1846, Owen O'Conner received the property from the Estate of Albert J. Van Heusen (Liber 474, cp. 332).
- 1850: Uriah Hendricks, merchant, occupied the site in this year. It was valued at \$7,000.
- 1860: Same as above. The site is described as 31' x 23' with a building of the same dimensions.
- 1870: As above, but the value has increased to \$9,000.
- 1880: As above, but the value has declined to \$6,000.



BLOCK 35, LOT 52, 30 OLD SLIP

Lot 52 was part of the original grant to Isaac Roosevelt on March 12, 1792. Records for the early years are difficult to access. Isaac Roosevelt was assessed for a house at 8 Old Slip and a store, no number, in 1789 and 1790. In 1795, the Isaac Roosevelt Estate owned 26 Old Slip with two tenants, Dennis McReady and James Ferguson living there. The Estate also owned a house at 24 Old Slip with three persons as tenants: Jedediah Pentz, John Wheeler "in cellar" and Richard D. Wessels. 22 Old Slip was a Roosevelt store as well. There is no way of knowing whether these were associated with this lot, for the first specific mention of 30 Old Slip does not come until 1802. Then, Mason Woody is listed as being in a wooden store valued at \$2,100 with a tax of \$7.98. In 1808 David and Philip Grim, merchants and grocers, are at a store valued at \$1,800 at 30 Old Slip.

- 1810: As above, value \$1,000. This lot, owned by James Watson's widow Mary, was sold to John Ratoone on August 15, 1815 (Liber 107, cp. 567), who then sold to James Patterson on September 17, 1817 (Liber 75, cp. 481).
- 1820: Phillip Grim, grocer, is resident at 30 Old Slip. The property is valued at \$2,500.
- 1830: James Patterson, cooper, is resident, value \$3,000. On February 4, 1834, Washington Coster sold the lot to Allan McDougal (Liber 308, cp. 283).
- 1840: Patterson still resides at 30 Old Slip; the value is now \$500. The low valuation of the premises indicates it was a rather small building, perhaps not destroyed in the 1835 fire. On April 8, 1846 Allan McDougal sold the lot to Owen O'Conner (Liber 477, cp. 332).
- 1850: Owen O'Conner, not further identified, is in possession of the premises valued at \$5,500.
- 1860: Owen O'Conner was still in possession of a five story "second-class" building. Both the site and building were 27' x 23'. This small building, by standards of surrounding structures, was valued at \$7,000.
- 1870: As above. On April 1, 1870 the O'Conner family sold the lot to Martin H. Duane (Liber 1135, cp. 304).
- 1880: Martin Duane now is in possession of the premises valued at \$5,000. He sold the property to Edwin H. Peck on July 1, 1903 (Liber 79, cp. 236).

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APPENDIX II



NOTE: Data covering the period 1789 to 1802 have not been tabulated because the tax records do not provide street numbers, and the order, in terms of adjoining location, is not clear. These earlier materials are included in the text for Block 35. It should also be noted that where it seems possible that a specific house, shop, lot or wharf is within Block 35, this information is included in Appendix I as it relates to each such lot.

DISTRIBUTION OF OCCUPATIONS, 1802

<u>Street Address</u>	<u>Occupation</u>
93 Front Street	Merchant
91 Front Street	Grocer
88 Front Street	Grocer
87 Front Street	N/A
85 Front Street	Grocer
83 Front Street	House
81 Front Street	Merchant
79 Front Street	N/A
40 South Street	Merchant
41 South Street	Vacant Lot
42 South Street	Cooper & Blacksmith (1799)
43 South Street	Smith
44 South Street	Block & Pump Maker House & Shop
36 Old Slip	Merchant
34 Old Slip	Merchant
32 Old Slip	Merchant

TABLE 2: DISTRIBUTION OF OCCUPATIONS, 1810 - 1860

STREET ADDRESS	1810	1820	1830	1840	1850	1860
93 Front Street	Dutch Goods Merchant	White lead Merchant	Merchant	Wine Merchant	N/A	N/A
91 Front Street	Grocer	Merchant	Merchant	Merchant	Merchant	Merchant
89 Front Street	Grocer	Watchmaker	Grocer	Merchant	Grocer	Grocer
87 Front Street	N/A	N/A	N/A	Merchant	Merchant	N/A
85 Front Street	Cooker	Grocer	Merchant	Merchant	Merchant	N/A
83 Front Street	House	N/A	Merchant	Merchant	Merchant	Merchant
81 Front Street	Salt Merchant	Merchant	Trunkmaker	Merchant	N/A	N/A
79 Front Street	Merchant	Merchant	Snuff Merchant	Grocer	Merchant	Merchant
77 Front Street	Not numbered	Merchant	Merchant	Merchant	Merchant	Merchant
40 South Street	Cooper	Merchant	Grocer	Grocer	Grocer	Grocer
41 South Street	Cooper	N/A	Merchant	Merchant	Merchant	Merchant
42 South Street	N/A	N/A	N/A	Merchant	N/A	N/A
43 South Street	N/A	Merchant	Merchant	Merchant	Merchant	Merchant
44 South Street	Cordage Merchant	Cordage Merchant	Merchant	Merchant	Merchant	Merchant

TABLE 2: Continued

STREET ADDRESS	1810	1820	1830	1840	1850	1860
45 South Street	East India Merchant	Cordage Merchant	Merchant	Mecklenburg Consul	Merchant	Merchant
46 South Street	Block & Pumpmaker	Grocer	Block & Pumpmaker	Merchant	Merchant	Merchant
47 South Street	Commission Merchant	Merchant	Merchant	Merchant	Merchant	Merchant
48 South Street	Merchant	Merchant	Merchant	Merchant	Merchant	Merchant
34 Old Slip	Merchant	Merchant	Merchant	Grocer	Merchant	Merchant
32 Old Slip	Grocer	Grocer	Grocer	Grocer	Merchant	Merchant
30 Old Slip	Merchant	Merchant	Cooper	Cooper	Cooper	N/A

N/A - Data Not Available



1st WARD TAX BOOK, 1929, BLOCK 35

Address	Owners	No. Floors	Value of Real Estate	
			Unimproved	Improved
FRONT STREET				
77	Old Slip Realty Co.	4 1/2	\$37,000	\$44,000
79	Old Slip Realty Co.	4	32,000	38,000
81	S. A. Schonbrunn	4	31,000	38,800
83	S. A. Schonbrunn	4	32,000	40,000
85	Charles E. Perkins	5	31,000	40,000
87	Charles E. Perkins	5	32,000	41,000
89	E. Wheeler	4	31,500	41,000
91	Hilda Doll	4	32,000	50,000
93	Arnold Dorr	4	43,000	59,000
SOUTH STREET				
48	Wall Rope Works	4	38,000	50,000
47	Wall Rope Works	4	29,000	40,000
46	Whitlock Cordage Co.	4	28,000	34,000
45	South Street Corp.	4	28,000	34,000
44	South Street Corp.	4	28,000	34,000
43	South Street Corp.	4	28,500	34,000
42	South Trading Corp.	5	28,000	39,000
41	Louis Martin	4	29,000	37,500
40	Emil Sollaneck	4 1/2	30,000	36,000
OLD SLIP				
34	Old Slip Realty	4 1/2	14,500	17,000
32	Old Slip Realty	4 1/2	14,500	17,000
30	Old Slip Realty	5	12,500	15,000

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APPENDIX III



NOTE ON BLOCK 35 APPENDIX III

The Distribution of Occupation tables in the text summarize much of the mercantile development of the Block. As can be seen, even in 1810 many of the occupants of Block 35 were small craftsmen and grocers. This is in keeping with the still colonial local industry that marked New York City at that time. From 1820 onward, the principal interest was that of large scale commission merchants trading with ports around the world. This will be reflected in the biographical data which follows.



BIOGRAPHICAL SKETCHES

JONATHAN GOODHUE came to New York from New England in 1807 and started the firm of Goodhue and Sweet at 34 Old Slip. He soon moved to 44 South Street in "one of those substantial 'modern' buildings belonging to Theophylact Bache." From there, he traded with New England, Canton, London, St. Petersburg and other cities around the world. It was reported that he could sell \$400,000 worth of tea from China in an hour. As commission merchant he received two and one-half percent of the sale. He owned a line of Liverpool packets, and in 1845 he was worth \$500,000 (Beach, p. 27; McKay, pp. 103-105).

MOSES TAYLOR, 1806-1822, was first a clerk at S. G. Howland. Then, at the age of twenty-six, he set up at 44 South Street, where he selected the West Indian, particularly the Cuban trade as his specialty. Remaining at these premises for fifty years, he engaged in the tea trade as well. He was also the President of City Bank (Wilson, pp. 261-262).

JOHN CASWELL, 1797-1871, began his mercantile house of John Caswell and Co. circa 1836. It quickly became "one of the representative houses in the China trade." (Wilson, p. 230).

GEORGE WILLIAM LANE, 1818-1883, President of the New York Chamber of Commerce from 1882 until 1883, had an extensive mercantile business and was associated with many financial institutions. He was also active in the Presbyterian Church.

WILLIAM WHITLOCK did a "very heavy business in 1825 and after with the Brazils." He also owned the ship Cadmus, which brought Lafayette on his triumphant return to America in 1824 (Barrett, I, p. 425).

JOHN G. and HENRY A. COSTER, both Dutch-born, arrived in New York circa 1775. There they set up business as merchants in goods from Holland, such as cloth, tape and gin. In addition they engaged in a large-scale importing trade from the West Indies, in goods such as rum, coffee and sugar (Ibid, III, pp. 191-192).

WILLIAM W. TODD, first worked for John J. Astor and later became active in Democratic politics. He specialized in merchandising salt, the only item he sold. He aided his fortune by "judicious purchase of real estate." (Barrett, IV, p. 311).

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